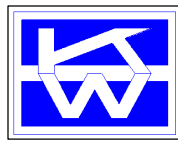


# **BRASELTON GEORGIA**

## **Capital Improvements Element FY 2004-2008**



**KECK & WOOD, INC.**  
Duluth, Georgia

## Table of Contents

<b>Element Section</b>	<b>Page</b>
Capital Improvements Element Goals and Objectives	3
Capital Improvements Planning Group	3
Financial Planning Standards	4
Assumptions Used	4
Policy for Making Changes in the Capital Improvements Element	5
Town Departments	5
Funding Sources	6
Project Categories	7
Background Information and Supporting Data	8
General Information	8
Economy	9
Population	11
Water Supply and Distribution	15
Wastewater Collection and Treatment	18
Water and Sewer Rates	20
Municipal and Police Services	23
Greenspace/Recreation	23
Downtown Beautification/Revitalization	24
Library Services	24
Millage Rate	25
Capital Cost by Comparison	25
Debt Service Coverage Ratio	26
Project Details	See Table 17-18
Sources of other Costs Estimates	Appendix A
Detailed Costs of Water/Sewer Improvement	Appendix B
Detailed Costs of Library Improvements	Appendix C

## **Tables**

Table 1	Current Mayor and Council Town of Braselton, Georgia	9
Table 2	Largest Private Employers, Braselton and Surrounding Area	10
Table 3	Population Statistics, Jackson Co. and Braselton, 1970 - 2000	11
Table 4	Population Statistics, Braselton and Surrounding Counties, 1990-2000	12
Table 5	Household Statistics	12
Table 6	Persons Per Household Statistics	13
Table 7	Population Projections	14
Table 8	Persons Per Household Projections	14
Table 9	Water/Sewer Service Area Population Projections	16
Table 10	Water Demand Projections	17
Table 11	Sewer Demand Projections	19
Table 12	Existing Water/Sewer Rates	21
Table 13	Water Rate Comparisons for 10,500 Gallons of Water Usage	22
Table 14	Sewer Rate Comparisons for 10,500 Gallons of Water Usage	22
Table 15	Debt Service Coverage Ratio	26
Table 16	Preliminary Capital Projects List	27
Table 17	Capital Improvements by Category	
Table 18	Detailed Project List and Costs	

**Chapter 2:** Methodology Report for Public Safety Impact Fee

**Chapter 3:** Methodology Report for Library Impact Fee

## **Maps**

Map 1 - Water/Sewer Service Area/Town Limits

Map 2 - NEGARDC Future Land Use Map – Year 2023

**Capital Improvements Element  
2004-2008  
Town of Braselton, Georgia**

**Capital Improvements Program Goals and Objectives**

The goal of the Town of Braselton Capital Improvements Program is to forecast future public improvement and facility needs in the Town for the next five years, to provide data concerning costs, timing, funding sources, budget impacts, and to organize the information in a written Capital Improvements Element (CIE).

Capital Improvement Program Objectives include the following:

1. Coordinating Capital Improvements carefully with the Town of Braselton Comprehensive Plan.
2. Integrating the CIE budget into the Operating Budget of the Town, to provide for a comprehensive financial Element for accomplishing the goals of the Town.
3. Organizing and executing the CIE budgetary process in a manner that will provide for detailed input from all appropriate sources, and will provide the Mayor and Council with the information necessary to respond to the needs of the community.
4. Ensuring that all actions and decisions made in the CIE budgeting process will contribute to an excellent bond rating.
5. Leveraging the Town's resources against available federal, state, and county funds so as to provide the highest level of services and facilities within the limits of financial resources.
6. Providing an effective and efficient mechanism for annual CIE reviews and revisions.
7. Forecasting the Utility System needs and other needs of the Town on a 20-year Planning horizon.
8. Provide a sound, equitable and legal basis for the establishment of Impact Fees if desired by the Town of Braselton.

**Capital Improvements Planning Group**

The Capital Improvements Element will be reviewed and revised annually by key Town personnel, and will be presented to the Mayor and Town Council for final review and adoption prior to finalization of the annual budget. The permanent Capital Improvements Planning Group will consist of persons filling the following positions:

Town Manager – Chairman	Water Superintendent
Librarian	Wastewater Superintendent
Police Chief	Planning Director
Assistant Police Chief	

Additional group members may be designated by the Town Manager or Mayor at their discretion, in recognition of anticipated specific future projects.

## **Financial Planning Standards**

Experience has provided a variety of empirical standards that are used by the Town as guidelines in evaluating proposed expenditures, establishing timetables, and comparing funding alternatives. Financial Standards have been established the Town and the following are guidelines only:

1. Debt Service Ratio – The total annual long-term debt service payments of the Town for any year (principal and interest) should not exceed 25 percent of the total annual budget for that year.
2. Capital Improvements Ratio - The total annual Capital Improvement Budget for projects to be funded by current year town funds should not exceed 20 percent of the current year revenues.
3. G.O. Debt Ratio - General Obligation debt should not exceed 5.0 percent of the total tax digest of the Town.
4. Per Capita Debt - The amount of bonded debt per capita (principal amount) should not exceed \$2,000.00. Per capita may necessarily include expected growth based on reliable data.

## **Assumptions Used**

Revenue and expense projections are made under the following assumptions:

1. General Fund
  - a) The assessed valuation of taxable property in the Town of Braselton is projected to increase at approximately the same rate as the population.
  - b) The assessed valuation of personal property subject to ad valorem taxes is projected to increase at the rate of population increase.
  - c) Franchise Tax revenues for telephone, cable, and electrical providers are projected to increase at a rate of population increase.
  - d) Recorders Court revenues will increase at the rate of growth of the Police Department.
  - e) Operating Expenditures will increase at the rate of inflation and rate of growth of the population.
  - f) Annual contingency funds in accordance with the Town's Financial Policies will be established.
  - g) Vehicles and Equipment expenditures can be financed over a period of four years at an interest rate of 5%.
  - h) Capital Leases are treated equivalent to long-term debt.
  
2. Enterprise Fund (Utility System):
  - a) Residential utility customers average 2.63 persons per household.
  - b) Average water use per residential household per household will remain constant.
  - c) The Town will impose annual utility system rate increases as needed.

- d) Industrial water use will grow at the same rate as residential usage.
- e) Revenue Bonds can be issued with 20-year term at 5.0 percent interest or less.
- f) Projected Utility System Revenues for each year must equal at least 130 % of the required debt service requirements for that year.

All other revenues will increase at an average annual rate of 2.0 percent.

### **Policy for Making Changes in the Capital Improvements Element**

The Mayor and Town Council, based upon consideration of recommendations made by the Capital Improvements Planning Group, will make major modifications to the CIE. Major modifications are defined as any single change involving the addition of more than \$10,000 to previously approved expenditures, or an annual cumulative total increased amount exceeding \$50,000, unless otherwise provided for in the Town's Financial Policies. All recommended changes will identify a proposed funding source and/or identification of project or schedule changes necessary to accommodate the change.

The Town Manager is authorized to make minor modifications to the CIE as she may find appropriate during the fiscal year. Minor modifications are changes include any downward adjustment to estimated project costs, any deferral of project funding or completion schedule to a later date, and individual project budget increases of less than or equal to \$10,000, unless otherwise provided for in the Town's Financial Policies. All minor modifications to the CIE shall be reported to the Mayor and Council during their next regularly scheduled Council Meeting.

### **Town Departments**

Town operations are subdivided into functional departments, as follows:

1. Administration: Includes Town Manager-Clerk, Finance and Booking, Utility Billing and the like.
2. Police Department
3. Municipal Court System
4. Planning & Development: including planning and zoning, code enforcement, permitting and building inspection.
5. Library Services
6. Water Department: Includes water supply, water storage, distribution and meter reading.
7. Sewer Department: Includes wastewater collection, treatment and disposal.
8. Economic Development

## **Funding Sources**

Funding for Town facilities and services is drawn from a variety of sources, each identified as follows:

1. **General Obligation Bonds:** General obligation refers to long-term debt used to finance capital improvements, supported by the full faith and credit of the community. General obligation debt requires the prior approval of the voters for a specific undertaking.
2. **Revenue Bonds:** Revenue Bond funds are derived from long-term borrowing supported by net operating revenues of the utility systems.
3. **State Revolving Loan Fund:** Low interest loans available for use in making Capital Improvements to the water and sewer systems.
4. **Georgia Environmental Facility Authority (GEFA) Loan:** Twenty-year, low interest loans, available with a minimum of administrative effort and bond issuance costs, for use in developing water and wastewater facilities.
5. **Capital Leases:** Long-term financing for vehicles and equipment.
6. **Federal Grants:** EPA, Community Development Block Grant (CDBG), Intermodal Service Transportation Efficiency Act (ISTEA), Farmers Home, etc.
7. **State Grants:** EPD, One Georgia Grants, Governor's Emergency Grants, Local Assistance for Road Paving (LARP), DOT local contracts, etc.
8. **Other loans** to include Farmers Home and the like.
9. **Special Purpose Local Option Sales Tax (SPLOST) Funds:** Counties can impose a sales tax to support specific Capital Improvements if approved by the County voters in an election referendum. The SPLOST funds are disbursed by the County, with a population based pro-rata portion of the total disbursed for Town projects.
10. **Impact Fees:** Charges imposed on development benefited by a capital improvement project.
11. **Net Revenues:** Funds drawn from current-year net revenues (current year revenues less current year expenses) or prior years' reserves. Current year revenues are derived from the following sources:

**Property Taxes:** The Town of Braselton historically has not utilized property taxes, but could do so based upon the adoption of a millage rate ordinance by the Mayor and Council.

**Sales Tax Revenues:** The Town of Braselton collects a 1.0% Sales Tax for use as General Fund Revenue.

**Hotel/Motel Lodging Tax:** The Town collects a 5% Hotel/Motel Tax used to promote tourism, conventions and trade shows.

**Franchise Fees:** Power, Telephone, Cable System, and Gas System operators serving customers within the Town Limits pay Franchise Fees.

**Alcoholic Beverage Taxes**

**Financial Institution Gross Receipts Tax**

**Charges for Services:** Tap Fees, Utility fees, Permit fees, etc.

**Occupational Taxes:** Business Licenses

**Insurance Premium Taxes:**

## Licenses and Permits: Building Permits, Inspection Fees

### Fines and Forfeitures:

Private Funds: Funds provided by private individuals or developers, in support of a particular improvement or activity. Private Funds may include assessment amounts imposed as well as funds paid prior to the start of a project, and funds in escrow.

### Interest Earned:

Other Revenues: May include Real Estate Transfer Taxes, Intangible Taxes, collections in lieu of tax, Cemetery Fees, Golf Course Revenues in excess of operating expenses, and other similar revenue sources.

Due From Other Governments: Capital improvement assistance provided by adjacent governments in connection with shared projects.

## Project Categories

Capital Improvement projects are grouped by categories as follows:

1. Local Streets: Includes street improvements, widening, curb and gutter additions, street extensions, intersection improvements and similar items. Also included is the state-funded LARP program for re-paving local streets.
2. Highways and Thoroughfares: Includes Town-funded improvements to major thoroughfares, including numbered highways within the corporate limits.
3. Public Buildings: Includes improvements made to, or new facilities for, Town Hall, Police, Civic Buildings and Maintenance facilities. Category does not include buildings used primarily by the Public Utility systems.
4. Public Equipment: Includes acquisition of all public equipment items, including vehicles and equipment utilized primarily by the Public Utility systems.
5. Parks and Recreation: Includes land acquisition and improvements for use as public parks and recreation facilities.
6. Storm Drainage: Includes expenditures made to correct storm drainage problems, including replacement of deteriorated or substandard storm drain elements.
7. Street Lighting: Includes street lighting improvements as well as expenditures required to relocate street lighting in connection with road widening and intersection improvement projects.
8. Sidewalk Construction and Maintenance: Includes new construction of sidewalks and bicycle paths in areas without such facilities. Does not include replacement of sidewalk segments damaged by weather, tree roots, or deterioration due to age.
9. Traffic Signals: Includes installation of new traffic signals at un-signalized intersections, and replacement and upgrade of existing signals. Does not include signal maintenance and repair.
10. Water Supply and Distribution: Includes new facilities or expansion and upgrade of existing facilities for raw water supply, water treatment, water storage, and water distribution. Also includes acquisition of new vehicles and equipment used primarily in the operation and maintenance of the water systems.

11. Wastewater Collection, Treatment and Disposal: Includes new facilities and upgrade or extension of facilities for the collection, treatment, and disposal of wastewater. Also includes acquisition of new vehicles and equipment used primarily in the operation and maintenance of the sewer systems.
12. Greenspace/Recreation: Includes open areas, areas designated for conservation, passive recreation areas for walking trails as well as traditional recreation activities.
13. Debt Service on Enterprise Fund activities.
14. Downtown Beautification/Revitalization(Streetscape): Comprehensive revitalization program typically found in the downtown area to include but not limited to improvement or construction of sidewalks, lighting, furnishings, open space areas, park and/recreational areas and the like.

### **Background Information and Supporting Data**

Projections of future needs and of capital financing ability are based on the historical growth of the community. In general, growth patterns, trends, and projections used in the CIE are drawn from the formal *Comprehensive Element for Jackson County and the Cities of Arcade, Braselton, Commerce, Hoschton, Jefferson, Nicholson, Pendergrass, and Talmo* prepared with technical assistance from the Northeast Georgia Regional Development Center (NEGRDC), dated May 1998 (hereinafter the Comprehensive Plan). This Plan is currently being updated. Selected data from the Comprehensive Plan, and 2004 update is presented and expanded upon. Additional information was secured from the *U. S. Bureau of the Census* and the *Georgia Department of Labor*. Further information was provided by the Town, including financial information and the *Town of Braselton Audit* as performed by Erwin, Knight, & Cook, L.L.C. as well as a recently completed *Engineering Report on the Expansion and Improvements to the Water & Water Reclamation Facilities* as prepared by Engineering Management, Inc, also referred to as the Town's Engineering Report. Information on library services was obtained from the document *A Building Program for a New Braselton-West Jackson Library*, prepared by Charles J. Schmidt, and Joan Anderson. Other information was obtained from a *Master Plan* document under development by Franzman/Davis & Associates, a division of Jordan, Jones and Goulding, Inc. and the *Preliminary Official Statement* for the Town's 2003 Bond Issue, as prepared by Sterne, Agee & Leach, Inc.

#### **1. General Town of Braselton Information:**

The Town of Braselton was incorporated in 1916, and was named for the Braselton Brothers who operated stores in the area beginning in 1884. It is approximately 45 miles northeast of Atlanta via the major transportation corridor of Interstate Highway 85. Braselton has excellent access for both truck and vehicular traffic via Georgia Highways 211, 53, 60, 124, 347 and Interstate Highway 85. Braselton is served by the Jackson County Airport (between Braselton and Commerce) and is approximately 1.5 hours from Hartsfield International Airport in Atlanta. The nearest railroads are in Jefferson, 10 miles to the east, and Winder, 10 miles to the south.

Elevations in Braselton are in the 900 foot range above sea level. Braselton is located in the upper fringes of the Piedmont Plateau with land generally characterized by gentle slopes and valleys

although some areas near streams may be steep. Braselton is located in the Mulberry River drainage basin.

Braselton has a Council-Manager form of government. The Mayor and four Council members, shown in Table 1, are elected to serve 4-year terms. The Town Manager is Jennifer H. Scott. As of this writing, the Town has 26 full time employees and 2 part-time employees. The town's functional organizational chart of key town positions is shown on the next page:

<b>TABLE 1</b>	
<b>Current Mayor and Council Town of Braselton, Georgia</b>	
<b><u>Name</u></b>	<b><u>Office</u></b>
Ms. Pat Graham	Mayor
Mr. Ralph Richardson	Council
Ms. Elise Cotter	Council
Mr. Dudley Ray	Council
Mr. Bruce Yates	Council

Source: Town of Braselton

### **Economy**

The economy of the Town and adjacent area is well balanced between residential and industrial/commercial growth. Residential growth has flourished due to the area serving as a bedroom community for the metro Atlanta area. With numerous state highways and I-85 providing easy access to the area, their residential growth and commercial growth is expected to continue at an even greater rate. The annexation of the Chateau Elan area provided Braselton with a substantial commercial base along with quality residential growth. It is expected that Chateau Elan will construct approximately 100 single-family homes annually for the next 15 years.

Associated with their residential growth is stable and diversified industrial/commercial activity within Braselton and its service area. The NEGARDC update for 2003 shows some 2,071 jobs in Braselton, of which only 53 were filled by town residents. The largest private employers are identified in Table 2. In addition to the Haverty's warehouse shown on Table 2, there are two additional mega-warehousing complexes either planned or underway which will add over 8.5 million feet of warehouse space. Also, a new shopping center on Hwy 211, north of I-85 opened recently with Publix Grocery store as the anchor. Another similar shopping center, with Kroger as an anchor, is scheduled to open in mid July. The Georgia Distribution Center, a 265 acre industrial park on Hwy 53, just Northwest of the Town Hall is also under construction with an potential build-out of approximately 3 million square feet.

**TABLE 2**  
**Town of Braselton**  
**Five Largest Private Employers**

Name	Product	Employment
Chateau Elan	Resort/upscale development	630
Haverty's	Furniture Warehouse	400
Braselton Poultry	Poultry Processing	238
Mayfield Dairies	Dairy Products	195
Year One	Classic Car Parts Dist.	160

Source: Town of Braselton,  
Engineering Management, Inc.  
Jackson Co. Chamber

The challenge for Town in the future is to be able to handle the rapid development without losing its small town character and historical integrity. A Master Plan developed by Jordan, Jones and Goulding presents mixed use development, a major in-town green with park facilities and an amphitheater, historic preservation, and interconnecting greenways. Map 2 at the end of this report shows the anticipated land use in the year 2022, and Appendix H shows some of the downtown improvements as envisioned in the Jordan, Jones and Goulding plan.

## 2. Population Data

The population of both Braselton and surrounding counties has increased significantly over the past 30 years. Braselton is unique, however, because in the 1970's, the number of households actually decreased by 21.3 percent, accompanied by a 20 percent decrease in population. The Town rebounded in the 1980's during which time the population increased by over 35 percent with housing units increasing by over 77 percent. Between 1990 and 2000, the Town's population increased by 188.52 percent

The 2000 Braselton population count includes annexation of land, which increased the incorporated area from 3.8 square miles in 1990 to 7.2 square miles in 2000. The number of persons per square mile also increased from 110 in 1990 to 167 in 2000. During the same period, the countywide population density increased from 87 persons per square mile in 1990, to 121 persons per square mile in 2000. The current area of the Town is approximately 10.7 square miles.

Because the Town of Braselton also has significant populations in the counties of Barrow, and Gwinnett, as well as some population in Hall County, it is important to look at population trends in these counties as well, since they among the fastest growing counties (top 200) in the United States. Population statistics are shown in tables 3 thru 7:

<b>Table 3 Population Statistics Braselton and Jackson County</b>				
<u>Census</u>	<u>Braselton</u>		<u>Jackson County</u>	
<u>Year</u>	<u>Town</u>	<u>% Change</u>	<u>County</u>	<u>% Change</u>
1970	386	-20.2	21,093	+20.1
1980	308	+35.71	25,343	+18.4
1990	418	+188.52	30,005	+38.6
2000	1206		41,589	

Source: U. S. Census

<b>TABLE 4</b>		<b>Census Population</b>		<b>Change, 1990 to 2000</b>	
<b>Jurisdiction Name</b>	<b>State</b>	<b>April 1, 1990</b>	<b>April 1, 2000</b>	<b>Number</b>	<b>Percent</b>
Barrow County	GA	29,721	46,144	16,423	55.3
Gwinnett County	GA	352,910	588,448	235,538	66.7
Hall County	GA	95,428	139,277	43,849	45.9
Jackson County	GA	30,005	41,589	11,584	38.6
<b>Town of Braselton</b>	<b>GA</b>	<b>418</b>	<b>1206</b>		<b>188.52</b>
Source U.S. Census					

<b>TABLE 5</b>				
<b>Household Statistics</b>				
<b>Braselton and Surrounding Counties</b>				
<b>Jurisdiction</b>	<b>1990</b>	<b>2000</b>	<b>Change</b>	
	<b><u>Households</u></b>	<b><u>Households</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
Barrow Co.	10,676	16,354	5,678	+ 53.2
Gwinnett Co.	126,971	202,317	75,346	+ 59.3
Hall County	34,721	47,381	12,660	+ 36.5
Jackson Co.	10,721	15,057	4,336	+ 40.4
<b>Braselton</b>	163	459	296	+181.6
Source: U.S. Census 1990 100 percent data, 2000 100 percent data				

**TABLE 6**  
**Persons Per Household**  
**Braselton and Surrounding Counties**

<u>Census Jurisdiction</u>	<u>1990 Persons/household</u>	<u>2000 Persons/household</u>	<u>% Change</u>
Barrow County	2.78	2.82	1.44
Gwinnett County	2.78	2.91	4.68
Hall County	2.75	2.94	6.91
Jackson County	2.80	2.76	(1.43)
Braselton	2.56	2.63	2.73

Source: U.S. Census

The 1998 Comprehensive Plan contains population projections for the years 1995 through 2015. However, the 2000 population of Braselton already exceeds the projected 2015 population shown in the 1998 Comprehensive Plan. Attempting to predict demographic changes with accuracy is often difficult. Utilizing previous and current demographic trends with population statistics compiled by the U. S. Bureau of the Census is helpful, however, much of the Town's future growth could be due to annexation, and will in great measure be a result of the Town's policies on growth. Preliminary indications from the update of the Town's Comprehensive Plan is that the Town may establish certain boundaries within in which anticipated annexations might occur. It is safe to conclude, however, with its access to transportation corridors, excess sewer capacity, proximity to fast growth counties and its progressive government, Braselton could continue to experience unprecedented growth. Projections made in the plan are presented as follows:

**Table 7**  
**Braselton Population Projection Alternatives**

<b>Year</b>	<b>Historical</b>	<b>Series A</b>	<b>Series B</b>	<b>Series C</b>	<b>Series D</b>
1970	386	386	386	386	386
1980	308	308	308	308	308
1990	418	418	418	418	418
2000	1206	1206	1206	1206	1206
2010		1260	2100	2950	5161
2020		1820	4160	5770	9116

**Table 8**  
**Braselton "Series D" Population (5 Yr. Increments)**

<b><u>Year</u></b>	<b><u>Population</u></b>	<b><u>Persons Per Household</u></b>
2000	1206	2.63
2005	3184	2.50
2010	5161	2.45
2015	7139	2.40
2020	9116	2.35
*2023	10303	2.34

\*2023 update provided by NEGARDC 8/19/03

- Series A            Exponential curve based on population 1970 - 2000
- Series B:        Exponential curve based on population 1980 - 2000
- Series C:        Exponential curve based on population 1970 - 2020  
                      assuming build out of developments
- Series D:        Linear extrapolation to build-out by 2020

For the purposes of this study, Series D is considered as the most likely to represent the future population of the Town of Braselton. Projections in a recent water/sewer study performed by Engineering Management for the Town show projected water/sewer service area populations. These projections are consistent with Series D, and will be used in this study. These service area projections are shown in Table 9.

### **3. Water Supply and Distribution System**

The Town of Braselton currently provides water service to over 1600 customers located within a utility service area of approximately 23.8 square miles. Water is provided to these customers through a distribution system that consists of approximately 40 miles of water lines ranging from 2 to 12 inches in diameter. Water storage is provided by 4 tanks, which provide a total of 1,465,000 gallons of storage.

The Town's water supply comes from a well system capable of producing 275,000 gallons per day. In addition, the Town purchases water on a wholesale basis from several sources. An agreement with Gwinnett County provides for purchases up to 1.25 MGD. An agreement with Jackson County to purchase water from the Bear Creek reservoir in amounts up to 1 million gallons per day is also in place and expected to be used in the spring of 2004. In addition, an agreement with Barrow County to purchase up to 700,000 gallons per day was signed, for total resources of 3,225,000 gallons per day

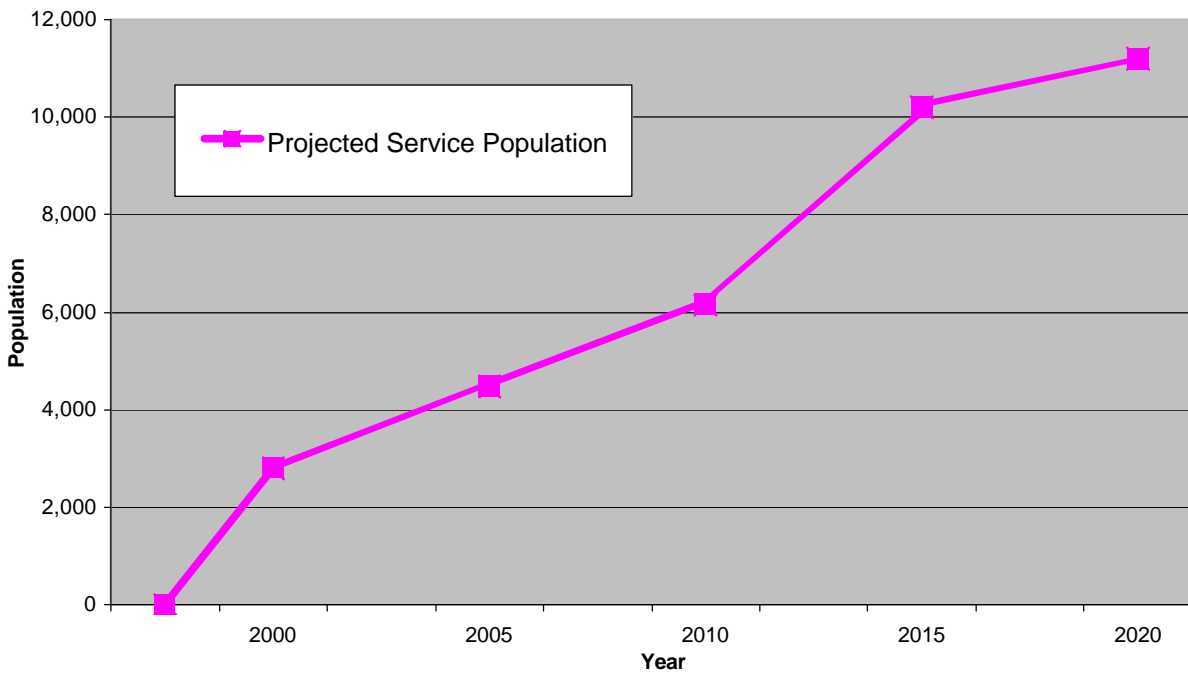
Table 9 shows the projected service area population for water and sewer. While the amount of water soon to be available is greatly in excess of the current demand, it should be noted that estimates show 500 residential lots in Town's service area will require service during the next 24 months. Given the growth that the Town faces during the next 15-20 years, the Town is exhibiting considerable foresight in entering into these contracts for additional water now. Table 10 shows the available supply vs. the anticipated demand. Based on these figures, the current supply should last until 2011; however, distribution system improvements need to be made to assure deliveries of water at adequate volumes and pressures. These improvements, known as Phase IV of the Town's Water Improvement Plan consisted of construction of approximately 63,000 linear feet of 8", 10" and 12" water mains with hydrants, valves, etc. This was completed in 2003 at a cost of approximately \$750,000. In addition, a modern maintenance facility was constructed. Some 1.8 million dollars, (excluding support costs) in additional distribution improvements known as "Thompson Mill Area Water System Improvements", have been identified by Engineering Management, Inc. and are included in this Capital Improvement Element.

**Table 9**  
**Town of Braselton Projected Service Area Population for Water and Sewer Service**

<u>Year</u>	<u>Projected Service Population</u>
2000	2,800
2005	4,475
2010	6,150
2015	10,200
2020	11,200

Source: Engineering Management, Inc.

**Projected Water/Sewer Service Area Population**



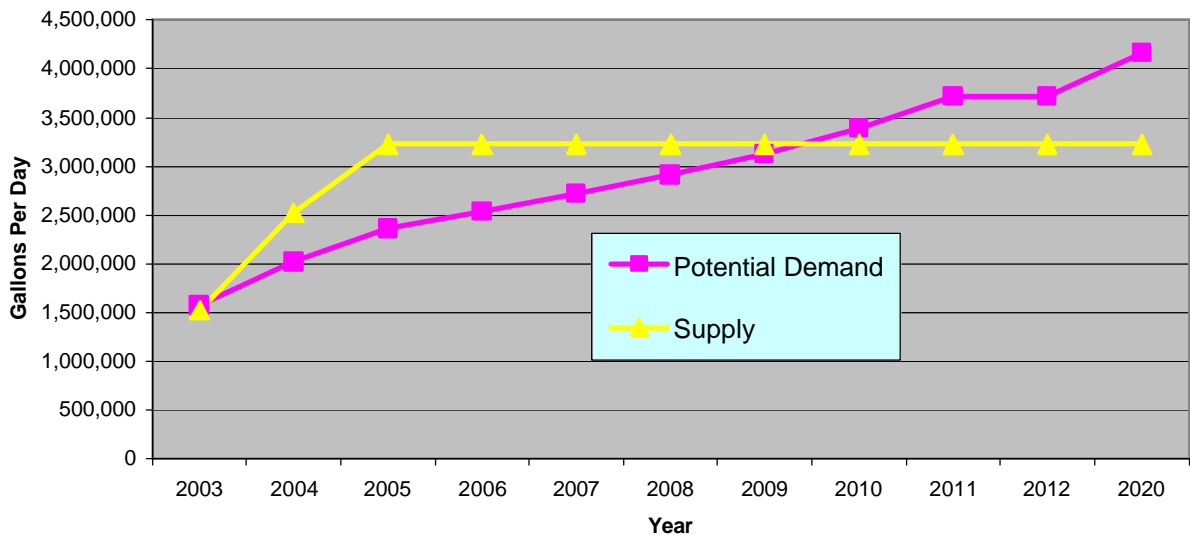
**Table 10**

**Water Supply vs. Potential Demand (GPD)**

<b>Year</b>	<b>Potential Demand</b>	<b>Supply Available</b>
<b>2003</b>	1,570,697	1,525,000
<b>2004</b>	2,018,156	2,525,000
<b>2005</b>	2,358,698	3,225,000
<b>2006</b>	2,534,764	3,225,000
<b>2007</b>	2,718,647	3,225,000
<b>2008</b>	2,910,392	3,225,000
<b>2009</b>	3,127,410	3,225,000
<b>2010</b>	3,392,173	3,225,000
<b>2011</b>	3,715,184	3,225,000
<b>2012</b>	3,715,184	3,225,000
<b>2020</b>	4,160,737	3,225,000

Source of Demand Estimates: Engineering Management, Inc.

**Water Supply vs. Potential Demand**



#### **4. Wastewater Collection, Treatment and Disposal Systems**

The Town of Braselton provides wastewater collection and treatment to residential, commercial and industrial customers. There are currently approximately 500 connections to the system. The collection consists of approximately 10 miles of 8", 10", and 12" gravity sewer and 9 pump stations with force mains. The Town currently has one treatment facility near the Mulberry River off Josh Pirkle Road. The present permitted capacity of the facility is .54 MGD. The treatment system consists of a 3 cell aerated pond, a storage pond, a filter system and a slow rate land application system utilizing drip and spray irrigation. The system produces reuse quality effluent.

The Town has been asked to provide sewer service to additional stages of the Chateau Elan residential development off Thompson Mill road, and well as to additional projects. The Town's Engineering Report identifies a need of over 1 million gallons per day in wastewater capacity with future demand approaching 3.7 MGD within 25 years.

Due to the high cost and difficulty of obtaining additional land for traditional spray irrigation, the town has opted to upgrade the treatment capacity to "reuse" quality. This will give the Town more options for wastewater disposal including use in recreational areas such as the Chateau Elan golf course, landscaping, and discharges into surface waters. The Town has received tentative approval for a 2 MGD discharge on Walnut Creek and has entered into a design/build contract for a 1.27 MGD facility, which can be quickly upgraded to 2.54 MGD as demand increases. Also, since the Town has a completed watershed assessment, the discharge permit can be increased by an additional 730,000 gallons per day. The planned plant and system improvements as identified in the Town's Engineering Report are estimated to cost \$8,328,000 (excluding support costs) and are included in this Capital Improvement Element.

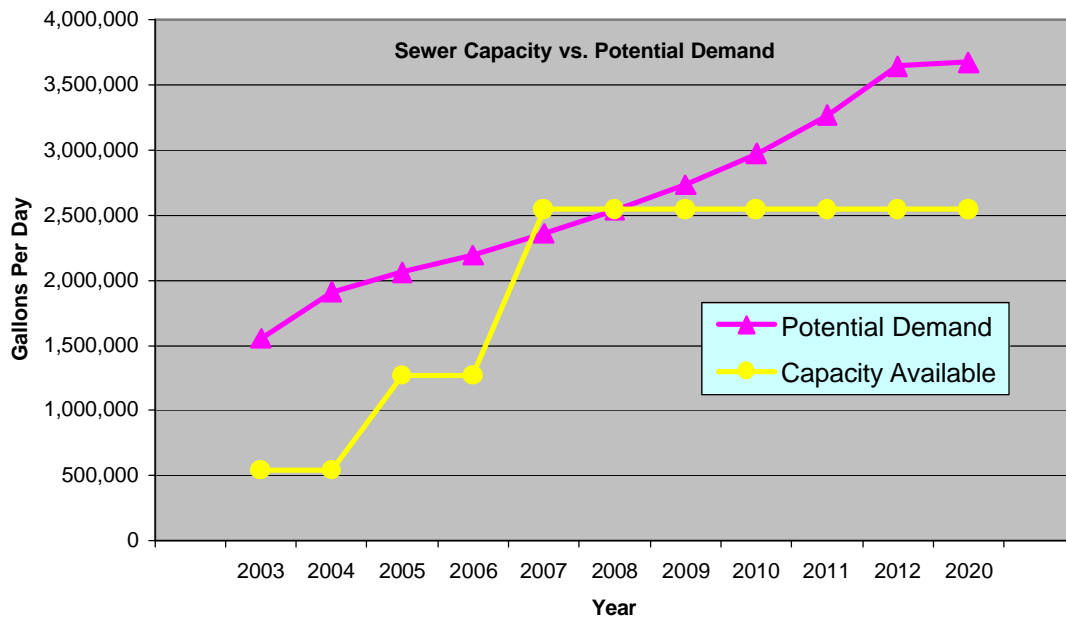
Table 11 shows the capacity represented by planned improvements vs. potential demand. It should be noted that the Town has a waiting list and additional sewer customers are not connected until the infrastructure is available to serve them. Infrastructure will not be built without firm commitments. Therefore, in table 11, the potential demand will in some years exceed the system capacity. However, as stated earlier, the actual demand will be controlled by the Town and customers will not allowed actually connect to the system until the infrastructure is in place. Based on the anticipated growth of the service area and population served, the proposed treatment facilities improvements (assuming the 1.27 mgd is eventually expanded to 2.54 mgd) can be expected to meet projected demands until 2009. If the Town plans to aggressively try to meet all of the sewer demands of the future, then the planning, upgrading and expansion of sewer services will need to take place on an on-going basis.

**Table 11**

**Sewer Capacity vs. Potential Demand (GPD)**

<b>Year</b>	<b>Potential Demand</b>	<b>Capacity Available</b>
<b>2003</b>	1,553,402	540,000
<b>2004</b>	1,910,928	540,000
<b>2005</b>	2,062,084	1,270,000
<b>2006</b>	2,192,417	1,270,000
<b>2007</b>	2,359,232	2,540,000
<b>2008</b>	2,533,545	2,540,000
<b>2009</b>	2,730,835	2,540,000
<b>2010</b>	2,971,528	2,540,000
<b>2011</b>	3,265,174	2,540,000
<b>2012</b>	3,640,223	2,540,000
<b>2020</b>	3,670,223	2,540,000

Source of Demand Estimates: Engineering Management, Inc.



## **5. Water and Sewer Rates**

Water and Sewer Service Charges are reviewed annually by the Mayor and Council. The Town of Braselton has a minimum monthly water and wastewater rate, which covers the cost of usage volumes up to 2,000 gallons and the administrative costs for meter reading and billing. Beyond the minimum usage level, water customers are billed on a graduated rate, increasing as usage volume increases. Minimums increase with meter size. Due to the lower population density outside of the Town limits, the operational cost for customers outside of the Town limits is higher. Therefore, residential water customers outside the Town limits pay a higher minimum for water to compensate for the additional costs in serving a lower population density area. Sewer customers are billed in a similar manner, but the rate is higher due to the higher cost of collecting and treating sewage.

Fees are charged to connect to the water and wastewater systems. The current rates and fees were adopted in December of 1998, and are shown in Table 12:

**TABLE 12**  
**Existing Water Usage Rates (3/4 meter)**  
**(Adopted 12/98)**

<u>Usage (gal)</u>	<u>Water System</u>	
	<u>Inside Braselton</u>	<u>Outside Braselton</u>
First 2,000	\$10.00 (minimum)	\$13.00 (minimum)
Next 3,000	\$3.50 per 1,000 gal.	\$3.50 per 1,000 gal.
Over 5,000	\$3.90 per 1,000 gal.	\$3.90 per 1,000 gal.

**Water and Sewer Connection Fees**  
**(Adopted 12/98)**

<u>Item: Water Meter Size</u>	<u>Inside Braselton</u>	<u>Outside Braselton</u>
¾ inch	\$ 700	\$ 700
1 inch	\$ 850	\$ 850
2 inch	\$ 2,300	\$ 2,300
3 inch	\$ 11,200	\$ 11,200
4 inch	\$ 14,900	\$ 14,900
6 inch	\$ 22,500	\$ 22,500
8 inch	\$ 37,000	\$ 37,000
<b>Sewer</b> (Per Equivalent Dwelling Unit – 350 GPD)	\$ 2,500	N/A

The current rates and connection fees for the Town of Braselton are comparable to other water providers in the surrounding area. A comparison of the customer cost for 10,500 gallons of water usage for the Braselton water system is shown in Table 13.

Table 14 shows a comparison for sewer service based on the same volumes. A review of these tables indicate Braselton’s water and sewer rates are very competitive, particularly in areas outside the Town limits.

**TABLE 13**  
**Water Rate Comparison for 10,500 Gallons of Water Usage (3/4 meter) Braselton and Surrounding Areas**

<u>Water System</u>	<u>Inside Town Limits</u>	<u>Outside Town Limits</u>
Braselton	\$38.45	\$41.45
Commerce	\$32.88	\$52.50
Gwinnett Co.* <small>*subject to 25% summer surcharge</small>	N/A	\$39.54
Jackson County W&SA	N/A	\$57.50
Gainesville	\$26.68	\$49.07

Source: Keck and Wood

**TABLE 14**  
**Sewer Rate Comparison for 10,500 Gallons of Sewer Usage Braselton and Surrounding Areas**

<u>Sewer System</u>	<u>Inside Town Limits</u>	<u>Outside Town Limits</u>
Braselton	\$39.20	N/A
Commerce	\$32.88	\$52.50
Gwinnett Co.	N/A	\$45.94
Jackson County W&SA	N/A	N/A
Gainesville	\$48.86	\$55.32

Source: Keck and Wood

## **6. Municipal Police Services:**

The Braselton Police Department consists of 8 employees including a Chief, Assistant Chief, a Lieutenant, Sergeants, Corporals, Officers and a K-9 officer. The area of service is the Town limits. The Department is responsible for an area of over 10 square miles, and currently operates in approximately 500 square feet of space in Town Hall. Due to the expected growth in population, the department will grow accordingly, but is already lacks the necessary space to function properly. Calls for service made via 911 increased from 651 in 1998 to 6461 in 2002. In addition to serving a rapidly growing resident population, even further demands are made on the department by the increasing number of workers coming into the community to work or through the community to in route to work. Department of Labor statistics (2001) show some 14,267 workers employed on a job site in Jackson County. Some 2,071 of these work in Braselton (Chateau Elan, Haverty's, etc.) and many more traverse through Braselton because of its access to I-85 and major state routes. Add to that number the over 500,000 tourists who annually visit such places as Chateau Elan, Road Atlanta and the like, and the demand for police services is evident. Police services, which involve protection of property as well as life, must be provided 24 hours per day, 7 days per week, whether or not the employee is at work or whether the resident is at home. More space for this department should be a top priority. Braselton's current Planning and Development Department is also short of space and will undoubtedly grow as the population continues to grow. The Town plans to construct a 14,000 square foot facility to house the Police Department (including Court Services). This facility is expected to serve the Town for the next 20 years. The Planning and Development Department can then expand in the space currently used by the Police Department. Funds are also included in the event it is necessary for the Police to operate its own dispatch center in the future. Because the Town wishes to implement impact fees as a source of revenue to pay for this project, a thorough presentation and detailed methodology report is required to insure fair distribution of police services and an equitable sharing of costs between existing and new development in accordance with Georgia law. Therefore, a detailed Methodology Report for Public Safety Impact Fee is presented as Chapter 2 of this Capital Improvements Element.

## **7. Greenspace/Recreation:**

Town facilities currently include two tennis courts and a ball field. Hurricane Shoals on the Oconee River has been developed to include 33 acres of river front land including picnic shelters and restroom facilities. This facility is owned and operated by Jackson County. Braselton residents also have easy access to excellent private facilities such as Chateau Elan (championship golf and spa) as well as racetrack facilities such as Road Atlanta and Georgia International Speedway. Lake Lanier is also within 30 minutes of Braselton. Due to current and projected growth, the Town recognizes the increasing demand for recreation and the need of additional conservation through acquisition of greenspace. Therefore, there are several projects of this type included in this plan, including Phases I and II of Riverwalk Projects, and the acquisition of additional greenspace/park acreage in the downtown area. One accepted standard for park/recreational areas is 10 acres per 1,000 people. The Town's goal is to maintain this standard as much as possible by increasing its recreation/greenspace acreage as the Town grows. The Town envisions a system of interconnecting greenways, with pedestrian and bike trails along with sidewalk construction to provide alternatives to automobile usage. At this time, some 100 acres has been acquired for the Riverwalk Project.

## **8. Downtown Beautification/Revitalization**

The Town recognizes its historic past, its future growth potential and the unique opportunity this presents for beautification and revitalization of the downtown area.

Projects developed in a master plan report by Franzman/Davis and Associates, a division of Jordan, Jones and Goulding, Inc. and included in this report are acquisition of property on Hwy 124 for a town green and the creation of a Downtown Pedestrian Zone to include sidewalks, improved lighting, streetscape improvements and the like. The Town also wishes to preserve and enhance the historic “core” downtown area. A viable downtown area represents a “quality of life” asset for all Braselton residents, as well as a strong catalyst for quality retail and commercial growth.

## **9. Library Services:**

The Town, in conjunction with the Piedmont Regional Library system, operates the Braselton Library, a 600 square foot facility containing approximately 1600 volumes. The area of service is the Town limits of Braselton. The library is staffed by two paid professional librarians and 5 part-time volunteers, and is open approximately 40 hours per week. The library is located in a building that is approximately 80 years old and was formerly part of the old Braselton High School. While the Town and Library staff have done an excellent job in utilizing this space, the building is inadequate to meet the needs of the future. There is no hot water, no parking, no closet space, and no room for expansion. Handicapped accessibility is also an issue. The next nearest library is over 10 miles away. Therefore, recognizing the residential growth faced by the Town, the inadequacy of the current building, and the desire provide services which will enhance the quality of life of the residents the Town would like to build a new 6100 square foot facility. This project should serve the town for the next 20 years. Because the Town wishes to implement impact fees as a source of revenue to pay for this project, a thorough presentation and detailed methodology report is required to insure fair distribution of library services and an equitable sharing of costs between existing and new development in accordance with Georgia law. Therefore, a detailed Methodology Report for Library Impact Fee is presented as Chapter 3 of this Capital Improvements Element.

## **10. Transportation – Roads and Thoroughfares:**

Transportation issues are always critical in rapid growing communities. In order to improve traffic circulation and detour large trucks away from Hwy 53 and the downtown area, the Town has included the Phase I construction of a Truck By-Pass from Cherry Drive at Hwy 53 to Jessie Cronic, and realignment of Zion Church Road (which is county maintained) at Cherry Drive with the by-pass as projects in this capital improvement element. In addition, the Town wishes to reroute SR 124 at the intersection of Hwy 53, to eliminate the current offset alignment. This will eliminate a major traffic hazard and reduce traffic congestion. This is a key part of the core downtown revitalization project. The Town has already had preliminary contact with DOT

concerning these projects. These projects should be eligible for DOT aid in the form of a “City Contract”, but certain projects involving other jurisdictions will require intergovernmental cooperation.

### **11. Millage Rate/Tax Revenues**

Historically, the effective millage rate for the Town of Braselton has been zero.

### **12. Debt Service Coverage Ratio**

Set forth in Table 15 is the ratio of Net Revenues Available for Debt Service to Debt Service on Revenue Bonds secured by revenues of the Utility Systems.

**13. Preliminary Project List** A preliminary projects list as adopted by the Town Council is shown on Table 16.

### **13. Capital Cost Comparison By Category 2004-2008**

A pie chart graphical representation of Capital Improvements by Category for fiscal years 2004 through 2008 is presented in Table 17. Detailed Project Data from which the pie chart was derived and contained in Table 18.

### **15. Project Details 2004-2008**

Detailed Project descriptions, including project categorization, funding source(s), and year scheduled are contained in Table 18.

**TABLE 15**

**Debt Service Coverage Ratio**

3 Year Period ending June 30, 2002

Historical Net Revenues Available for Debt Service <sup>1</sup>	\$6,129,140
Historical Debt Service on Revenue Bonds	<u>\$1,140,880</u>
3 Year Historical Debt Service Coverage Ratio	<b>x 5.37</b>

<sup>1</sup> Net income (loss) of the System plus interest, depreciation and amortization

Source: Town of Braselton Audit as performed by Erwin, Knight & Cook, L.L.C, 2003 Town of Braselton Preliminary Official Statement for 2003 Water and Sewer Revenue Bonds, Analysis by Keck & Wood.

## Table 16

### Town of Braselton Capital Improvements Program

#### Preliminary Project List

- 1) Municipal Complex to include:
  - a. Police Department
  - b. Municipal Court
  - c. Civic Room(s)
  - d. Acquisition of property for above project.
  
- 2) Highway Projects to Include:
  - a. Realignment of Hwy 124 @ intersection of Hwy 53
  - b. Construct Phase I of Truck Bypass from Cherry Drive at Hwy 53 to Jesse Cronin Road
  
- 3) Downtown Beautification/Revitalization to include:
  - a. Acquisition of property (Hwy 124) for Town Green
  - b. Downtown Pedestrian Zone to include sidewalks, street-lighting and streetscape improvements
  
- 4) Greenspace/Recreation Projects to include:
  - a. Construction of Riverwalk Phase I from Hwy 211 to Liberty Church Rd.
  - b. Construction of Riverwalk Phase II from Liberty Church Road to a point beyond Hwy 124.
  - c. Acquire additional greenspace in the downtown area for recreational uses such as soccer field.
  
- 5) Construct a new library in Braselton as a part of the Piedmont Regional Library System.
  
- 6) Water and Sewer System projects as described in a report from Engineering Management, Inc. dated January 30, 2003, and further developed in an Engineering Report on the Expansion and Improvements to the Water and Water Reclamation Facilities dated March 2003.

## Appendix A

### SOURCES OF COST ESTIMATES

*Comprehensive Plan – Short Term Work Program (2002-2007)* as prepared by the Northeast Georgia Regional Development Commission

Town of Braselton Proposed Budget for FYE 2004

Town of Braselton Staff

Georgia Department of Transportation

*A Building Program for a New Braselton-West Jackson Library*, by Charles J. Schmidt and Joan Anderson.

Piedmont Regional Library

*Preliminary Official Statement* for the Town's 2003 Bond Issue as prepared by Sterne, Agee and Leach, Inc.

*Engineering Report on the Expansion and Improvements to the Water and Water Reclamation Facilities* as prepared by Engineering Management, Inc.

*Master Plan Document for the Town of Braselton*, as prepared by Franzman/Davis & Associates.

Needs Assessment and Cost Estimates for Public Safety as prepared by the Facilities Group.

**Appendix B**

**Town of Braselton**

**Wastewater Treatment Facility Expansion Program and Water System Improvements.**

**Estimated Project Costs**

Source: Engineering Management, Inc. March 2003

**Construction**

A. Construction-Design-Build 1.24 mgd WWTF	\$ 5,638,000
B. Construction – Future Re-Use Pump Station Upgrade	\$ 400,000
C. Construction – 30,3030 LF 16”Re-use Line to Walnut Creek	\$ 1,050,000
D. Construction - Additional Holding Pond	\$ 260,000
E. Thompson Mill Area Water System Improvements	\$ 1,800,000
F. Construction – Re-Use Water Pump Station/Storage Tank	\$ 500,000
G. Construction – Re-Use Water Irrigation Systems	<u>\$ 480,000</u>
Subtotal	\$ 10,128,000

**Project Support Costs**

Water-shed assessment	\$ 75,000
Program Management	\$ 150,000
Construction Observation	\$ 150,000
Concrete and Compaction Testing	\$ 15,000
Easement Acquisition	\$ 25,000
Land Acquisition	\$ 250,000
Interest During Construction	\$ 570,000
Bond Issue Cost	\$ 457,000
Bond Insurance Cost	\$ 281,000
Contingencies	<u>\$ 399,000</u>
Subtotal	\$ 2,372,000
TOTAL	\$12,500,000

## Appendix C

# New Library Facility Estimated Project Budget

Source: Charles Schmidt and Joan Anderson

### Construction

6,100 square ft. New Construction @\$119/sq. ft \$725,900

### Architectural Design

Design/engineering fees 50,100

### Furniture and Equipment

Furniture, Computers, Shelving, Etc. 170,000

### Other

Consultants (interior design, etc) 16,700

Soil Engineering/Survey/Testing 4,500

Advertise bids 2,000

Miscellaneous 2,500

Printing (Blueprint Specifications) 3,000

Legal and Audit 4,000

Site Development 22,000

Contingency 36,300

Sub Total 91,000

### Project Total

**\$1,037,000**

Note: Land Cost and Major Site Improvements are not included.



