

**RESOLUTION
BY WILKINSON COUNTY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

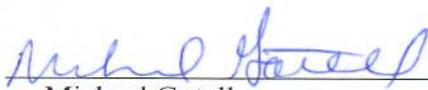
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by Wilkinson County with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that Wilkinson County does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Adopted this 18th day of October 2022.



Michael Gotell
Chairman, Board of Commissioners



Witness

**RESOLUTION
BY THE CITY OF ALLENTOWN
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

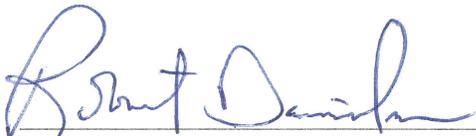
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Allentown with the assistance of the Middle Georgia Regional Commission; and

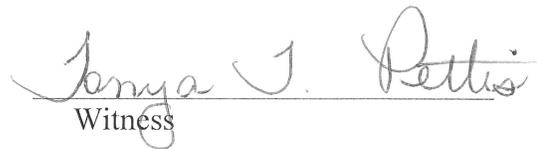
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Allentown does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Adopted this 10th day of October 2022.



Robert Davidson
Mayor, City of Allentown



Witness

**RESOLUTION
BY THE CITY OF GORDON
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

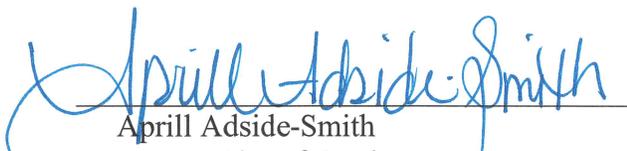
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Gordon with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Gordon does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Adopted this 19th day of September 2022.


Aprill Adside-Smith
Mayor, City of Gordon


Witness

**RESOLUTION
BY THE CITY OF IRWINTON
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Irwinton with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Irwinton does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Adopted this 11th day of October 2022.



Roger Bacon
Mayor, City of Irwinton



Witness

**RESOLUTION
BY THE CITY OF IVEY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Ivey with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Ivey does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Adopted this 10th day of October 2022.



Clint Hardie
Mayor, City of Ivey



Bonnie Sturgeon
Witness

**RESOLUTION
BY THE CITY OF MCINTYRE
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of McIntyre with the assistance of the Middle Georgia Regional Commission; and

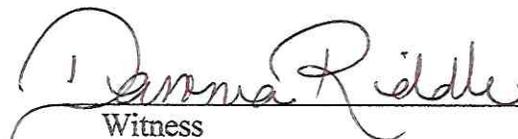
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of McIntyre does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Adopted this 3rd day of October 2022.



Vicki Horne
Mayor, City of McIntyre



Danna Riddle
Witness

**RESOLUTION
BY THE CITY OF TOOMSBORO
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO**

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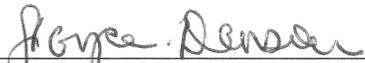
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro were completed by the City of Toombsboro with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Toombsboro does hereby adopt the Joint Comprehensive Plan Update for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Adopted this 13th day of September 2022.



Joyce E. Denson
Mayor, City of Toombsboro



Witness



WILKINSON COUNTY

Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Tomsboro



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Introduction

The Joint Comprehensive Plan for Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro was adopted in **** 2022 and is in fulfillment of the requirement of Chapter 110-12-1: Minimum Standards and Procedures for Local Comprehensive Planning set by the Georgia Department of Community Affairs. The goal of this plan is to serve as the guiding document for the physical development and guide to land use in Wilkinson County and its cities. This plan is a living document, capable of being amended, updated, and improved to provide a flexible framework for development across the county for the next 20 years. This plan was built around and details the vision, goals, needs, and opportunities, current and future land use, and a five-year community work program that will help Wilkinson County and its cities evaluate new projects, direct capital improvements, guide public policy and ensure the county has the capability to prosper in the years to come.

Planning Process

The Middle Georgia Regional Commission met with each local government in Wilkinson County in February of 2022 to discuss the Comprehensive Plan update requirement and to introduce the planning process. These meetings allowed each jurisdiction to determine the best approach for plan development and stakeholder involvement. Based on that input, the Comprehensive Plan process formally began with the initial public hearing held on March 24, 2022, at 5:30 p.m. in the Wilkinson County Courthouse. Documentation from this meeting can be found in the Appendix.



Figure 1 – Middle Georgia Regional Commission staff leading discussion at the kickoff public hearing on March 24, 2022.

The purpose of the first public hearing was to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and obtain input on the planning process. The meeting was attended by representatives from all municipalities except for the City of Allentown due to a scheduling conflict. An additional follow-up meeting was convened in Allentown to make sure that they received the same information and opportunity for obtaining their feedback. The planning process schedule is included in the table on the following page.

| Wilkinson County Comprehensive Plan Update Schedule | | |
|---|--|--------------------------|
| Phase | Action | Timeframe |
| 1 | Initial Meetings with Local Governments | February 2022 |
| 2 | Public Engagement, Including Kick-off Public Hearing | March-May 2022 |
| 3 | Steering Committee Meetings | April 2022 |
| 4 | Community Work Program Update | June 2022 – August 2022 |
| 5 | Drafting and Review | August 2022 |
| 6 | Revision and Adoption | September – October 2022 |

After initial meetings with Wilkinson County and its cities, it was determined that the most effective method for public engagement was to launch a public input survey and attend the Irwinton Farmers’ Market held on May 3, 2022. Approximately 25 people attended the Farmer’s Market, allowing MGRC staff to distribute copies of the survey to residents, most of whom were neither aware of the survey nor the county’s joint comprehensive plan. Surveys were additionally made available to residents on the county and city websites, as well as distributed in hard copies at the various meetings. Between paper and online surveys, around 50 responses were received. These responses were used to guide discussion at the steering committee meetings as a representation of resident concerns for each of the comprehensive plan topics.

For the phase of the Comprehensive Plan Update involving Steering Committee meetings, Wilkinson County and its cities coordinated with the Middle Georgia Regional Commission to determine the most effective manner for conducting meetings with stakeholder participation. The schedule of steering committee meetings for each local government is included in the table on the following page. The meetings started with a synopsis of the comprehensive plan and an update on the planning process. The discussion for each topic included a review of the vision and goals from the 2017 Comprehensive Plan, sharing results from the surveys and other relevant information, and group engagement exercises including mapping activities, analyses of strengths, weaknesses,



Figure 2 – Regional Commission staff in attendance at the May 3 Irwinton Farmers’ Market. The QR code on the poster board linked residents to the online survey; hard copies were also available.

opportunities, and threats, and facilitated discussions. The sign-in sheets from each of the steering committee meetings are included in the Appendix.

| Wilkinson County Meeting Schedule | | |
|--|---|---|
| Meeting Number | Topic(s) | Date and Location |
| 1 | Joint Meeting: Economic Development, Housing, Transportation – Visioning, Goals, Needs, and Opportunities | April 20, 2022, 2:00 – 5:00 PM @ Wilkinson County Courthouse |
| 2 | Joint Meeting: Community Facilities & Services, Natural & Cultural Resources, Broadband, Land Use – Goals, Needs, and Opportunities | April 21, 2022, 2:00 – 5:00 PM @ Wilkinson County Courthouse |
| 3 | Allentown: Community Work Program | June 30, 2022, 10:00 – 11:00 AM @ Allentown Municipal Complex |
| 4 | Ivey: Community Work Program | July 1, 2022, 3:00 – 4:00 PM @ Ivey Town Hall |
| 5 | Wilkinson County: Community Work Program | July 5, 2022, 10:00 – 11:00 AM @ Wilkinson County Courthouse |
| 6 | Toombsboro: Community Work Program | July 6, 2022, 10:00 – 11:00 AM @ Toombsboro City Hall |
| 7 | Gordon: Community Work Program | July 20, 2022, 2:00 PM @ Gordon City Hall |
| 8 | McIntyre: Community Work Program | August 1, 2022, 5:00 PM @ McIntyre City Hall |
| 9 | Irwinton: Community Work Program | August 4, 2022, 9:00 AM @ Irwinton City Hall |

After the initial Steering Committee meetings, the Middle Georgia Regional Commission took the information gathered (including input from the Farmers’ Market and survey) and began drafting the goals, needs, and opportunities for the Joint Comprehensive Plan Update. These drafts were brought to the next round of meetings with each local government when discussing the Community Work Program in June, July, and August. At these Community Work Program meetings, the groups reviewed the 2017 Community Work Program and gave updates on the previous projects and initiatives before discussing potential new projects for the 2022 – 2027 update to be included in the new Community Work Program.

The draft of the Comprehensive Plan was shared with Wilkinson County and its cities on August 10, 2022. The governments were given time to read over the plan and provide their thoughts before the second required public hearing was held on August 10, 2022, to present the plan to the public. Final comments were received over the following days and incorporated into the plan

before it was submitted to the Georgia Department of Community Affairs for their formal review before being adopted by each municipality. All of the documentation from these meetings is included in the appendix.

Vision

The 2017 vision statement was reviewed in the early stages of the steering committee meetings. It was amended slightly for verbiage, but overall, the theme and messaging from the previous vision statement were found to still be largely applicable today. The 2022 vision statement is below.

“Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro seek to build a community where people of all ages desire to call home; a community of abundant natural resources, which strives to inspire the engagement of its citizenry, celebrate the diversity of its culture and people, promote the humane treatment of animals, and educate its youth so they can contribute fully to the growth of our region.

We are an area of family values and regional pride, committed to collaboration, growing jobs, and improving our community and the lives of our residents.”

Economic Development

Goals:

1. Attract new industry throughout the community.
2. Maintain and develop existing land for business.
3. Further develop and advertise entertainment options and events.

Needs/Opportunities:

1. Development opportunities in Wilkinson County could be enhanced with a full-time Economic Development Director.

Currently, there is no full-time economic development director in the Wilkinson County government. Much of this work falls to the part-time Development Authority director or another county administrative staff. A full-time director of economic development for Wilkinson County would allow for increased economic opportunities for the county; having someone at the county level to focus on these issues of economic development every day may begin to open new doors for development in Wilkinson County.

2. There is a lack of short-term lodging for visitors to Wilkinson County.

One of the barriers that exists in Wilkinson County that is deterring visitors coming to the county for various activities is the lack of short-term lodging options. There is a lack of hotels, motels, bed-and-breakfast, RV parks, and other short-term lodging options. Without such amenities, people have a hard time spending more than a day in Wilkinson County unless they intend to stay with a friend or family member. Finding ways to encourage the development of short-term lodging, including encouraging small bed-and-breakfast type establishments, could be one step in attracting visitors to Wilkinson County which will stimulate the local economy.

3. Existing development sites could be made more attractive for industries.

Wilkinson County hopes to continue to draw industries into the county with the success of previous economic development projects such as the Fall Line Regional Development Park establishment and the arrival of Zschimmer & Schwarz. The County wishes to diversify its economy after a years-long reliance on the kaolin mining and processing industry. Though this is still a prevalent industry in the county – and should continue to be for years to come – it is beginning to suffer locally from globalization, with emerging kaolin producers in other countries causing many jobs to leave Wilkinson County and the United States as a whole. Retention of talent in Wilkinson County has also been an issue over the last several years; the county is hopeful

that recent economic successes will attract talent and bring new industries back to Wilkinson County.

The Wilkinson County Development Authority is also hopeful to implement a Freeport Tax Exemption. Wilkinson County is one of only three counties in the state that does not have an exemption on inventory for its industries. This serves as a competitive disadvantage to the county compared to surrounding areas for prospective warehousing or manufacturing industries. Implementing a Freeport Tax Exemption would allow for the continuation of economic momentum that the county has experienced over the past several years and would signal to warehouse and distribution industry that Wilkinson County welcomes them.

4. Additional land could be acquired throughout the county for new industrial development.

Wilkinson County has expressed an interest in attracting more industry to the county as an ongoing initiative. Part of this strategy includes the need to strategically acquire additional land to be used for industrial development by the Wilkinson County Development Authority. Currently, the Development Authority has six available properties for future industry development, with hopes to increase its inventory in the future. Acquiring additional land would increase the diversity of land types in the county's inventory, allowing them to better market the community as a whole to industrial prospects.

5. Quality of life improvements and additional amenities are needed to be a more attractive community to a younger and more professional workforce.

Due in part to the COVID-19 pandemic as well as generational trends, younger workforce professionals (millennials, generation Z, and more) are choosing smaller, more rural areas in which to live and work. Offering a variety of businesses and activities targeted to this population will promote the growth of Wilkinson County and its cities to a younger generation. Studying trends in commercial market leakage and economic development, commercial revitalization, and recreational potential will help to attract young professionals to Wilkinson County.

Natural & Cultural Resources

Goals:

1. Promote outdoor recreational opportunities.
2. Expand recreational opportunities.

Needs/Opportunities:

1. The Wilkinson County Recreation Department could be improved with more personnel.

Currently, the Wilkinson County Recreation Director is the sole paid personnel in the recreation department. The Recreation Program relies on volunteers to help with games and events. This can lessen the quality of the recreational sports and other events put on by Wilkinson County. If Wilkinson County could recruit more volunteers or hire more part-time personnel, then the events and other recreational programming would be of higher quality and attract more participants.

2. Support the Wilkinson County Recreation Department with additional funding.

The Recreation Department operates on very limited funding. It has caused problems due to a lack of personnel, the inability to rent transportation for sports teams, and an inability to create new opportunities. These issues have led to a loss of participation by citizens in Wilkinson County. Many citizens will travel to either Macon-Bibb or Milledgeville to use recreational facilities and participate in sports leagues. Wilkinson County is interested in allocated additional funds for recreation as well as external



Figure 3 – Wilkinson County softball team.

funding opportunities, such as the Land and Water Conservation Funds and Recreational Trails grant funds from Georgia Department of Natural Resources. With more funding, the program could recruit more participants for recreational sports, create new recreational facilities, such as trails and basketball courts, and increase the quality of life for Wilkinson County residents.

Community Facilities & Services

Goals:

1. Improve access to healthcare and hospitals.
2. Support the efficiency of public safety and public health.
3. Improve water and sewer infrastructure throughout the county.
4. Maintain existing public buildings.

Needs/Opportunities:

1. Increase the number of ambulances in the county and expand locations from which ambulances are posted to ensure faster response times.

During stakeholder sessions, several residents voiced concerns that the county's contracted ambulance service. Currently there are two ambulances posted in Wilkinson County and stakeholders expressed a need for a third ambulance to meet the emergency medical needs and response times required to meet residents' needs. The sparsely populated unincorporated areas in the southern portion of the county increase the difficulty of providing rapid response times compounded by the extensive distance to the nearest hospitals. Grant funding assistance may facilitate the procurement of critical public health needs such as EMS vehicles and mobile diagnostic equipment.

2. Pursue staggered purchase plans for replacing public safety vehicles and equipment.

Like many rural counties, Wilkinson County relies on grant funding assistance to replace and expand some of its public safety vehicles and equipment. The county can increase its competitiveness by prioritizing assets by the types of grants for which applications are made and diversifying requests based on the estimated life cycle of county vehicles and public safety equipment.

3. The availability of public water and sewer services varies throughout the county.

The availability of reliable, high-quality water and sewer services is critical for all communities to thrive and grow. To facilitate economic development, the water and sewer infrastructure must be improved so that the industry can have the reliability and capacity they need to sustain its operations. This is also a need for continuing to ensure a high quality of life for residents. A lack of quality, reliable water, and sewer service can lead to significantly higher homeownership costs in the long run and can jeopardize the overall health of the community. Continued pursuit of Community Development Block Grant funding is one option to address these challenges. The

opportunity also exists for the county to reexamine the most effective means of service delivery. This may include exploring the re-establishment of the Wilkinson County Water and Sewer Authority to improve efficiency in some parts of the community.

4. Restore and maintain the county courthouse.

Despite the recent completion of repairs to the county courthouse's rotunda, a leaking roof, and broken pipes, there is a need to bring the courthouse back to a suitable level of maintenance. As a historic symbol for the community and one of the largest gathering spaces in the county, a regularly scheduled maintenance plan must be implemented to ensure the building's availability for government operations and civic events and activities.

Housing

Goals:

1. Create a diversity of housing options within the Community
2. Ensure adequacy of current housing stock.

Needs/Opportunities:

1. Encourage senior housing developments throughout the county to support the aging population and attract retirees to Wilkinson County.

Throughout stakeholder sessions and other community outreach, citizens and stakeholders mentioned that the County was a wonderful place to retire and that they would appreciate the County focusing on housing options geared toward attracting retirees. When it comes to increasing the diversity of housing stock, citizens mentioned that they would like to see Senior options, such as independent living neighborhoods and assisted living facilities. The potential exists for county officials and economic developers to pursue unique new incentives to attract housing developers. This could be done in a variety of ways, either by exploring direct tax incentives or by identifying non-profit partners in the community who can also contribute to the overall stock of affordable housing.

2. There are many blighted properties throughout Wilkinson County.

Similar to the issues regarding the overall quality of the housing stock, the presence of blight contributes to a perception of poor housing availability. Many affordable homes may have been neglected and become blighted over the years. This is compounded by the challenge of a declining population throughout much of the county, as younger generations move away, then inherit property, but never return to take care of it. Absentee landowners are a common cause of blight, and sometimes among the most difficult to hold accountable for property upkeep, especially when the title to a property has become complex over time. Wilkinson County and the cities can develop a variety of



Figure 4 – Derelict vehicles and garbage located alongside a blighted property in Ivey, 2020.

tools to highlight housing concerns, including more stringent code enforcement, housing assessments, and financial penalties on blighted properties. Enforcing these changes requires a significant investment of time and money. Where civic groups can support the goal of adequate housing through blight remediation, steady incremental progress can be made. Likewise, several grants can also be pursued to assist low-income homeowners; however, many significant needs remain in this regard.

3. There is a lack of consistent code enforcement practices across the county.

During the stakeholder sessions, community members noted that many of the cities and towns have levels of code enforcement, such as an officer or other implemented strategies. Some communities have no code enforcement at all. Code enforcement is not uniform or consistent across the jurisdictions. Community members and tourists driving through both city and county areas are going to notice blight, trash, and other code enforcement issues. Stakeholders saw an opportunity to coordinate with these policies to improve the county-wide aesthetic. Improving code enforcement will make the community more inviting for tourists and a better place to live for citizens.

Transportation

Goals:

1. Make the county and cities more bicycle and pedestrian friendly.
2. Better advertise the available on-demand public transportation system.
3. Improve vehicle mobility and safety efforts.

Needs/Opportunities:

1. Need to expand and improve sidewalks in cities.

While Wilkinson County is overall a very rural community, the cities are relatively compact and many residents, particularly those who are elderly, disabled, or impoverished, rely on the ability to walk short distances for daily activities, such as a general store or convenience store. Unfortunately, the sidewalk and crosswalk infrastructure needs improvement to ensure the safe and easy movement of pedestrians in all cities. Narrow residential streets frequently lack sidewalks altogether, and major corridors have sidewalks that have not been properly maintained for years due to a lack of available resources.

2. Increase transit ridership by marketing its availability to potential transit users.

The Wilkinson County Transit System operates three transit shuttle buses, of which two are handicapped accessible. Public transportation is viewed as a service for residents, like public safety, which will not generate revenue or even break even with the investment made by the county. Grant funds are tremendously beneficial to the county's efforts to provide a quality transportation service. Recognizing the benefit that transit provided to many residents, the goal is to continue extending system usage however possible to provide efficient transportation to on-demand



Figure 5 – Transit shuttle buses.

services for the community, including those that may be in Dublin, Macon-Bibb, or Milledgeville. Increased ridership generates higher fare revenue, which ultimately lowers the county's costs for providing this service. It was apparent through public forums and surveys for this plan update that many residents were not aware of the availability of this service. A need exists for expanding its marketing to a broader spectrum of potential riders through fliers on message boards at

medical facilities and doctors' offices, church bulletins, and generally, places where residents likely to use transit congregate.

3. Enhance roadway infrastructure and safety efforts.

Many roadways throughout the county need general improvements and enhancements to infrastructure and safety. This includes well-paved and well-maintained roads that are clearly striped, with visible intersections and guardrails where needed. This is particularly important on the winding roadways that characterize many of the rural parts of the county with rugged, hilly terrain and minimal road lighting. There is an ongoing need for collaboration between the local governments in Wilkinson County and Georgia Department of Transportation to effectively manage the maintenance of the roadway infrastructure. Likewise, the need remains for funding these improvements from both local and state sources.

Broadband

Goals:

Improve coverage across Wilkinson County, especially in the unincorporated areas, where 25/3 Mbps service is not available

Needs/Opportunities:

1. There are several unserved areas of Wilkinson County where 25/3 Mbps service is not available

Wilkinson County has nearly 50 percent of its residences and businesses unserved for broadband service, and most of this is in the unincorporated parts of the county, especially in the western part of the county. These areas are currently less densely populated than the incorporated areas of the county, but still contain a significant number of people. As the county makes efforts to support growth, it will become increasingly necessary to find solutions for broadband connectivity in these unserved areas.

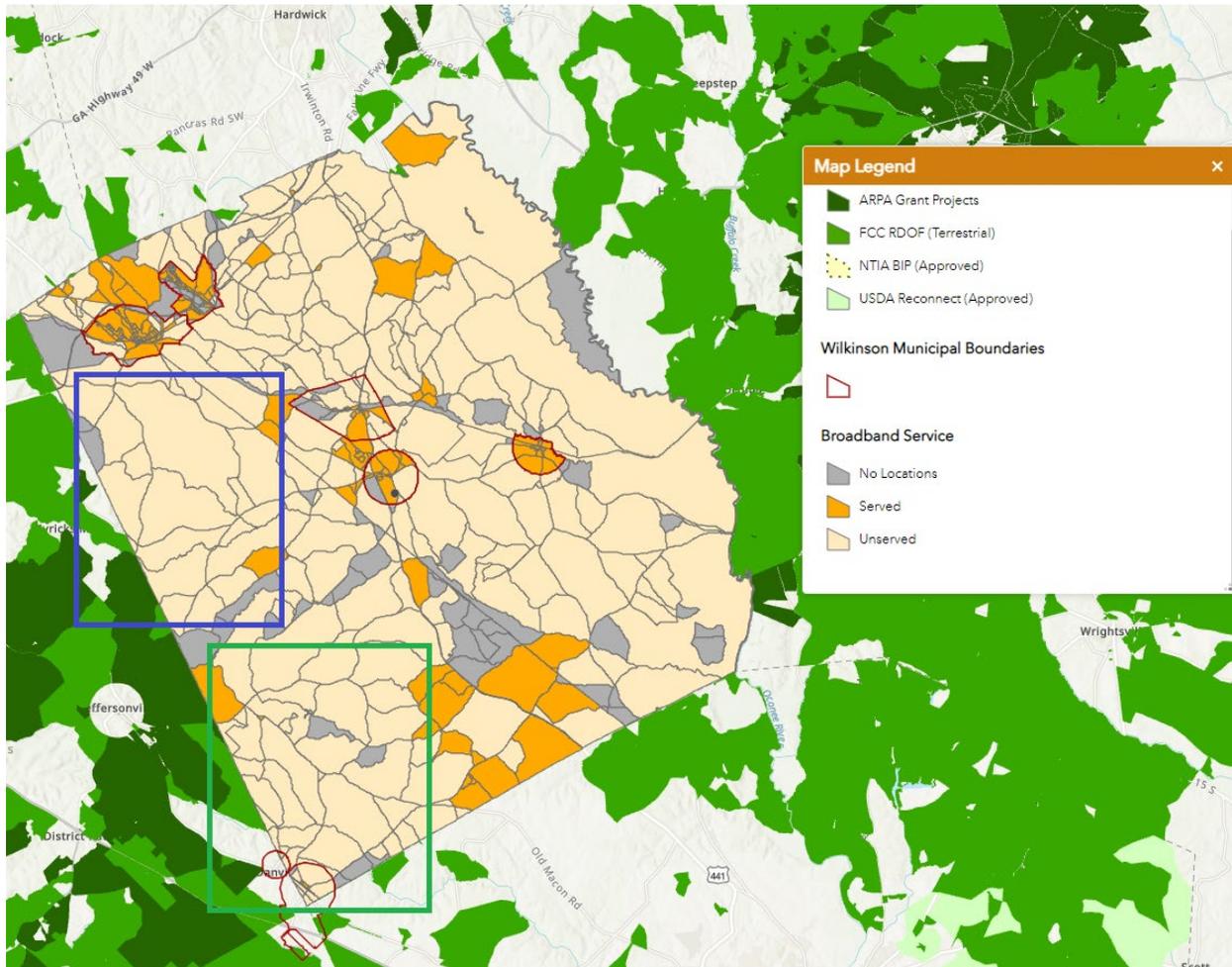
2. The local government process for broadband services could be enhanced through the Broadband Ready program

The municipalities in Wilkinson County do not have pre-established processes relating to broadband service and broadband infrastructure permitting like those detailed in the Broadband Ready Model Ordinance. Adopting this ordinance and seeking a Broadband Ready designation would signal to potential broadband providers, including EMCs, that Wilkinson County is interested in working to find solutions to the unserved and underserved areas in the community. Not only could this entice providers to offer broadband service in places where it currently is unavailable, but it could create competition in already-served areas to provide faster, more reliable, and more affordable service.

3. EMCs are able to provide internet service which could bring high-speed connectivity to unserved areas of Wilkinson County

As seen on the map on the following page, there are a significant amount of unserved Census Blocks in Wilkinson County, primarily in the unincorporated areas. However, several of them were awarded in the Rural Digital Opportunity Fund (RDOF) Auction 904 and have prospective internet service providers looking to expand service in the future, including EMCs. Over the next several years, as required in the regulations of the RDOF Auction 904, several of the unserved and underserved areas will have an expansion of broadband service available to them.

Analysis of Unserved Areas

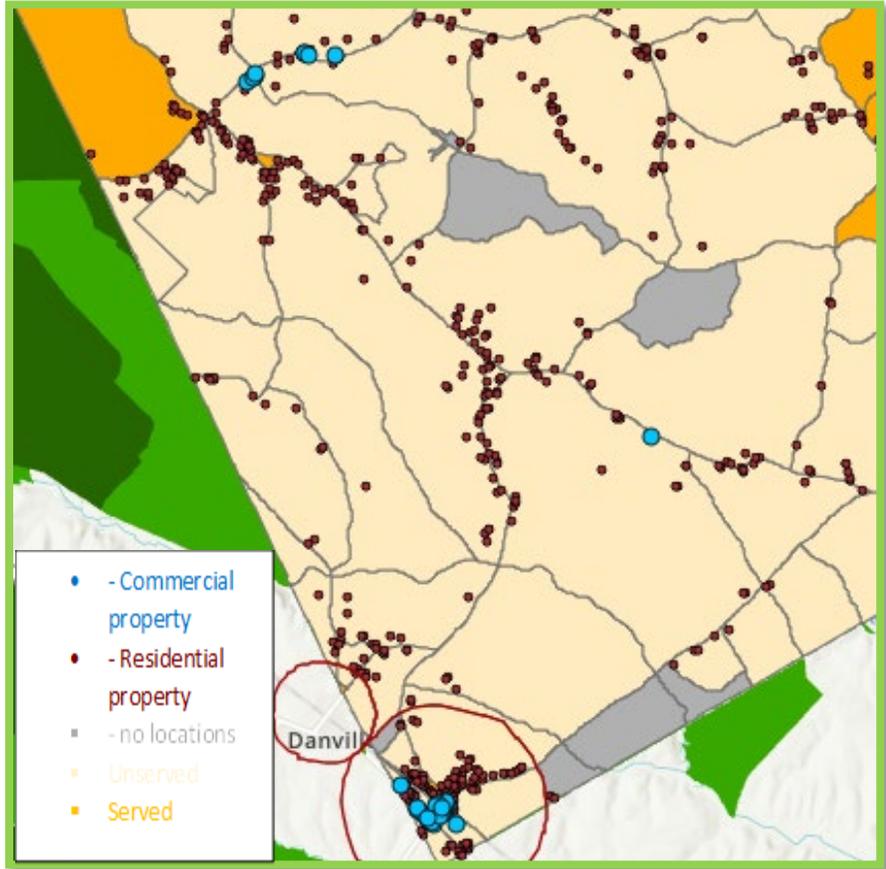


Map 1 – Broadband availability in Wilkinson County.

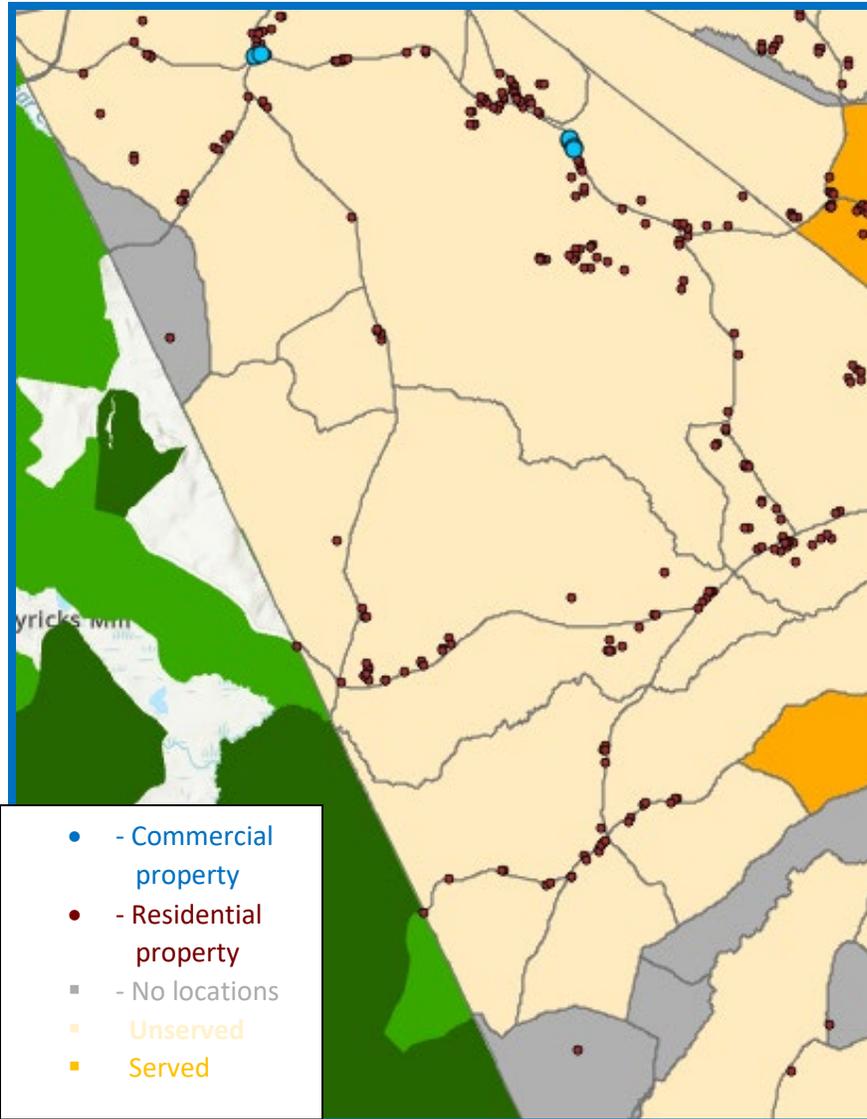
The State of Georgia, as part of the Georgia Broadband Deployment Initiative (GBDI), undertook a large-scale survey of broadband access, mapping more than 5 million locations of homes and businesses across the state, and overlaying that data with information on broadband provider service availability. Map 1, above, shows this data at the Census Block level. An interactive version of this data made by the Middle Georgia Regional Commission can be found at: <https://tinyurl.com/WilkinsonBroadband>.

As can be seen from Map 1, the majority of the unserved areas in Wilkinson County are unincorporated areas. However, even within some of the incorporated areas – including Allentown, Irwinton, and McIntyre – there are several unserved Census Blocks. Collectively, only 50 percent of Census Block locations throughout Wilkinson County are considered served, meaning that at least 80 percent of locations within the block meet the FCC’s minimum definition of broadband service (at least 25 Mbps download speed and at least 3 Mbps upload speed).

Considering the levels of service that are available throughout most of the county, the primary areas of focus for new service provision are in two quadrants of the unincorporated western side of Wilkinson County which contain a mixture of residential, commercial, industrial, and public buildings. Map 2 (right) shows the first identified area with points indicating the location of residential, commercial, industrial, and public buildings. Expanding service along GA-96 and Turkey Creek Road would catch a significant number of the dense unserved areas that can be seen in this quadrant. A significant portion of this area was not awarded under the recent Rural Digital Opportunity Fund (RDOF) Auction 904 and would be an ideal location to submit for future grants.



Map 2 – Inset area 1 with labels showing residential, commercial, industrial, and public buildings.



Map 3 - Inset area 2 with labels showing residential, commercial, industrial, and public buildings.

Map 3 (left) shows the other identified area with points indicating the location of residential, commercial, industrial, and public buildings. This area was selected due to the industrial area east of GA-18 and the number of homes in unserved areas along Asbury Church and White Springs Church roads. While some of the areas along White Springs Church Road were awarded in the RDOF Auction 904, it could still be several years until service is improved for those residents. Conversely, the homes along Asbury Church Road and the industrial area east of GA-18 were not awarded in the RDOF Auction 904 and would

benefit from proactive action by Wilkinson County. All of these areas would benefit from increased service availability and will be desirable locations for grant applications in the future.

While there are unserved and underserved areas in the northeast and southeast Wilkinson County as well, those areas have less dense development, a less diverse mix of residential, commercial, industrial, and public buildings, and/or were identified in the RDOF Auction 904 to be served within the next few years. Nevertheless, these areas would still benefit from increased service availability.

Land Use

The land use maps in this section highlights the projected land uses of parcels in Wilkinson County in the years ahead. This map contains very few deviations from the current land use of those parcels. Wilkinson County lacks zoning codes or planning regulations to guide future land use decisions, with subdivision regulations being the only “zoning tool” used throughout the county. However, a few cities do have zoning ordinances, though some are not actively enforced. his section to describe the built environment and character of Wilkinson County and its cities.

Residential

Nearly all of the residential land use in Wilkinson County is made up of single-family residences. Of these, approximately one-third are manufactured homes, while the remaining two-thirds are stick-built, free-standing homes. The density of these homes is generally low in the unincorporated parts of the county but is much more dense in the cities. This allows for moderately walkable and close-knit communities. County residents and the steering committee have described a need for more affordable housing and a diversity of housing types, particularly starter homes for younger families and senior homes for the aging community. As of now, there is a lack of both of these types of housing amenities.



Figure 03 – A residential neighborhood in the City of Irwinton. Note the mixture of home types in a relatively dense setting. These homes are about a five-minute walk from a convenience store and Dollar general near the center of town.

Commercial

Commercial land use in Wilkinson County is not especially prevalent and is often clustered around the town centers. Larger strip development is not seen in Wilkinson County, and most residents must leave the county for neighboring counties to visit larger retail providers. Convenience



Figure 04 – Downtown Gordon, pictured above, has one of the larger concentrations of commercial buildings in all of Wilkinson County.

stores and dollar stores are generally the in-county sellers of basic household groceries, although the City of Gordon does have a Piggly Wiggly supermarket. Almost all commercial areas are located within or directly adjacent to cities where water and/or sewer services are available. Wilkinson County citizens and leaders both recognize the need for additional shopping options in the county. The county lacks infrastructure and amenities to attract new commercial development, it remains uncertain if the presence of commercial establishments will increase over the next several years.

Industrial

Wilkinson County has several industrial sites for its existing and future land use. The largest of these sites are the kaolin mining and processing sites, mostly found in the central parts of the county along Georgia's Fall Line where kaolin is plentiful. This includes several active facilities around Gordon and Ivey and between Gordon and McIntyre, as well as the Fall Line Industrial Park where the county works jointly with Baldwin County.



Figure 05 – Kaolin mining and processing locations cover most of the industrial land in Wilkinson County.

Public/Institutional

The county and its cities generally lack extensive public or institutional land use, outside of churches, schools, and general-purpose local government buildings. There are no large state or



Figure 06 – Historic Union Church in the City of Irwinton.

federal public facilities in Wilkinson County. There has been a desire by leadership in some of the cities to develop resource centers with rotating services where residents can receive various health and educational resources. The Town of Toomsboro is currently in the process of acquiring a building to house such a facility.

Transportation/Communication/Utilities

Much of the community infrastructure is present in existing rights-of-way throughout Wilkinson County and does not show up on a future land use map as its respective parcels for this reason. However, some substations, towers, and transportation lines do appear on the map in this layer.

Parks/Recreation/Conservation

The conservation category includes small parks throughout the community, as well as the larger Balls Ferry State Park on the Oconee River. Only a few parcels have been deliberately set aside for conservation use, although some areas like floodplains can certainly expect to see less development. The county has a recreation complex, as well as some smaller parks in the cities, with some cities having expressed interest in expanding or developing new parks through avenues, such as the Land and Water Conservation Fund grant.

Agriculture/Forestry

The majority of the land in Wilkinson County, especially in the unincorporated parts of the county, has the land use of agriculture and forestry. These areas are characterized by very low densities of single-family housing, forests reserved for timbering, and small- to medium-sized farms. Given the topography of Wilkinson County along Georgia's Fall Line, forestry is more common due to a general lack of flat land suitable for farming. Some of these properties have had conservation easements placed on them over the years; however, these are shorter-term designations and still allow some uses on the property.



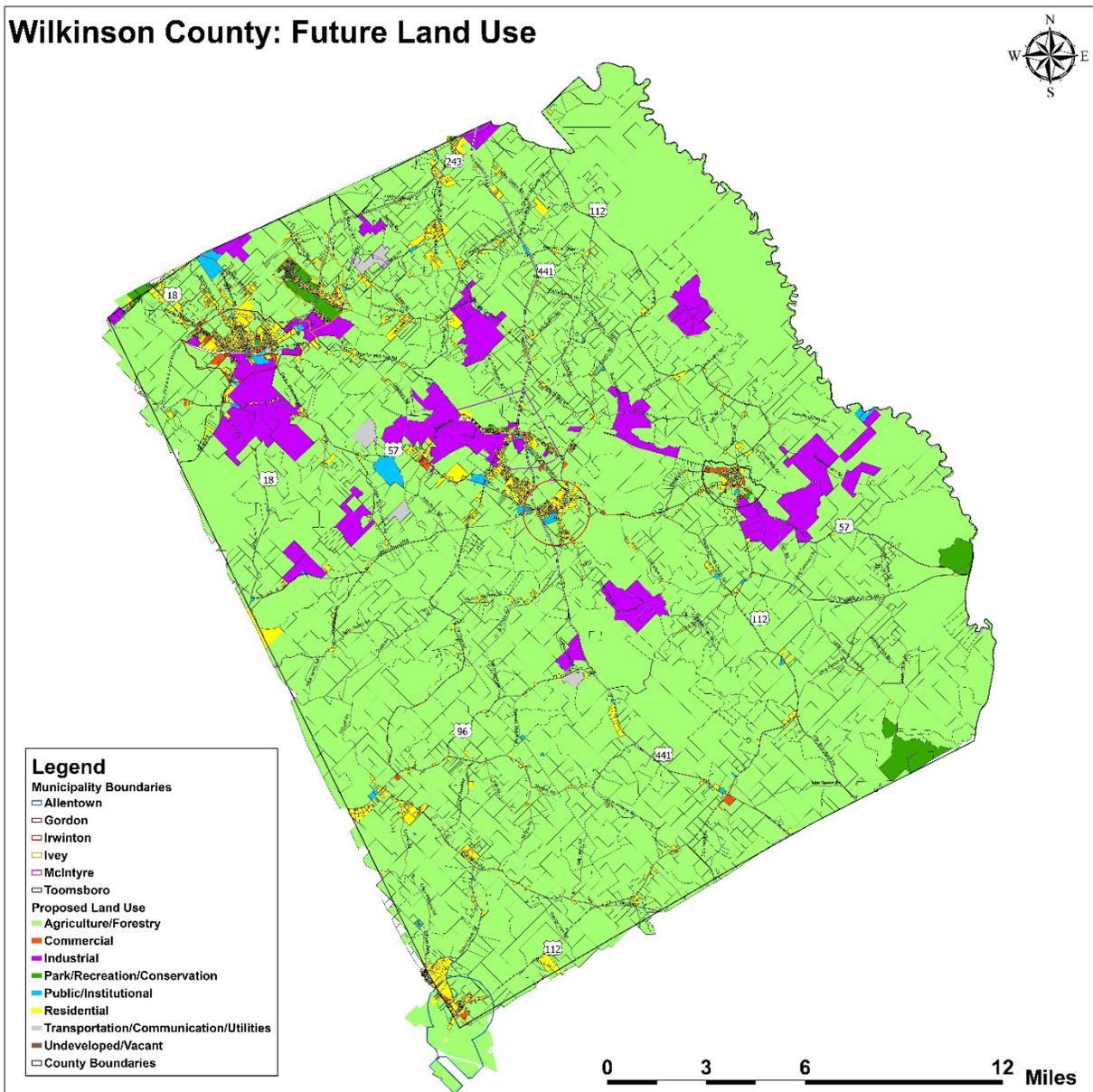
Figure 07 – Wilkinson County contains many sizeable tracts of land like the one pictured above that are suitable for agricultural or forestry uses.

Undeveloped/Vacant

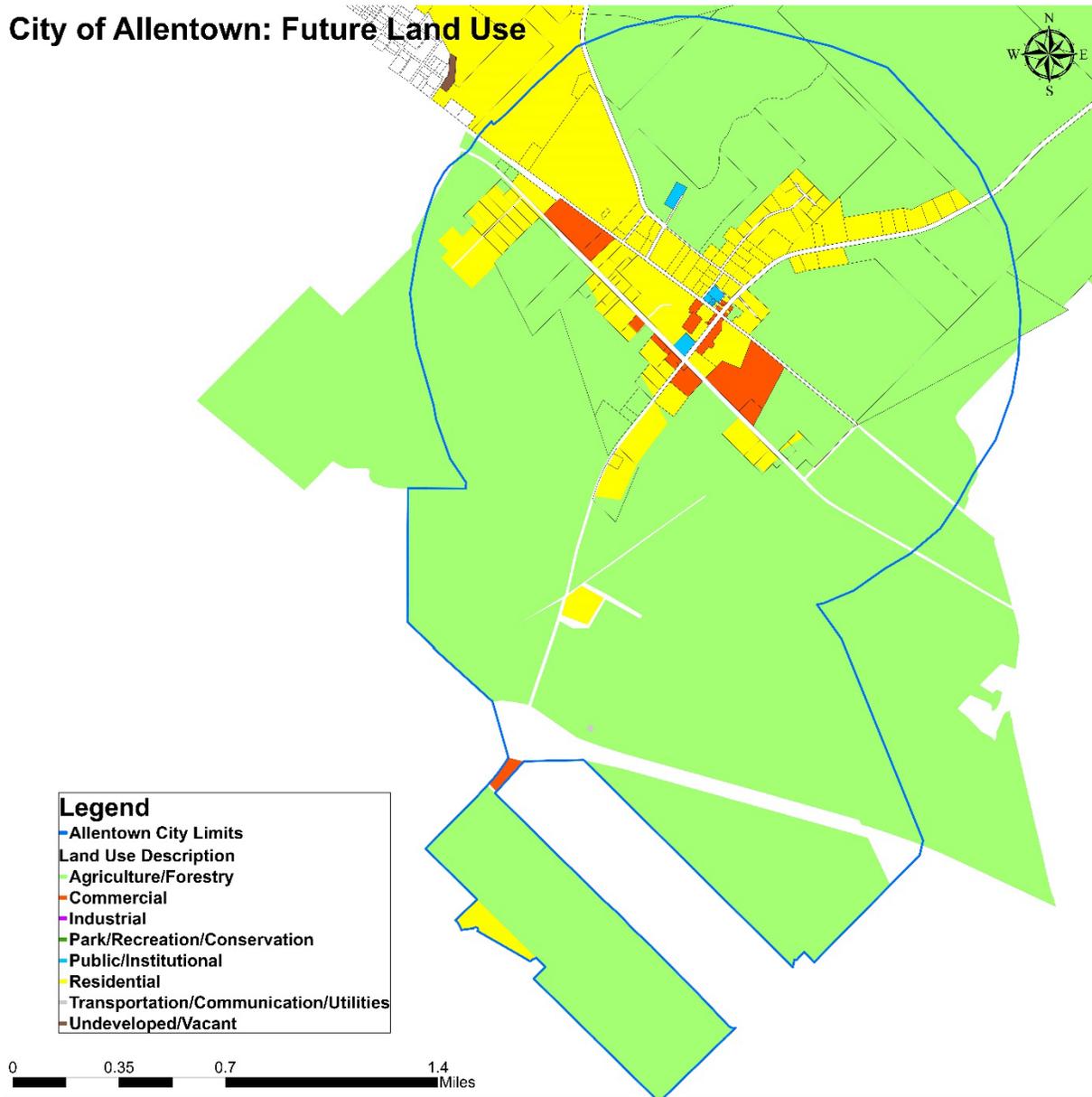
Although a significant amount of land within the county lacks the presence of structures, no future land use is categorized as vacant land. Much of the land area that lacks residential or commercial structures also lacks utility coverage. While very low-density development could be possible in these areas, this land is considered most suitable for agricultural or forestry uses.

Mixed-Use

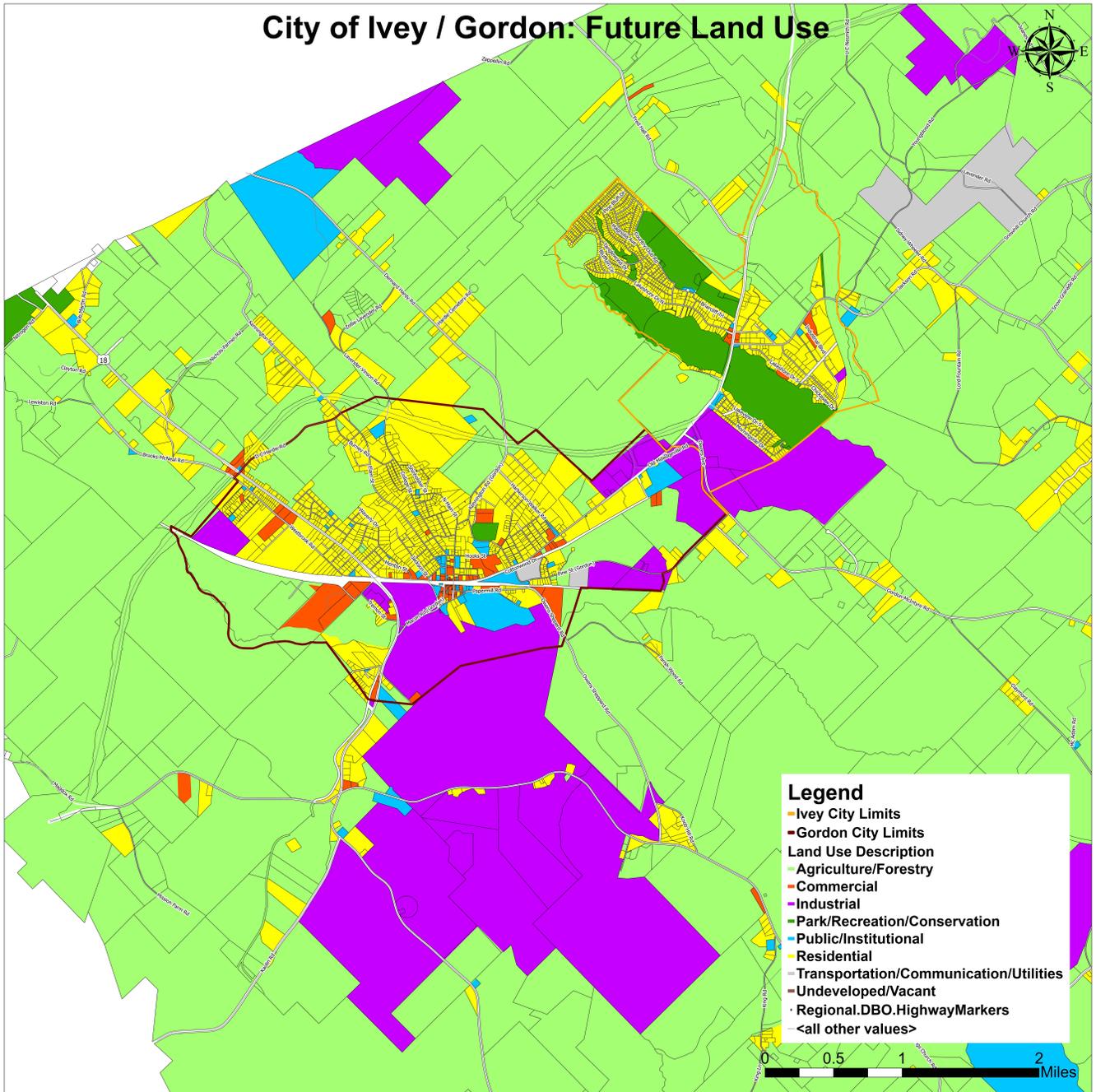
As a small rural community, Wilkinson County lacks mixed-use development and has little desire for adding mixed-use development, given the availability and affordability of land for modest greenfield development. As such, no future land use is categorized as mixed-use.

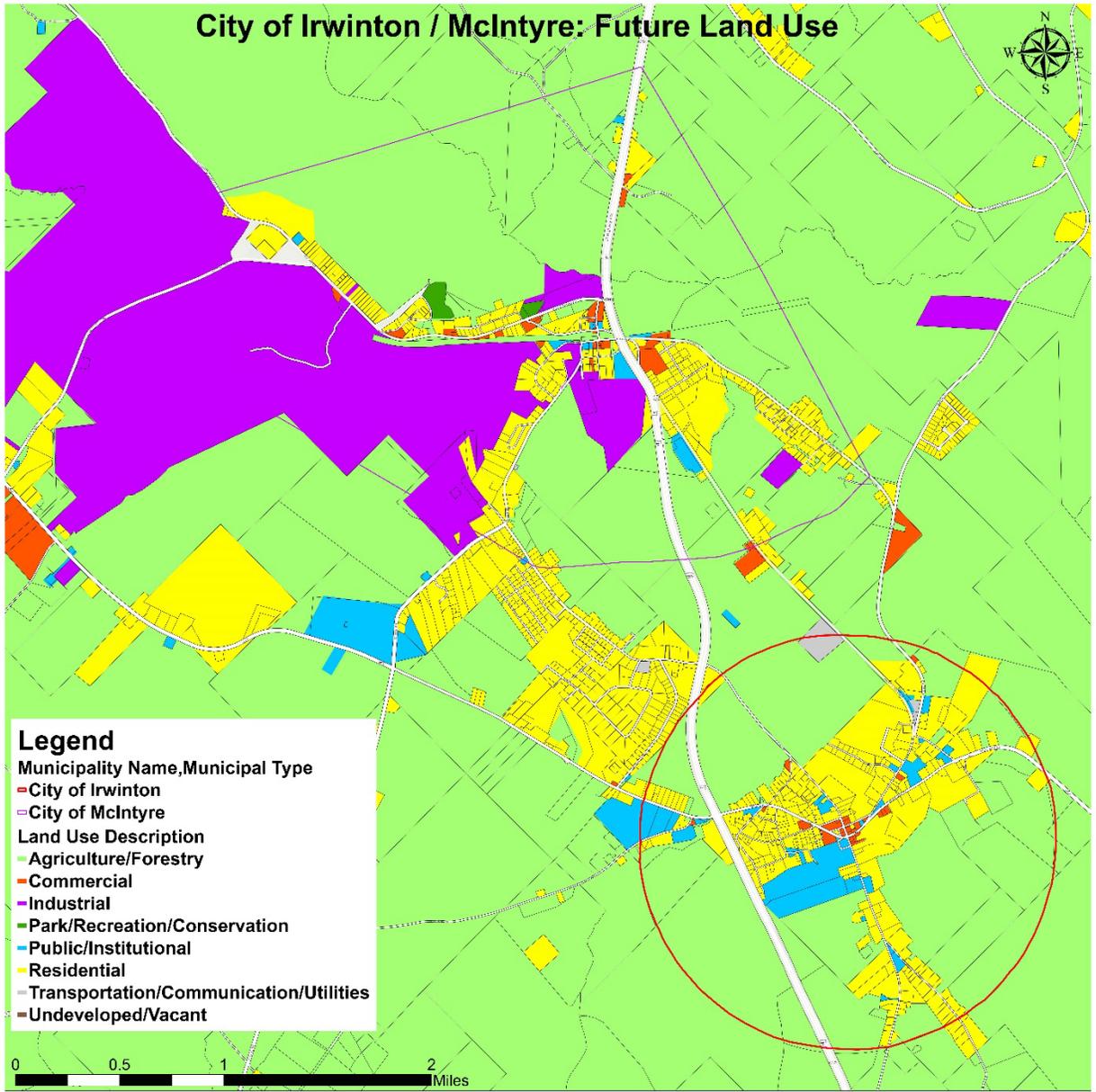


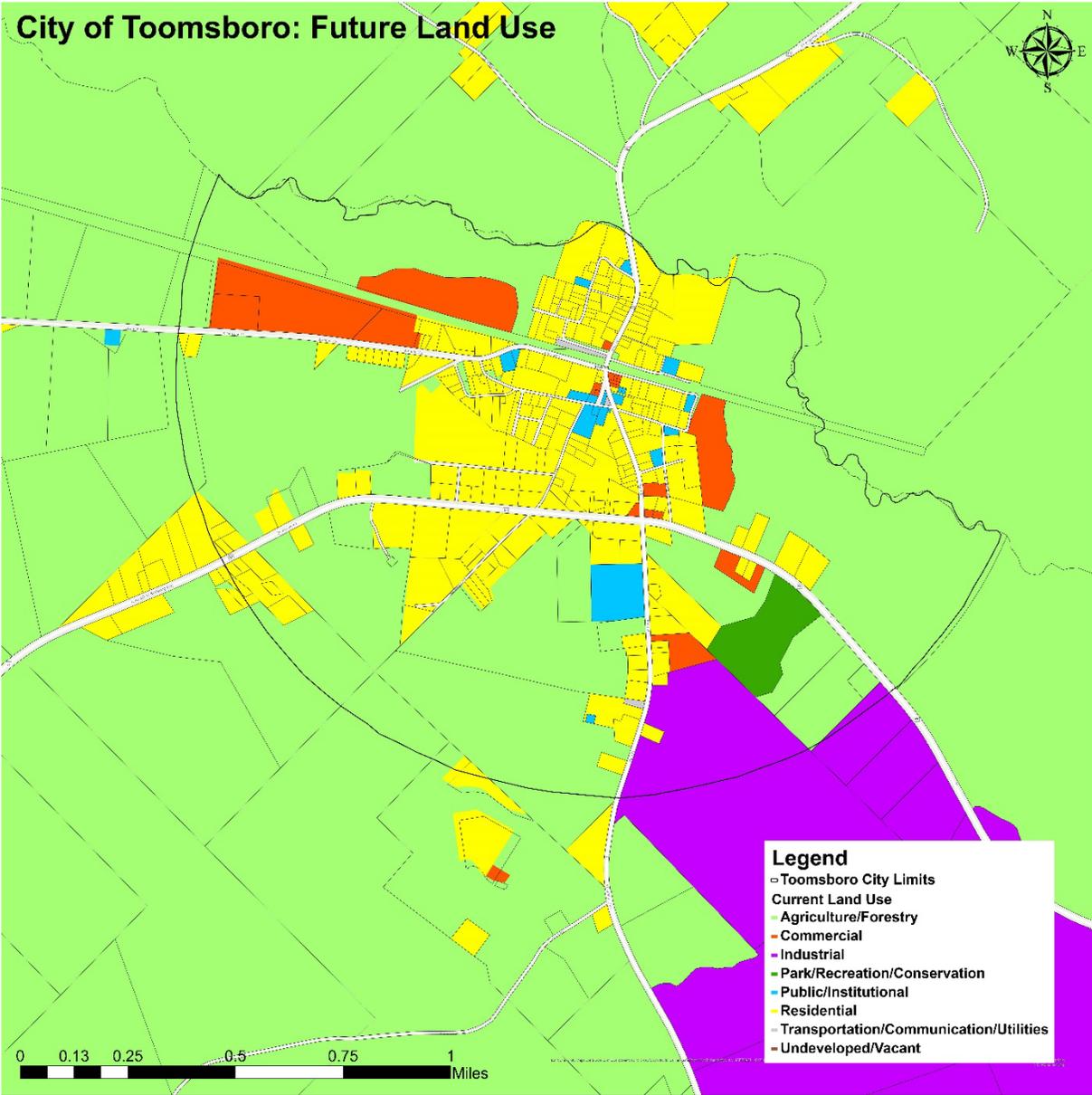
City of Allentown: Future Land Use



City of Ivey / Gordon: Future Land Use







Community Work Programs

The following pages contain the reports of accomplishment and community work programs for each jurisdiction located within Wilkinson County that is covered by this comprehensive plan. Items that are noted as policies in the community work program remain ongoing projects; however, these were determined to be more generic, and not well suited to a specific work program initiative. The order of documents can be seen below:

Report of Accomplishments - Wilkinson County

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES | 2022 STATUS | COMMENTS |
|--|---|-----------|--|----------------|--|-------------|--|
| Economic Development | | | | | | | |
| 1 | Develop gas pipeline for Zschimmer & Schwartz location. | 2018-2019 | Wilkinson County, Development Authority, Regional Commission | \$5,000,000 | Grants, Loans, GEFA, Universal Fund, EDA | Completed | Completed |
| 2 | Gain GRAD certification for the Fall Line Regional Development Park at the intersection of 441 and Fall Line Freeway. | 2018-2020 | Wilkinson County, Development Authority | Staff Time | General Fund | Completed | Completed |
| 3 | Establish and promote the Hartford North and South Industrial Park and other industrial parks. | 2018-2022 | Wilkinson County, Development Authority, Cities | \$1,000,000 | General Fund, EIP, GEFA, SPLOST, EDA | Ongoing | Continues to be an ongoing opportunity. |
| 4 | Market all industrial park sites, particularly the Nitrogen Site. | 2018-2022 | Wilkinson County, Development Authority | Staff Time | General Fund | Ongoing | Continuing to pursue marketing opportunities. |
| 5 | Construct new building for Development Authority and Chamber of Commerce. | 2019 | Wilkinson County, Regional Commission, Development Authority | \$300,000 | USDA Loan, Grants | Completed | Completed |
| 6 | Continue various infrastructure improvements to support economic development. | 2018-2022 | Wilkinson County, Cities, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Ongoing opportunity |
| 7 | Partner with local internet providers to improve conductivity. | 2018-2022 | Wilkinson County, Cities | n/a | General Fund, Loans, Grants | Ongoing | Ongoing opportunity |
| 8 | Acquire more land for strategic purchases and increase land inventory for more industry to come to the county. | 2018-2022 | Wilkinson County, Development Authority | \$1,000,000 | General Fund | Ongoing | Ongoing opportunity |
| 9 | Implement Freeport Tax Exemption | 2019-2020 | Wilkinson County, Development Authority | Staff Time | General Fund | Ongoing | Continuing discussion on this opportunity. |
| Housing | | | | | | | |
| 1 | Participate in Georgia Initiative for Community Housing. | 2019-2021 | Wilkinson County, MGRC, DCA | Staff Time | General Fund | Ongoing | Still of interest |
| 2 | Inventory blighted and dilapidated properties. | 2018-2019 | Wilkinson County, MGRC | \$1,000 | General Fund | Ongoing | Ongoing project |
| Natural and Cultural Resources | | | | | | | |
| 1 | Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division. | 2019-2022 | Wilkinson County, MGRC, EPD, Cities | \$150,000 | General Fund, EPD | Completed | Completed |
| 2 | Advertise the outdoor activities, cycling events, and festivals in print/radio/television/ and online to enhance awareness | 2018-2022 | Wilkinson County, Development Authority, Cities | \$50,000 | General Fund | Ongoing | Exploring different marketing opportunities. |
| 3 | Create bicycle paths throughout the cities and county | 2018-2022 | Wilkinson County, Development Authority, Cities, DNR | n/a | General Fund, Grants | Completed | Completed |
| 3 | Purchase signage for Balls Ferry State Park. | 2019 | Wilkinson County, Development Authority | \$25,000 | General Fund | Completed | Completed |
| Community Facilities and Services | | | | | | | |
| 1 | Establish enhanced 911 services. | 2018-2020 | Wilkinson County, GEMA, MGRC | \$50,000 | General Fund | Completed | Completed |
| 2 | Develop and implement strategy to address animal control. | 2018-2020 | Cities, Wilkinson County, GEMA, MGRC | \$20,000 | General Fund | Ongoing | Continues to be an ongoing opportunity. |
| 3 | Apply for grant from the Georgia Department of Community Health's Rural Health Network Program to obtain EMS vehicles and equipment. | 2018 | Cities, Wilkinson County, GCH, MGRC | Staff Time | General Fund | Completed | Completed |
| 4 | Apply for grant from the Georgia Department of Community Health's Small Rural Hospital Improvement Grant Program (SHIP) to obtain remote diagnosis equipment. | 2018 | Wilkinson County, GCH, MGRC | Staff Time | General Fund | Completed | Completed |
| 5 | Apply for Grant funding for law enforcement vehicles and equipment. | 2018-2020 | Cities, Wilkinson County, MGRC | Staff Time | General Fund | Ongoing | Continues to research and apply for funding. |
| 6 | Conduct feasibility study on the fire department and apply for grant funding for fire department vehicles and equipment. | 2018-2020 | Cities, Wilkinson County, MGRC | Staff Time | General Fund | Ongoing | Ongoing project |
| 7 | Make repairs on the County Courthouse for infrastructure damage. | 2019-2021 | Wilkinson County, MGRC | \$100,000 | General Fund, USDA | Completed | Repairs completed; other improvements still ongoing. |
| Land Use | | | | | | | |
| 1 | Evaluate the appropriateness of land use regulations. | 2018-2020 | Wilkinson County, MGRC | Staff Time | General Fund | Ongoing | Ongoing project |

Community Work Program - Wilkinson County

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|--|--|-----------|---|----------------|--|
| Economic Development | | | | | |
| 1 | Establish Hartford North and promote the Hartford South Industrial Park and other industrial parks. | 2022-2027 | Wilkinson County, Development Authority, Cities | \$1,000,000 | General Fund, EIP, GEFA, SPLOST, EDA |
| 2 | Market all industrial park sites, particularly the Nitrogen Site. | 2022-2027 | Wilkinson County, Development Authority | Staff Time | General Fund |
| 3 | Continue various infrastructure improvements to support economic development. | 2022-2027 | Wilkinson County, Cities, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 4 | Acquire more land for strategic purchases and increase land inventory for more industry to come to the county. | 2022-2027 | Wilkinson County, Development Authority | \$1,000,000 | General Fund |
| 5 | Implement Freeport Tax Exemption | 2022-2023 | Wilkinson County, Development Authority | Staff Time | General Fund |
| Natural and Cultural Resources | | | | | |
| 1 | Advertise the outdoor activities, cycling events, and festivals in print/radio/television/ and online to enhance awareness | 2022-2027 | Wilkinson County, Development Authority, Cities | \$50,000 | General Fund |
| Community Facilities and Services | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2022-2027 | Cities, Wilkinson County, GEMA, MGRC | \$20,000 | General Fund |
| 2 | Apply for grant funding for law enforcement vehicles and equipment. | 2022-2027 | Cities, Wilkinson County, MGRC | Staff Time | General Fund |
| 3 | Conduct feasibility study on fire departments and apply for grant funding for fire department vehicles and equipment. | 2022-2027 | Cities, Wilkinson County, MGRC | Staff Time | General Fund |
| 4 | Continue to maintain public buildings and make improvements as needed including making improvements on the county courthouse | 2022-2027 | Wilkinson County, MGRC | N/A | General Fund |
| Housing | | | | | |
| 1 | Participate in Georgia Initiative for Community Housing. | 2022-2027 | Wilkinson County, MGRC, DCA | Staff Time | General Fund |
| 2 | Inventory blighted and dilapidated properties. | 2022-2027 | Wilkinson County, MGRC | \$1,000 | General Fund |
| 3 | Explore implementation of the Community Redevelopment Tax Incentive Program | 2022-2027 | Wilkinson County, MGRC | Staff Time | General Fund |
| Transportation | | | | | |
| 1 | Improve road infrastructure where needed including paving damaged roads, adding additional crossing, etc. | 2022-2027 | Wilkinson County | Staff Time | SPLOST, General Fund |
| 2 | Add and improve street lighting throughout the county | 2022-2027 | Wilkinson County, Cities, MGRC | n/a | General Fund, Grants, |
| 3 | Explore opportunities for funding of electric vehicle charging stations | 2022-2027 | Wilkinson County, MGRC | n/a | Grants |
| 4 | Explore creation and implementation of a bridge improvement plan guide | 2022-2027 | Wilkinson County | Staff Time | General Fund |
| Broadband | | | | | |
| 1 | Apply for a Broadband Ready designation | 2022-2023 | Wilkinson County | Staff Time | General Fund |
| 2 | Support grant efforts by EMCs and other providers to improve service in the city | 2022-2027 | Wilkinson County | Staff Time | General Fund |
| Land Use | | | | | |
| 1 | Evaluate the appropriateness of land use regulations. | 2022-2027 | Wilkinson County, MGRC | Staff Time | General Fund |

Report of Accomplishments - City of Allentown

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED | POSSIBLE FUNDING | 2022 STATUS | COMMENTS |
|--|---|-----------|--|------------|--|-------------|---|
| Economic Development | | | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2018-2022 | City of Allentown, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Improvements ongoing in central downtown area including public safety enhancements |
| 2 | Explore and develop plan for development opportunities at city's interchange with Interstate 16. | 2018-2020 | City of Allentown, MGRC, Bleckley County | Staff Time | General Fund | Ongoing | Exploring opportunities for utility extensions in area |
| 3 | Incentivize redevelopment of existing vacant buildings within the city. | 2018-2022 | City of Allentown | \$500,000 | General Fund, CDBG-RDF, USDA, OneGeorgia | Ongoing | Exploring opportunities for incentives |
| Natural and Cultural Resources | | | | | | | |
| 1 | Develop an implementation plan for the not-fully supporting streams and rivers as identified by the Georgia Environmental Protection Division. | 2019-2022 | City of Allentown, Wilkinson County, MGRC, EPD | \$50,000 | General Fund, EPD | Canceled | There are no streams or rivers in Allentown |
| 2 | Compile inventory of all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2019 | City of Allentown, MGRC | Staff Time | General Fund | Ongoing | Some buildings have been identified; exploring funding opportunities for historic building revitalization |
| Community Facilities and Services | | | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2018-2019 | City of Allentown, Wilkinson County, Sheriff | Staff Time | General Fund | Completed | Working with Wilkinson County's animal control |
| 2 | Establish enhanced 911 services | 2018-2020 | City of Allentown, Wilkinson County, GEMA, MGRC | \$20,000 | General Fund | Ongoing | Locational information when placing emergency calls is functional |
| 3 | Develop and implement a capital improvement program to repair/replace infrastructure and community facilities. | 2018-2019 | City of Allentown | Staff Time | General Fund | Ongoing | Several improvements have been made including municipal complex and fire department enhancements |
| 4 | Transition all users to electronic radio-read meters for the city water system. | 2018-2022 | City of Allentown | \$200,000 | Water Fund, SPLOST, GEFA | Completed | Completed |
| Housing | | | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants, where possible, to assist with efforts. | 2020-2022 | City of Allentown | \$300,000 | General Fund, DCA, USDA | Ongoing | Still of interest; not started |
| 2 | Develop enforcement program for housing code compliance, including mobile homes. | 2018-2019 | City of Allentown | Staff Time | General Fund | Completed | Completed |
| 3 | Inventory blighted and dilapidated properties. | 2018-2019 | City of Allentown, MGRC | \$1,000 | General Fund | Completed | Completed |
| 4 | Participate in Georgia Initiative for Community Housing. | 2019-2021 | City of Allentown, Wilkinson County, MGRC, DCA | Staff Time | General Fund | Ongoing | Still of interest; not started |

Community Work Program - City of Allentown

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|--|---|-----------|--|----------------|--|
| Economic Development | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2022-2027 | City of Allentown, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 2 | Explore and develop plan for development opportunities at city's interchange with Interstate 16. | 2022-2027 | City of Allentown, MGRC, Bleckley County | Staff Time | General Fund |
| 3 | Incentivize redevelopment of existing vacant buildings within the city. | 2022-2027 | City of Allentown | \$500,000 | General Fund, CDBG-RDF, USDA, OneGeorgia |
| 4 | Identify opportunities for utilization of land along Interstate 16. | 2022-2027 | City of Allentown | Staff Time | General Fund |
| Natural and Cultural Resources | | | | | |
| 1 | Compile inventory of all historic resources in Allentown and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2022-2024 | City of Allentown, MGRC | Staff Time | General Fund |
| 2 | Develop walking trails in the city | 2022-2027 | City of Allentown | \$100,000 | General Fund, Grants |
| Community Facilities and Services | | | | | |
| 1 | Establish enhanced 911 services | 2022-2024 | City of Allentown, Wilkinson County, GEMA, MGRC | \$20,000 | General Fund |
| 2 | Develop and implement a capital improvement program to repair/replace infrastructure and community facilities. | 2022-2024 | City of Allentown | Staff Time | General Fund |
| 3 | Perform improvements to the Fire Department including the installation of sleeping quarters and kitchens | 2022-2027 | City of Allentown | \$200,000 | General Fund, Grants |
| 4 | Establish a Recruitment and Retention program for the Volunteer Fire Department | 2022-2024 | City of Allentown | Staff Time | General Fund |
| 5 | Construct a safe room/natural disaster shelter in the city | 2022-2027 | City of Allentown | \$250,000 | General Fund, Grants, GEMA, USDA |
| 6 | Enhance water service to recently annexed parcels | 2022-2024 | City of Allentown | \$250,000 | General Fund, Grants |
| Housing | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants, where possible, to assist with efforts. | 2022-2024 | City of Allentown | \$300,000 | General Fund, DCA, USDA |
| 2 | Participate in Georgia Initiative for Community Housing. | 2022-2027 | City of Allentown, Wilkinson County, MGRC, DCA | Staff Time | General Fund |
| Transportation | | | | | |
| 1 | Make improvements to four-way stop at Highway 80/112 | 2022-2024 | City of Allentown, GDOT | \$100,000 | General Fund, Grants, GDOT |
| Broadband | | | | | |
| 1 | Apply for a Broadband Ready designation | 2022-2023 | City of Allentown | Staff Time | General Fund |
| 2 | Apply for grants for broadband service expansion, including repeaters | 2022-2024 | City of Allentown | Staff Time | General Fund, Grants |
| 3 | Support grant efforts by EMCs and other providers to improve service in the city | 2022-2027 | City of Allentown | Staff Time | General Fund |
| Land Use | | | | | |
| 1 | Evaluate the appropriateness of Land Use Regulations | 2022-2024 | City of Allentown, MGRC | Staff Time | General Fund |

Report of Accomplishments - City of Ivey

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES | 2022 STATUS | COMMENTS |
|--|--|-----------|---|----------------|--|-------------|---|
| Economic Development | | | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2018-2022 | City of Ivey, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Ongoing opportunity |
| 2 | Develop plan for development opportunities along the Fall Line Freeway. | 2018-2019 | City of Ivey, City of Gordon, Wilkinson County, Development Authority | Staff Time | General Fund | Ongoing | Ongoing opportunity |
| 3 | Develop plan for marketing Lake Tchukolako to potential residents and tourists. | 2019-2020 | City of Ivey, Chamber of Commerce | Staff Time | General Fund | Ongoing | Focus has shifted to lake restoration after dam break. |
| Natural and Cultural Resources | | | | | | | |
| 1 | Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division. | 2019-2022 | City of Ivey, Wilkinson County, MGRC, EPD | \$50,000 | General Fund, EPD | Cancelled | Small portion of Commissioner Creek in Ivey but no scope of work for this initiative. |
| 2 | Compile inventory of all historic resources in Ivey and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2019 | City of Ivey, MGRC | Staff Time | General Fund | Ongoing | Hardee Property on Hwy 540 identified as potential candidate. |
| 3 | Train public works employees on best management practices for maintenance of right-of-way. | 2018-2022 | City of Ivey | Staff Time | General Fund | Ongoing | Ongoing opportunity |
| 4 | Develop program to address abandoned wells and septic systems. | 2018-2022 | City of Ivey, EPD | Staff Time | General Fund | Completed | Complete |
| Community Facilities and Services | | | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2018-2019 | City of Ivey, Wilkinson County, Sheriff | Staff Time | General Fund | Completed | Working with Wilkinson County on animal control. |
| 2 | Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement. | 2018-2019 | City of Ivey | Staff Time | General Fund | Ongoing | Plan has been developed and the City is in the process of improving facilities. |
| 3 | Continue improvements to municipal water system. | 2018-2022 | City of Ivey, MGRC | \$1,500,000 | Water Fund, SPLOST, CDBG, USDA, GEFA, | Ongoing | Ongoing opportunity |
| 4 | Continue to enhance city park near water tower. | 2018-2022 | City of Ivey | \$50,000 | General Fund, LWCF, SPLOST, Private Grants | Ongoing | Phase I completed; wording in 2022 CWP changed for Phase II. |
| 5 | Purchase two new police cars. | 2019-2020 | City of Ivey | \$65,000 | General Fund, USDA | Ongoing | One car purchased, one still needed. |
| 6 | Purchase police equipment and body-worn cameras. | 2018-2020 | City of Ivey | \$20,000 | General Fund, DOJ | Completed | Complete |
| 7 | Purchase community emergency warning siren. | 2018-2022 | City of Ivey | \$25,000 | General Fund, USDA | Ongoing | Ongoing opportunity |
| 8 | Purchase new maintenance truck. | 2019-2020 | City of Ivey | \$25,000 | General Fund, USDA | Completed | Complete |
| Housing | | | | | | | |
| 1 | Develop enforcement program for housing code compliance, including mobile homes. | 2018-2019 | City of Ivey | Staff Time | General Fund | Completed | Complete |
| 2 | Inventory blighted and dilapidated properties. | 2018-2019 | City of Ivey, MGRC | \$2,500 | General Fund | Ongoing | Ongoing opportunity |
| 3 | Participate in Georgia Initiative for Community Housing. | 2019-2021 | City of Ivey, Wilkinson County, MGRC, DCA | Staff Time | General Fund | Ongoing | Still of interest |
| 4 | Apply for housing-related grants to improve condition of owner-occupied homes within the city. | 2020-2022 | City of Ivey | \$600,000 | General Fund, DCA, USDA | Ongoing | Ongoing opportunity to continue researching grants and applying. |
| Transportation | | | | | | | |
| 1 | Address issues with speeding vehicles and improperly braking trucks traversing the Fall Line Freeway. | 2018 | City of Ivey | Staff Time | General Fund | Completed | Increased patrols on Fall Line Freeway in Ivey. |
| Land Use | | | | | | | |
| 1 | Review Zoning Ordinance and amend as necessary. | 2018-2020 | City of Ivey, MGRC | Staff Time | General Fund | Ongoing | Ongoing process |
| 2 | Evaluate the appropriateness of land use regulations. | 2018-2020 | City of Ivey, MGRC | Staff Time | General Fund | Ongoing | Ongoing process |
| 3 | Review and reorganize full Code of Ordinances to ensure internal consistency and legality. | 2018-2020 | City of Ivey, MGRC | Staff Time | General Fund | Ongoing | Ongoing opportunity |

Community Work Program - City of Ivey

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|--|--|-----------|---|----------------|--|
| Economic Development | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2022-2027 | City of Ivey, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 2 | Develop plan for development opportunities along the Fall Line Freeway. | 2022-2027 | City of Ivey, City of Gordon, Wilkinson County, Development Authority | Staff Time | General Fund |
| 3 | Develop plan for marketing Lake Tchukolako to potential residents and tourists. | 2022-2027 | City of Ivey, Chamber of Commerce | Staff Time | General Fund |
| 4 | Find strategy to utilize Development Authority property southwest of Lake Tchukolako | 2022-2024 | City of Ivey, Wilkinson County, Development Authority | Staff Time | General Fund |
| Natural and Cultural Resources | | | | | |
| 1 | Compile inventory of all historic resources in Ivey and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2022-2024 | City of Ivey, MGRC | Staff Time | General Fund |
| 2 | Train public works employees on best management practices for maintenance of right-of-way. | 2022-2027 | City of Ivey | Staff Time | General Fund |
| 3 | Find strategy for restoring Lake Tchukolako | 2022-2024 | City of Ivey, Holiday Hills | Staff Time | General Fund |
| Community Facilities and Services | | | | | |
| 1 | Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement. | 2022-2024 | City of Ivey | Staff Time | General Fund |
| 2 | Continue improvements to municipal water system. | 2022-2027 | City of Ivey, MGRC | \$1,500,000 | Water Fund, SPLOST, CDBG, USDA, GEFA, |
| 3 | Continue to enhance city park near water tower. | 2022-2024 | City of Ivey | \$50,000 | General Fund, LWCF, SPLOST, Private Grants |
| 4 | Purchase new police car to replace old vehicle | 2022-2024 | City of Ivey | \$30,000 | General Fund, USDA |
| 5 | Purchase community emergency warning siren. | 2022-2024 | City of Ivey | \$25,000 | General Fund, USDA |
| Housing | | | | | |
| 1 | Inventory blighted and dilapidated properties. | 2022-2024 | City of Ivey, MGRC | \$2,500 | General Fund |
| 2 | Participate in Georgia Initiative for Community Housing. | 2022-2027 | City of Ivey, Wilkinson County, MGRC, DCA | Staff Time | General Fund |
| 3 | Apply for housing-related grants to improve condition of owner-occupied homes within the city. | 2022-2027 | City of Ivey | \$600,000 | General Fund, DCA, USDA |
| Transportation | | | | | |
| 1 | Pave and repave roads according to priority list | 2022-2027 | City of Ivey | \$100,000 | General Fund, Grants |
| 2 | Explore the possibility of EV charging stations along Fall Line Freeway | 2022-2024 | City of Ivey, GDOT | \$50,000 | General Fund, Grants |
| 3 | Make pedestrian safety improvements at dangerous roads and intersections, including street lights and crosswalks | 2022-2027 | City of Ivey, GDOT | \$200,000 | General Fund, Grants |
| Broadband | | | | | |
| 1 | Apply for a Broadband Ready designation | 2022-2023 | City of Ivey | Staff Time | General Fund |
| 2 | Support grant efforts by EMCs and other providers to improve service in the city | 2022-2027 | City of Ivey | Staff Time | General Fund |
| Land Use | | | | | |
| 1 | Review Zoning Ordinance and amend as necessary. | 2022-2027 | City of Ivey, MGRC | Staff Time | General Fund |
| 2 | Evaluate the appropriateness of land use regulations. | 2022-2027 | City of Ivey, MGRC | Staff Time | General Fund |
| 3 | Review and reorganize full Code of Ordinances to ensure internal consistency and legality. | 2022-2027 | City of Ivey, MGRC | Staff Time | General Fund |

Report of Accomplishments - City of Gordon

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES | 2022 STATUS | COMMENTS |
|--|---|-----------|--|--------------------|--|-------------|--|
| Economic Development | | | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2018-2022 | City of Gordon, MGRC, Wilkinson County, Development Authority | n/a | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Ongoing Project |
| 2 | In partnership with the county, expand and promote the Tremon Street Industrial Park. | 2018-2022 | City of Gordon, MGRC, Wilkinson County, Development Authority | n/a | EDA,EIP,USDA, GEFA, SPLOST | Ongoing | Ongoing Project |
| 3 | Establish and promote the Hartford North and Hartford South Industrial Parks and other industrial parks. | 2018-2022 | City of Gordon, MGRC, Wilkinson County, Development Authority, GEcD | n/a | General Fund | Ongoing | Ongoing project |
| Natural and Cultural Resources | | | | | | | |
| 1 | Compile inventory of all historic resources in Gordon and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2019 | City of Gordon, MGRC | Staff Time | General Fund | Cancelled | No longer in progress |
| 2 | Apply for KABOOM grant and Tony Hawk Foundation grant for more recreational opportunities for their children. | 2018-2019 | City of Gordon, MGRC | Staff Time | General Fund | Ongoing | Ongoing need to apply for recreation grant opportunities. |
| 3 | Establish Kaolin artifacts museum. | 2020-2021 | City of Gordon, Wilkinson County, Wilkinson County Development Authority | Staff Time | General Fund | Complete | Museum has been established and continues to acquire new displays. |
| Community Facilities and Services | | | | | | | |
| 1 | Establish enhanced 911 services. | 2018-2020 | City of Gordon, Wilkinson County, GEMA, MGRC | \$20,000 | General Fund | Complete | Completed by Wilkinson County. |
| 2 | Develop and implement strategy to address animal control. | 2018-2019 | City of Gordon, Wilkinson County, Sheriff | Staff Time | General Fund | Ongoing | Ongoing Project |
| 3 | Develop a community center that will allow for programming throughout the year. | 2022 | City of Gordon, Recreation Board | \$50,000-\$100,000 | General Fund, SPLOST | Ongoing | Pursuing property opportunities. |
| 4 | Annexation of additional lands. | 2019-2022 | City of Gordon, MGRC | Staff Time | General Fund | Ongoing | Ongoing Project |
| 5 | Expand programs offered by libraries and renovate buildings. | 2018-2022 | City of Gordon, Regional Library System, private sponsors | n/a | General Fund, SPLOST | Ongoing | In the process of renovating the library. |
| 6 | Upgrade water system infrastructure in the College Street, Elam Street, and Westbrook Road areas. | 2019-2022 | City of Gordon | \$1,700,000 | SPLOST, CDBG | Ongoing | College street complete. |
| Housing | | | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants, where possible, to assist with efforts. | 2020-2022 | City of Gordon | \$300,000 | General Fund, DCA, USDA | Ongoing | Ongoing Project |
| 2 | Inventory blighted and dilapidated properties. | 2018-2019 | City of Gordon, MGRC | \$1,000 | General Fund | Complete | Completed |
| 3 | Participate in Georgia Initiative for Community Housing. | 2019-2021 | City of Gordon, Wilkinson County, MGRC, DCA | Staff Time | General Fund | Ongoing | Still an interest by the community |

Community Work Program - City of Gordon

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|--|---|-----------|--|--------------------|--|
| Economic Development | | | | | |
| 1 | Continue various water and street infrastructure improvements to support economic development. | 2022-2027 | City of Gordon, MGRC, Wilkinson County, Development Authority | | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 2 | Establish the Hartford North and promote the Hartford South Industrial Parks and other industrial parks. | 2022-2027 | City of Gordon, MGRC, Wilkinson County, Development Authority, GDEcD | n/a | General Fund |
| Natural and Cultural Resources | | | | | |
| 1 | Apply for funding opportunities for more recreational opportunities for children. | 2022-2027 | City of Gordon, MGRC | Staff Time | General Fund |
| Community Facilities and Services | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2022-2027 | City of Gordon, Wilkinson County, Sheriff | Staff Time | General Fund |
| 2 | Develop a community center that will allow for programming throughout the year. | 2022-2027 | City of Gordon, Recreation Board | \$50,000-\$100,000 | General Fund, SPLOST |
| 3 | Annexation of additional lands. | 2022-2027 | City of Gordon, MGRC | Staff Time | General Fund |
| 4 | Expand programs offered by libraries and renovate buildings. | 2022-2027 | City of Gordon, Regional Library System, private sponsors | n/a | General Fund, SPLOST |
| 5 | Upgrade water system infrastructure in the Elam Street and Westbrook Road areas. | 2022-2027 | City of Gordon | \$1,700,000 | SPLOST, CDBG |
| 6 | Explore funding for new Public Safety Vehicles and Public Works Vehicles | 2022-2027 | City of Gordon | | General Fund, Grants |
| Housing | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants, where possible, to assist with efforts. | 2022-2027 | City of Gordon | \$300,000 | General Fund, DCA, USDA |
| 2 | Participate in Georgia Initiative for Community Housing. | 2022-2027 | City of Gordon, Wilkinson County, MGRC, DCA | Staff Time | General Fund |
| Transportation | | | | | |
| 1 | Explore opportunities to install electric vehicle charging stations | 2022-2027 | City of Gordon | n/a | Staff Time |
| 2 | Continue to evaluate and repair roads as funding is available | 2022-2027 | City of Gordon | n/a | SPLOST, Grants, Staff Time |
| Broadband | | | | | |
| 1 | Apply for a Broadband Ready designation | 2022-2023 | City of Gordon | Staff Time | General Fund |
| 2 | Apply for grants for broadband service expansion, including repeaters | 2022-2024 | City of Gordon | Staff Time | General Fund, Grants |
| 3 | Support grant efforts by EMCs and other providers to improve service in the city | 2022-2027 | City of Gordon | Staff Time | General Fund |
| Land Use | | | | | |
| 1 | Review Zoning Ordinance and amend as necessary. | 2022-2024 | City of Gordon, MGRC | Staff Time | General Fund |

Report of Accomplishments - City of Irwinton

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES | 2022 STATUS | COMMENTS |
|--|---|-----------|--|----------------|--|-------------|--|
| Economic Development | | | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2018-2022 | City of Irwinton, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Continue to repair and update Irwinton Infrastructure as needed. |
| 2 | Work with the City of McIntyre to provide sewer service to key sites for potential economic development. | 2020-2022 | City of Irwinton, City of McIntyre, Wilkinson County, Development Authority | \$1,500,000 | Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Canceled | No longer a Priority |
| 3 | Actively market and promote cultural and tourist events in Irwinton, including the State Banana Pudding Festival and Middle Georgia Epic bike race. | 2018-2019 | City of Irwinton, Chamber of Commerce | Staff Time | General Fund | Ongoing | Banana pudding festival attracted thousands in 2022. |
| 4 | Pursue redevelopment of vacant and abandoned buildings throughout town center, including potential brownfield sites. | 2018-2022 | City of Irwinton | \$500,000 | General Fund, DCA, USDA, EPA, EPD, Georgia Cities Foundation | Ongoing | Ongoing Project |
| 5 | Develop plan for development opportunities near intersection of State Route 57 and US 441 bypass. | 2018-2022 | City of Irwinton, Wilkinson County, Development Authority | Staff Time | General Fund | Ongoing | Ongoing Project |
| 6 | Work with Board of Education to identify and plan for potential reuse of old primary school building on State Route 57, west of the US 441 bypass. | 2018-2022 | City of Irwinton, Wilkinson County, Board of Education Development Authority, | Staff Time | General Fund | Ongoing | Ongoing Priority, still in discussion with the board of education. |
| Natural and Cultural Resources | | | | | | | |
| 1 | Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division. | 2019-2022 | City of Irwinton, Wilkinson County, MGRC, EPD | \$50,000 | General Fund, EPD | Canceled | No streams in Irwinton. |
| 2 | Compile inventory of all historic resources in Irwinton and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2019 | City of Irwinton, MGRC | Staff Time | General Fund | Complete | Completed Project |
| 3 | Train public works employees on best management practices for maintenance of right-of-way. | 2018-2022 | City of Irwinton | Staff Time | General Fund | Complete | Completed Project |
| 4 | Identify all properties with underground storage tanks. | 2018-2020 | City of Irwinton, MGRC, EPA, EPD | \$5,000 | General Fund, EPA, EPD | Canceled | No longer a Priority |
| 5 | Work directly with property owners to provide education on septic abandonment as sewer system is developed. | 2021-2022 | City of Irwinton, Wilkinson County, EPD, GSWCC | Staff Time | General Fund | Canceled | No longer a Priority |
| 6 | Pursue Recreational Trails funding to expand bike trails through and around the city | 2018-2022 | City of Irwinton | \$100,000 | General Fund, Recreational Trails Program, SPLOST | Ongoing | Continue to pursue possible recreation grant opportunities. |
| Community Facilities and Services | | | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2018-2019 | City of Irwinton, Wilkinson County, Sheriff | Staff Time | General Fund | Ongoing | Not a priority at the City level. |
| 2 | Undertake expansion of City Hall facilities to provide adequate space for public safety uses and have a multi-purpose community space. | 2018-2020 | City of Irwinton | \$300,000 | General Fund, USDA, SPLOST | Ongoing | Some small renovations have taken place and is an ongoing project. |
| 3 | Determine if PlanFirst designation is appropriate, and if so, submit a proposal to participate. | 2019-2021 | City of Irwinton, MGRC | Staff Time | General Fund | Ongoing | Continue to pursue this opportunity. |
| 4 | Develop and implement a capital improvement program to repair/replace infrastructure and community facilities. | 2018-2019 | City of Irwinton | Staff Time | General Fund | Canceled | No longer a Priority. |
| 5 | Work towards moving from a septic tank system to a sewer system. | 2020-2022 | City of Irwinton, City of McIntyre, Wilkinson County | \$1,500,000 | Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Ongoing Priority |
| 6 | Explore reestablishment of Wilkinson County Water and Sewer Authority to improve efficiency of service delivery. | 2018-2022 | City of Irwinton, City of McIntyre, Town of Toombsboro, Wilkinson County, MGRC | Staff Time | General Fund | Complete | The authority has been established. |
| 7 | Improve drainage infrastructure in West Irwinton neighborhoods downhill from the Courthouse. | 2018-2019 | City of Irwinton | \$545,600 | General Fund, SPLOST, CDBG | Ongoing | This is an ongoing priority. |
| 8 | Utilize community's Revitalization Area Strategy (RAS) designation to undertake infrastructure and quality of life improvements in target area. | 2018-2020 | City of Irwinton, DCA | \$1,000,000 | General Fund, Water Fund, SPLOST, CDBG, | Canceled | No longer a Priority |
| Housing | | | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants where possible to assist with efforts, particularly in RAS Target area, west of town center. | 2018-2022 | City of Irwinton | \$600,000 | General Fund, DCA, USDA | Canceled | No longer a Priority |
| 2 | Develop enforcement program for housing code compliance, including mobile homes. | 2018-2019 | City of Irwinton | Staff Time | General Fund | Ongoing | This continues to be a priority. |
| 3 | Inventory blighted and dilapidated properties. | 2018-2019 | City of Irwinton, MGRC | \$2,000 | General Fund | Complete | Completed Project |
| 4 | Evaluate and update the city's nuisance ordinance. | 2018-2019 | City of Irwinton, MGRC | Staff Time | General Fund | Complete | Completed Project |
| 5 | Participate in Georgia Initiative for Community Housing. | 2019-2021 | City of Irwinton, Wilkinson County, MGRC, DCA | Staff Time | General Fund | Canceled | Still a Priority |
| Transportation | | | | | | | |
| 1 | Reduce speed limit and pursue road improvements to lower rates of speed on State Route 57 east of the 441 Bypass. | 2018 | City of Irwinton | Staff Time | General Fund | Ongoing | Have approached GDOT and are awaiting a response. |
| 2 | Survey street lighting throughout the city and make upgrades where gaps exist. | 2018-2019 | City of Irwinton, GDOT, MGRC | Staff Time | General Fund | Complete | Completed Project |
| Land Use | | | | | | | |
| 1 | Evaluate the appropriateness of land use regulations. | 2018-2019 | City of Irwinton, MGRC | Staff Time | General Fund | Ongoing | Always ongoing |
| 2 | Implement code inspection and enforcement program. | 2018-2019 | City of Irwinton | Staff Time | General Fund | Ongoing | Ongoing Priority |
| 3 | Review and reorganize full Code of Ordinances to ensure internal consistency and legality. | 2018-2019 | City of Irwinton, MGRC | Staff Time | General Fund | Complete | Completed Project |

Community Work Program - City of Irwinton

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|--|---|-----------|--|----------------|--|
| Economic Development | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2022-2024 | City of Irwinton, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 2 | Actively market and promote cultural and tourist events in Irwinton, including the State Banana Pudding Festival and Middle Georgia Epic bike race. | 2022-2023 | City of Irwinton, Chamber of Commerce | Staff Time | General Fund |
| 3 | Pursue redevelopment of vacant and abandoned buildings throughout town center, including potential brownfield sites. | 2022-2027 | City of Irwinton | \$500,000 | General Fund, DCA, USDA, EPA, EPD, Georgia Cities Foundation |
| 4 | Develop plan for development opportunities near intersection of State Route 57 and US 441 Bypass. | 2022-2024 | City of Irwinton, Wilkinson County, Development Authority | Staff Time | General Fund |
| 5 | Work with Board of Education to identify and plan for potential reuse of old primary school building on State Route 57, west of the US 441 Bypass. | 2022-2024 | City of Irwinton, Wilkinson County, Board of Education Development Authority, | Staff Time | General Fund |
| 6 | Explore opportunities for marketing available commercial properties. | 2022-2024 | City of Irwinton, MGRC, | Staff Time | General Fund |
| Natural and Cultural Resources | | | | | |
| 1 | Train public works employees on best management practices for maintenance of right-of-way. | 2022-2024 | City of Irwinton | Staff Time | General Fund |
| 2 | Work directly with property owners to provide education on septic abandonment as sewer system is developed. | 2022-2023 | City of Irwinton, Wilkinson County, EPD, GSWCC | Staff Time | General Fund |
| 3 | Pursue Recreational Trails funding to expand bike trails through and around the city | 2022-2024 | City of Irwinton | \$100,000 | General Fund, Recreational Trails Program, SPLOST |
| Community Facilities and Services | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2022-2024 | City of Irwinton, Wilkinson County, Sheriff | Staff Time | General Fund |
| 2 | Undertake expansion of City Hall facilities to provide adequate space for public safety uses and have a multi-purpose community space. | 2022-2024 | City of Irwinton | \$300,000 | General Fund, USDA, SPLOST |
| 3 | Determine if PlanFirst designation is appropriate, and if so, submit a proposal to participate. | 2022-2023 | City of Irwinton, MGRC | Staff Time | General Fund |
| 4 | Develop and implement a capital improvement program to repair/replace infrastructure and community facilities. | 2022-2023 | City of Irwinton | Staff Time | General Fund |
| 5 | Work towards moving from a septic tank system to a sewer system. | 2022-2024 | City of Irwinton, City of McIntyre, Wilkinson County | \$1,500,000 | Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 6 | Explore reestablishment of Wilkinson County Water and Sewer Authority to improve efficiency of service delivery. | 2022-2024 | City of Irwinton, City of McIntyre, Town of Toombsboro, Wilkinson County, MGRC | Staff Time | General Fund |
| 7 | Improve drainage infrastructure in West Irwinton neighborhoods downhill from the Courthouse. | 2022-2023 | City of Irwinton | \$545,600 | General Fund, SPLOST, CDBG |
| 2 | Implement code inspection and enforcement program. | 2022-2023 | City of Irwinton | Staff Time | General Fund |
| 3 | Review and reorganize full Code of Ordinances to ensure internal consistency and legality. | 2022-2023 | City of Irwinton, MGRC | Staff Time | General Fund |
| Housing | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants where possible to assist with efforts, particularly in RAS target area, west of town center. | 2022-2024 | City of Irwinton | \$600,000 | General Fund, DCA, USDA |
| 2 | Develop enforcement program for housing code compliance, including mobile homes. | 2022-2023 | City of Irwinton | Staff Time | General Fund |
| 3 | Inventory blighted and dilapidated properties. | 2022-2023 | City of Irwinton, MGRC | \$2,000 | General Fund |
| 4 | Evaluate and update the city's nuisance ordinance. | 2022-2023 | City of Irwinton, MGRC | Staff Time | General Fund |
| 5 | Participate in Georgia Initiative for Community Housing. | 2022-2024 | City of Irwinton, Wilkinson County, MGRC, DCA | Staff Time | General Fund |
| Transportation | | | | | |
| 1 | Reduce speed limit and pursue road improvements to lower rates of speed on State Route 57 east of the 441 Bypass. | 2022-2023 | City of Irwinton | Staff Time | General Fund |
| 2 | Explore funding for electric charging stations | 2022-2024 | City or Irwinton, MGRC | Staff Time | General Fund |
| 3 | Explore funding for cantilever street lamps | 2022-2024 | City of Irwinton, MGRC | Staff Time | General Fund |
| 4 | Survey street lighting throughout the city and make upgrades where gaps exist. | 2022-2024 | City of Irwinton, GDOT, MGRC | Staff Time | General Fund |

Community Work Program - City of Irwinton

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|---|--|-----------|------------------------|----------------|--------------------------|
| | Land Use | | | | |
| 1 | Evaluate the appropriateness of land use regulations. | 2022-2023 | City of Irwinton, MGRC | Staff Time | General Fund |
| | Broadband | | | | |
| 1 | Apply for a Broadband Ready designation | 2022-2023 | City of Irwinton | Staff Time | General Fund |
| 2 | Support grant efforts by EMCs and other providers to improve service in the city | 2022-2027 | City of Irwinton | Staff Time | General Fund |

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES | 2022 STATUS | COMMENTS |
|--|--|-----------|---|----------------|--|-------------|---|
| Economic Development | | | | | | | |
| 1 | Utilize the new sewer system as leverage in economic development activities. | 2018-2022 | City of McIntyre, Development Authority | Staff Time | General Fund | Ongoing | Ongoing Project |
| 2 | Continue various infrastructure improvements to support economic development. | 2018-2022 | City of McIntyre, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Ongoing Project |
| 3 | Develop plan for development opportunities along the U.S. Hwy. 441 corridor. | 2018-2020 | City of McIntyre, Wilkinson County, Development Authority | Staff Time | General Fund | Ongoing | Ongoing Project |
| 4 | Actively promote May Day Festival and other tourist opportunities in McIntyre. | 2018-2019 | City of McIntyre, Chamber of Commerce | Staff Time | General Fund | Ongoing | Ongoing Project |
| Natural and Cultural Resources | | | | | | | |
| 1 | Develop implementation plan for impaired stream segments as identified by the Georgia Environmental Protection Division. | 2019-2022 | City of McIntyre, Wilkinson County, MGRC, EPD | \$50,000 | General Fund, EPD | Ongoing | Wilkinson County is the lead jurisdiction on EPD plan with participation by cities with affected creeks and streams running through them. |
| 2 | Compile inventory of all historic resources in McIntyre and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2019 | City of McIntyre, MGRC | Staff Time | General Fund | Ongoing | City volunteers preparing inventory of potentially historic buildings and places for inclusion in historic preservation application. |
| 3 | Train public works employees on best management practices for maintenance of right-of-way. | 2018-2022 | City of McIntyre | Staff Time | General Fund | Ongoing | Ongoing Project |
| 4 | Beautify the U.S. Hwy. 441 corridor. | 2018-2022 | City of McIntyre, GDOT | Staff Time | General Fund, SPLOST, GDOT | Ongoing | Ongoing Project |
| 5 | Improve signage and wayfinding directions, especially along U.S. Hwy. 441 corridor. | 2018-2022 | City of McIntyre, GDOT | Staff Time | General Fund, SPLOST, GDOT | Ongoing | Ongoing Project |
| 6 | Undertake enhancements of city parks and recreational opportunities. | 2018-2022 | City of McIntyre | Staff Time | General Fund, SPLOST, LWCF, Private Grants | Ongoing | Ongoing Project |
| Community Facilities and Services | | | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2018-2019 | City of McIntyre, Wilkinson County, Sheriff | Staff Time | General Fund | Ongoing | Ongoing Project |
| 2 | Develop sewerage system for city water customers. | 2018-2022 | City of McIntyre | \$12,500,000 | Water Fund, SPLOST, CDBG, USDA, GEFA, | Ongoing | The City is waiting for groundbreaking. |
| 3 | Revise 911 addressing system. | 2018-2019 | City of McIntyre, MGRC | \$5,000 | General Fund | Ongoing | Project is temporarily on hold pending changes to county staff involved with execution. |
| 4 | Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement. | 2018-2019 | City of McIntyre | Staff Time | General Fund | Ongoing | Ongoing Project |
| Housing | | | | | | | |
| 1 | Establish a housing rehabilitation program to improve existing housing conditions. | 2018-2019 | City of McIntyre | Staff Time | General Fund | Ongoing | Ongoing Project |
| 2 | Inventory blighted and dilapidated properties. | 2018-2019 | City of McIntyre, MGRC | \$2,500 | General Fund | Ongoing | Ongoing Project |
| 3 | Participate in Georgia Initiative for Community Housing. | 2019-2021 | City of McIntyre, Wilkinson County, MGRC, DCA | Staff Time | General Fund | Ongoing | Still an interest by the community |
| 4 | Apply for housing-related grants to improve condition of owner-occupied homes within the city. | 2020-2022 | City of McIntyre | \$600,000 | General Fund, DCA, USDA | Ongoing | Ongoing Project |
| Land Use | | | | | | | |
| 1 | Evaluate the appropriateness of land use regulations. | 2018-2020 | City of McIntyre, MGRC | Staff Time | General Fund | Ongoing | Ongoing Project |

Community Work Program - City of McIntyre

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|--|--|-----------|---|----------------|--|
| Economic Development | | | | | |
| 1 | Utilize the new sewer system as leverage in economic development activities. | 2022-2027 | City of McIntyre, Development Authority | Staff Time | General Fund |
| 2 | Continue various infrastructure improvements to support economic development. | 2022-2027 | City of McIntyre, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 3 | Create a plan for development opportunities along the U.S. Hwy. 441 corridor. | 2022-2027 | City of McIntyre, Wilkinson County, Development Authority | Staff Time | General Fund |
| 4 | Promote May Day Festival and other tourist opportunities in McIntyre. | 2022-2027 | City of McIntyre, Chamber of Commerce | Staff Time | General Fund |
| 5 | Pursue development of 11-acres property adjacent to Highway 441. | 2022-2027 | City of McIntyre, Development Authority | Staff Time | General Fund |
| Natural and Cultural Resources | | | | | |
| 1 | Develop and implement plan for impaired stream segments as identified by the Georgia Environmental Protection Division. | 2022-2027 | City of McIntyre, Wilkinson County, MGRC, EPD | \$50,000 | General Fund, EPD |
| 2 | Compile inventory of all historic resources in McIntyre and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2022-2027 | City of McIntyre, MGRC | Staff Time | General Fund |
| 3 | Train public works employees on best management practices for maintenance of right-of-way. | 2022-2027 | City of McIntyre | Staff Time | General Fund |
| 4 | Beautify the U.S. Hwy. 441 Corridor. | 2022-2027 | City of McIntyre, GDOT | Staff Time | General Fund, SPLOST, GDOT |
| 5 | Improve signage and wayfinding directions, especially along U.S. Hwy. 441 Corridor. | 2022-2027 | City of McIntyre, GDOT | Staff Time | General Fund, SPLOST, GDOT |
| 6 | Improve city parks and expand recreational opportunities. | 2022-2027 | City of McIntyre | Staff Time | General Fund, SPLOST, LWCF, Private Grants |
| Community Facilities and Services | | | | | |
| 1 | Develop and implement strategy to address animal control. | 2022-2027 | City of McIntyre, Wilkinson County, Sheriff | Staff Time | General Fund |
| 2 | Develop sewerage system for city water customers. | 2022-2027 | City of McIntyre | \$12,500,000 | Water Fund, SPLOST, CDBG, USDA, GEFA, |
| 3 | Revise 911 addressing system. | 2022-2027 | City of McIntyre, MGRC | \$5,000 | General Fund |
| 4 | Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement. | 2022-2027 | City of McIntyre | Staff Time | General Fund |
| 5 | Repair roof on the old "Honey Boo Boo" house to convert to a community center. | 2022-2027 | City of McIntyre | TBD | General Fund, SPLOST |
| 6 | Establish an on-call emergency notification system to alert residents to severe weather or other safety events. | 2022-2027 | City of McIntyre | TBD | General Fund |

Community Work Program - City of McIntyre

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|------------------|--|-----------|---|----------------|--------------------------|
| Housing | | | | | |
| 1 | Establish a housing rehabilitation program to improve existing housing conditions. | 2022-2027 | City of McIntyre | Staff Time | General Fund |
| 2 | Inventory blighted and dilapidated properties. | 2022-2027 | City of McIntyre, MGRC | \$2,500 | General Fund |
| 3 | Participate in Georgia Initiative for Community Housing. | 2022-2027 | City of McIntyre, Wilkinson County, MGRC, DCA | Staff Time | General Fund |
| 4 | Apply for housing-related grants to improve condition of owner-occupied homes within the city. | 2022-2027 | City of McIntyre | \$600,000 | General Fund, DCA, USDA |
| Land Use | | | | | |
| 1 | Evaluate the appropriateness of land use regulations. | 2022-2027 | City of McIntyre, MGRC | Staff Time | General Fund |
| Broadband | | | | | |
| 1 | Support grant efforts by EMCs and other providers to improve service in the city | 2022-2027 | City of McIntyre | Staff Time | General Fund |
| | | | | | |

Report of Accomplishments - Town of Toombsboro

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES | 2022 STATUS | COMMENTS |
|--|--|-----------|---|----------------|---|-------------------|---|
| Economic Development | | | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2018-2022 | Town of Toombsboro, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia | Ongoing | Ongoing opportunity |
| 2 | Incentivize redevelopment of existing vacant buildings within the city, particularly the downtown area. | 2018-2022 | Town of Toombsboro | \$500,000 | General Fund, CDBG-RDF, USDA, OneGeorgia | Ongoing | Exploring opportunities for incentives |
| Housing | | | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants where possible to assist with efforts. | 2020-2022 | Town of Toombsboro | \$100,000 | General Fund, DCA, USDA | Ongoing | Ongoing opportunity |
| 2 | Inventory blighted and dilapidated properties. | 2018-2019 | Town of Toombsboro, MGRC | \$1,000 | General Fund | Completed | Housing assessment completed in 2021 |
| 3 | Participate in Georgia Initiative for Community Housing. | 2019-2021 | Town of Toombsboro, Wilkinson County, MGRC, DCA | Staff Time | General Fund | Ongoing | Toombsboro is still interested in pursuing GICH |
| Natural and Cultural Resources | | | | | | | |
| 1 | Compile inventory of all historic resources in Toombsboro and submit applications for designation with Georgia Register of Historic Places as appropriate. | 2019 | Town of Toombsboro, MGRC | Staff Time | General Fund | Completed | Complete |
| Community Facilities and Services | | | | | | | |
| 1 | Enhance water system. | 2018-2022 | Town of Toombsboro, MGRC, Wilkinson County, Development Authority | \$750,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, EDA, OneGeorgia | Completed | New well + driveway completed; finished scope of work for now |
| 2 | Establish enhanced 911 services. | 2018-2020 | Town of Toombsboro, Wilkinson County, GEMA, MGRC | N/A | General Fund | Completed | Wilkinson County completed this project. |
| 3 | Develop and implement a capital improvement program for infrastructure and community facilities repair and replacement. | 2018-2019 | Town of Toombsboro | Staff Time | General Fund | Completed/Ongoing | Toombsboro has completed the development of the program and it is ongoing |
| 4 | Expand programs offered by libraries and renovate buildings | 2018-2022 | Town of Toombsboro, Regional Library System, private sponsors | N/A | General Fund, SPLOST | Ongoing | Toombsboro is currently in the process of establishing a community center to host such programs |

Community Work Program - Town of Toombsboro

| # | ACTIVITY | CWP YEAR | RESPONSIBLE PARTIES | ESTIMATED COST | POSSIBLE FUNDING SOURCES |
|--|---|-----------|---|----------------|--|
| Economic Development | | | | | |
| 1 | Continue various infrastructure improvements to support economic development. | 2022-2027 | Town of Toombsboro, MGRC, Wilkinson County, Development Authority | \$500,000 | General Fund, Water Fund, SPLOST, CDBG, USDA, GEFA, OneGeorgia |
| 2 | Incentivize redevelopment of existing vacant buildings within the city, particularly the downtown area. | 2022-2027 | Town of Toombsboro | \$500,000 | General Fund, CDBG-RDF, USDA, OneGeorgia |
| 3 | Establish a workforce readiness program at community center when center is operational. | 2022-2024 | Town of Toombsboro | Staff Time | General Fund |
| Natural and Cultural Resources | | | | | |
| 1 | Perform improvements to Toombsboro City Park, including basketball court repaving, new pavilion, and baseball field fencing. | 2022-2024 | Town of Toombsboro, DNR | \$100,000 | General Fund, Grants |
| Community Facilities and Services | | | | | |
| 1 | Continue to implement capital improvement program for infrastructure and community facilities repair and replacement. | 2022-2027 | Town of Toombsboro | Staff Time | General Fund |
| 2 | Expand programs offered by libraries and renovate buildings. | 2022-2024 | Town of Toombsboro, Regional Library System, private sponsors | n/a | General Fund, SPLOST |
| 3 | Purchase generators for city facilities and buildings including well, fire department, and city hall. | 2022-2027 | Town of Toombsboro | \$100,000 | General Fund, Grants |
| 4 | Apply for grants for firefighter equipment and personnel. | 2022-2027 | Town of Toombsboro | \$100,000 | General Fund, Grants |
| Housing | | | | | |
| 1 | Develop housing rehabilitation program to improve existing housing conditions, and pursue housing-related grants where possible to assist with efforts. | 2022-2027 | Town of Toombsboro | \$100,000 | General Fund, DCA, USDA |
| 2 | Participate in Georgia Initiative for Community Housing. | 2022-2027 | Town of Toombsboro, Wilkinson County, MGRC, DCA | Staff Time | General Fund |
| 3 | Encourage and support private efforts to develop affordable housing . | 2022-2027 | Town of Toombsboro, Development community | Staff Time | General Fund |
| Transportation | | | | | |
| 1 | Perform streetscape improvements in town rights-of-way. | 2022-2027 | Town of Toombsboro, GDOT | \$100,000 | General Fund, Grants |
| 2 | Pave and repave roads according to priority list. | 2022-2027 | Town of Toombsboro, GDOT | \$100,000 | General Fund, Grants |
| Broadband | | | | | |
| 1 | Apply for a Broadband Ready designation. | 2022-2023 | Town of Toombsboro | Staff Time | General Fund |
| 2 | Support grant efforts by EMCs and other providers to improve service in the city. | 2022-2027 | Town of Toombsboro | Staff Time | General Fund |
| Land Use | | | | | |
| 1 | Finalize Town of Toombsboro zoning ordinance. | 2022-2024 | Town of Toombsboro, MGRC | Staff Time | General Fund |

Appendices

Appendix A: Plan Adoption Resolutions

Appendix B: Public Hearing Documentation

Appendix C: Steering Committee Documentation

Appendix A: Plan Adoption Resolutions

Appendix B: Public Hearing Documentation

great traditions together for one fantastic dessert! The pound cake has a delicious glaze and is beautifully decorated with pineapple and cherries, but it's all done in a Bundt pan!

Such a great dessert for Easter!

This cake is delectable! I

BLECKLEY COMMISSIONER'S MEETING SET

The Bleckley County Commissioner's Meeting will be held on Thursday, March 17, 2022 at 10:00 a.m. at the Cochran City Auditorium.

**934-NEWS
(6397)**

temperature 3. Whisk together the

**Public Hearing Notice
For Wilkinson County and the Cities of
Allentown, Danville, Gordon, Irwinton, Ivey,
McIntyre, and Toombsboro
Joint Comprehensive Plan Update**

A public hearing will be held on Thursday, March 24, 2022 at 5:30 p.m. at the Wilkinson County Courthouse, located at 100 Bacon Street, Irwinton, GA 31042. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Taylor Stickels, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or tstickels@mg-rc.org.

Persons with special needs relating to disability access or foreign language should contact the Wilkinson County Board of Commissioners at (478) 946-2236 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

INVITATION TO BID

**CITY OF COCHRAN, GEORGIA
WOOD OAK CIRCLE SANITARY SEWER EXTENSION**

DATE: MARCH 3, 2022

Sealed unit price bids will be received by the City of Cochran, Georgia from prospective contractors

Mac Thompson Road before Dubois Church Road.

(The project scope is shown on the plans/cross-sections/maps as prepared by Construction Materials Services, Inc.)

Each bid shall be accompanied by a Bid Bond in an amount of not less than five percent (5%) of the total bid amount. The Bid Bond may be in the form of a surety issued bond or cashier's check made payable to Bleckley County. The Bid Bond shall be forfeited to Bleckley County as liquidated damages if the bidder fails to execute the Contract and provide Performance and Payment Bonds within fifteen (15) days after being notified that he has been awarded the Contract. Surety and insurance companies must have an AM Best rating of A-6 or greater, be listed in the Federal Registry of Companies holding Certificates of Authority and Acceptable Sureties on Federal Bonds, be licensed by the Georgia Insurance Department and the Georgia Secretary of State to do business in the State of Georgia.

Each bid must be submitted in a SEALED ENVELOPE, addressed to the OWNER.

Each sealed envelope, containing a bid, must be plainly marked on the outside "**2022 LMIG Project**".

If bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of the OWNER at the address given above. Bids may not be withdrawn for sixty (60) days after the time and date set for closing, except as allowed by O.C.G.A. Bleckley County reserves the right to reject any and all proposals and to waive any technicalities.

Engineer Contact Info:
Andrew Johnson, PE
Construction Materials Services, Inc.
105 Park 42 Drive, Suite A
Locust Grove, GA 30248-2545
(770) 914-1744

Owner Contact Info:
Michael Davis
Bleckley County Commissioner
112 North Second Street
Cochran, GA 31014
(478) 934-3200

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MORTGAGE? Denied a Loan

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**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN UPDATE**

PUBLIC HEARING AGENDA

March 24, 2022, 5:30 p.m. | Wilkinson County Courthouse

- | | |
|---------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date | MGRC |
| 4) Timeline | MGRC |
| 5) Public Involvement Plan | MGRC |
| 6) Questions/Comments | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

| | |
|-----------------|--|
| Taylor Stickels | tstickels@mg-rc.org |
| David Lane | dlane@mg-rc.org |
| Tiffany Dobbins | tdobbins@mg-rc.org |

**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN PUBLIC HEARING**

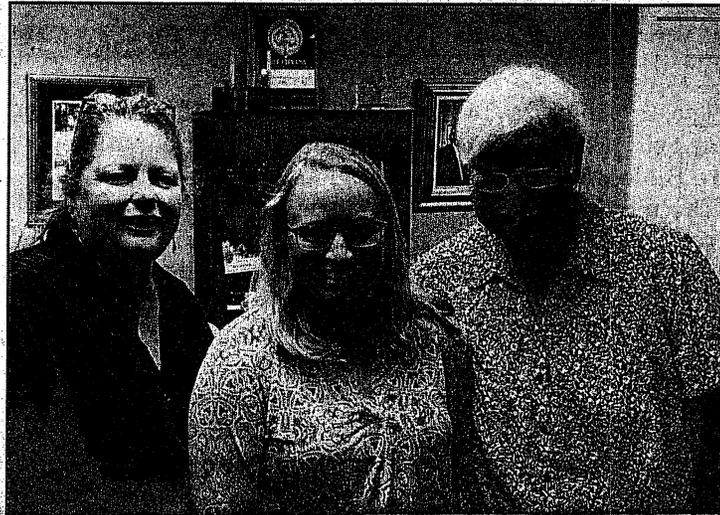
**PUBLIC HEARING SIGN IN
March 24, 2022, 5:30 p.m. | Wilkinson County Courthouse**

| Name | Phone | Email |
|----------------|-------------------------------------|---|
| ROGEEZ BACON | 404 895 0194 | MAYRIZ BACON ^{CITY OF IRWINTON,} ORLY |
| Rod Ackels | 478-278-8269 | rodackels@yahoo.com |
| Beverly Clark | 478-410-2851 | bclark122@yahoo.com |
| Ghenn Kester | 540-687-1021 | Commissioner |
| Michael Gotell | 478-456-9686 | michaelgotell@gmail.com |
| Melvin Smith | Res 478-946-2231 mo 478-979-1639 | louissmith494@gmail.com |
| Dennis Strada | 478 946 2236 | dstrada@wilkinsoncounty.net |
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Winton Welcomes New Summer Intern

On July 12, the Winton council met to welcome Katie Smith, their first summer intern. Following a brief introduction, the mayor and council were given an opportunity to ask questions and welcome Smith.

"Thank you for the opportunity to be here," Smith said.

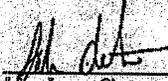


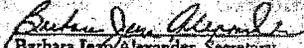
Public Hearing Notice

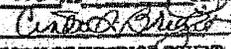
For Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro Joint Comprehensive Plan Update

A public hearing will be held on Thursday, August 10, 2022, at 5:30 p.m. at the Wilkinson County Courthouse, located at 100 Bacon Street, Irwinton, GA 31042. The purposes of the hearing are to brief the community on the contents of the Joint Comprehensive Plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and inform the community of when the plan will be submitted to the Regional Commission and Department of Community Affairs for review. Comments will be received at the public hearing or may be submitted in writing to the Middle Georgia Regional Commission at 175 Emery Highway, Suite C, Macon, GA 31217. All community members are invited to attend the Public Hearing. For additional information, please contact Tiffany Dobbins, Government Services Specialist with the Middle Georgia Regional Commission, at 478-51-6160 or tdobbins@mg-rc.org.

Persons with special needs relating to disability access or foreign language should contact the Wilkinson County Board of Commissioners at (478) 946-2236 prior to the meeting for accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.


 Jalen Juvon Chatman, Foreperson


 Barbara Jago Alexander, Secretary

open court
 FILED IN OFFICE THIS
 11 DAY OF July
 2022 AT 9:50 AM PM

 CLERK OF SUPERIOR COURT
 WILKINSON COUNTY, GEORGIA

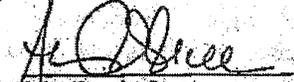
IN THE SUPERIOR COURT OF WILKINSON COUNTY
 STATE OF GEORGIA

The above and foregoing presentments of the Grand Jury having been made in open Court,

It is ordered that said presentments be recorded on the minutes of said Court and that they be published as recommended.

SO ORDERED, this 11 day of July, 2022.


 D. Brent Cochran
 Assistant District Attorney


 Judge, Superior Court
 Ocmulgee Judicial Circuit
 Hon. Brenda Holbert Trammell

**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN UPDATE**

PUBLIC HEARING AGENDA

August 10, 2022, 5:30 p.m. | Wilkinson County Courthouse

- | | |
|---------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date | MGRC |
| 4) Draft Overview | MGRC |
| 5) Questions | MGRC |
| 6) Close-out | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

| | |
|-----------------|--|
| David Lane | dlane@mg-rc.org |
| Tiffany Dobbins | tdobbins@mg-rc.org |

**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
Comprehensive Plan Joint Update**

**PUBLIC HEARING #2 SIGN IN SHEET
August 10, 2022, 5:30 p.m. | Wilkinson County Courthouse**

| Name | Phone | Email |
|------------------|--------------|------------------------------|
| Allen Rogers map | | jallen.rogers85@gmail.com |
| Tanya Mixon map | | mixonboys@yahoo.com |
| Bill Mixon | | mixonboys5@gmail.com |
| Rebecca Rogers | | None |
| Tracy Strange | | tstrange@wilkinsoncounty.net |
| Mayor Dennis | 478 979-0029 | pdennis@windstream.net |
| April Smith map | | mayor@cityofgordon.ga.org |
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Appendix C: Steering Committee Documentation

**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN UPDATE**

**STAKEHOLDER MEETING AGENDA
ECONOMIC DEVELOPMENT, HOUSING, TRANSPORTATION
April 20, 2022, 2:00-5:00 p.m. | Wilkinson County Courthouse**

- | | |
|----------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Economic Development | MGRC |
| 3) Housing | MGRC |
| 4) Transportation | MGRC |
| 5) Other Open Discussion | MGRC |
| 6) Questions/Comments | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

| | |
|-----------------|--|
| Taylor Stickels | tstickels@mg-rc.org |
| David Lane | dlane@mg-rc.org |
| Tiffany Dobbins | tdobbins@mg-rc.org |

**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN MEETING**

**STAKEHOLDER MEETING SIGN IN
April 20, 2022, 2:00-5:00 p.m. | Wilkinson County Courthouse**

| Name | Phone | Email |
|-----------------|------------------|----------------------------|
| Devonia Riddle | 478 946-2037 | mcincityclerk@outlook |
| Beverly Clark | 478- 410-2851 | bclark122@yahoo.com |
| Lloyd Hatfield | 478 804-1905 | iveycouncil@windstream.net |
| Phil Bleser | 478 233-0615 | pbbleser@yahoo.com |
| PAT TOPPING | 478 320 9530 | ptopping@gmail.com |
| Donna Asbell | 478-233-1548 | bluegoose2011@gmail.com |
| John Caswell | 478-233-5273 | jcaswell80@gmail.com |
| BRYAN SAPPE | 478-456-9350 | BRYANSAPPE@GMAIL.COM |
| Bennie Rountree | 478-484-9553 | rountreebennie@yahoo.com |
| April Smith | | |
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**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON,
IRWINTON, IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN UPDATE**

**STAKEHOLDER MEETING AGENDA
COMMUNITY FACILITIES & SERVICES, NATURAL & CULTURAL
RESOURCES, BROADBAND, LAND USE
April 21, 2022, 2:00-5:00 p.m. | Wilkinson County Courthouse**

- | | |
|----------------------------------|------|
| 1) Welcome & Day 1 Recap | MGRC |
| 2) Community Facilities/Services | MGRC |
| 3) Natural/Cultural Resources | MGRC |
| 4) Broadband | MGRC |
| 5) Land Use | MGRC |
| 6) Questions/Comments | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

| | |
|-----------------|--|
| Taylor Stickels | tstickels@mg-rc.org |
| David Lane | dlane@mg-rc.org |
| Tiffany Dobbins | tdobbins@mg-rc.org |

**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
JOINT COMPREHENSIVE PLAN MEETING**

**STAKEHOLDER MEETING SIGN IN
April 21, 2022, 2:00-5:00 p.m. | Wilkinson County Courthouse**

| Name | Phone | Email |
|---------------------|------------------|--------------------------------------|
| Beverly Clark | 478- 410-2851 | bclark122@yahoo.com |
| Melvin Smith | 478-946-2231 | louissmith494@gmail.com |
| Davonia Riddle | 478-946-2037 | mcincityclerk@outlook |
| Lloyd Hatfield | 478-804-1945 | iveycouncil@windstream.net |
| Chiquita M. Jackson | (478)233-3107 | Chiquita.jackson@wilkinson.k12.ga.us |
| ROBERT BACON | 4048950194 | — |
| April Smith | 4789991835 | mayor@cityofgordonga.org |
| Joyce Denson | (478)456-3712 | mayorJdenson@gmail.com |
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**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
WILKINSON COUNTY COMMUNITY WORK PROGRAM MEETING**

MEETING SIGN IN

July 5, 2022, 10:00 – 11:00 a.m. | Wilkinson County Courthouse

| Name | Phone | Email |
|------------------|---------------|-------------------------------|
| John Williams | 478-278-2925 | williams2907a@yahoo.com |
| Michael Gotell | 478-456-9686 | michaelgotell@gmail.com |
| Tracy D. Strange | 478-946-2236 | tstrange@wilkinsoncounty.net |
| Emma Bacon | 4782140259 | wcema@wilkinsoncount.net |
| John Carswell | 478 235 5873 | Jcarswell86@gmail.com |
| Joyce Denson | (478)456-3712 | mayorjdenson@gmail.com |
| Pat Topping | 478 320 9530 | pat@DAWC.net |
| Richard Chatham | 478-946-6227 | grichards@wilkinsoncounty.net |
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IVEY COMMUNITY WORK PROGRAM

July 1, 2022, 3:00 p.m. | Ivey City Council Chambers

| Name | Phone | Email |
|------------------|--------------|------------------------------------|
| C. P. [unclear] | 478-233-9466 | 60604602@YAHOO.COM |
| Christy Mills | 478-946-6483 | cbmills12@yahoo.com |
| Neal [unclear] | " 456-3697 | TEACTOR 6447950 @ yahoo |
| Bonnie Surgeon | 478 233 2479 | ivey town hall@windstream.net |
| Lloyd Hatfield | 478-804-1905 | ivey council@windstream.net |
| Richard Brownley | 478-946-6139 | SF Burks 819@gmail.com |
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Wilkinson County Joint Comprehensive Plan
City of Gordon Work Program Meeting
JOINT COMPREHENSIVE PLAN PUBLIC HEARING

Meeting SIGN IN
July 24th, 2022, 2:00 p.m. | Gordon City Hall

| Name | Phone | Email |
|-------------------|--------------|--------------------------|
| Mayor April Smith | 478 979 1835 | mayor@cityofgordonga.org |
| DAVID LANE | | |
| Tiffany Dobbins | | |
| Rodney Evans | 478-454-7076 | rodneye009@gmail.com |
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WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
ALLENTOWN COMMUNITY WORK PROGRAM MEETING

MEETING SIGN IN

June 30, 2022, 10:00 – 11:00 a.m. | Allentown Municipal Complex

| Name | Phone | Email |
|-----------------|--------------|-----------------------|
| Taylor Stuckels | 478 751 6160 | |
| David Lane | ↓ | |
| Thomas Neaves | 404-625-1512 | |
| Robert Davidson | 478-951-4577 | |
| Giles M. Bk | 478 298 3223 | Chraek@Windstream.net |
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CITY OF MCINTYRE

Agenda

Council Meeting

August 01, 2022

5:30 p.m.

City of McIntyre Conference Room

- I. **Welcome**
- II. **Opening Prayer**
- III. **Approval of Minutes:**
 - July 18, 2022 Council Meeting
 - July 26, 2022 Called Council Meeting
- IV. **New Business:**
 - David Lane-MGRC
 - Quickbooks Time
- V. **Old Business:**
 - Business License Fee Increase
- VI. **Council Comments**
- VII. **Adjournment**

**WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON,
IVEY, MCINTYRE, AND TOOMSBORO
Work Program Meeting**

**STAKEHOLDER MEETING SIGN IN
August 4, 2022, 9:00 a.m. | Irwinton City Hall**

| Name | Phone | Email |
|---------------|--------------|-------------------------------|
| ROBERT BACON | 404 895 0194 | mayorbacon@cityofirwinton.org |
| Beverly Clark | 478-410-2851 | Bclark122@yahoo.com |
| Emma Bacon | 4782140259 | wcema@wilkinsoncounty.net |
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