

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)  
REGULAR BOARD MEETING  
Gwinnett Place Marriott, Centennial Ballroom  
November 9, 2005**

**MINUTES**

**Attendees**

*Board Members:*

Tom Wheeler	Leo Wiener	Bruce Williams
Mark Williams	Glenn Wisdom	Scott Rolston

*Staff:* Dave Rosselle, Executive Director  
Lynn Rainey, Legal Counsel

*Guest:* Keith Hogsed, Street Smarts  
Commissioner Lorraine Green

**Call to Order**

Tom Wheeler called the meeting to order at 9 a.m. and welcomed all in attendance.

**Action Items**

*Meeting Minutes approval*

Mr. Scott Rolston moved to approve the October 12, 2005 Regular Monthly Board meeting Minutes, seconded by Mr. Mark Williams. The motion was unanimously approved.

*Plans for SPLOST funded sidewalks*

Mr. Rosselle provided an overview of the status of coordination with Gwinnett DOT concerning plans for SPLOST funded sidewalks in the District. A total of \$167K has been allocated by the County for district sidewalks in 2006. Mr. Rosselle requested and obtained the Board's support that the top priority project should be placement of a sidewalk on the west side of Venture Parkway, with a side spur on Market Street to Gwinnett Place Drive. Brian Allen, DOT Director, had proposed the CID assume responsibility for project management and construction. Based on his experience with other CIDs, Mr. Rainey strongly suggested that the CID ask the DOT to retain responsibility for project management and construction. Mr. Rosselle will pursue negotiations with DOT. Mr. Wheeler asked that the proposed project be priced out in two phases: Venture Parkway and the Market Street segment.

*Satellite Blvd. Streetscape Master Plan proposals*

Messrs. Mark Williams, Rolston & Wisdom agreed to meet with Mr. Rosselle following receipt of the Master Plan proposals on 11/18 to evaluate the proposals and develop a preliminary recommendation to be presented at the December Board meeting.

*Commissioner Lorraine Green*

Commissioner Green provided a comprehensive update on the accomplishments and status of the Operation Fixing Broken Windows Program, the proposed Mixed Use / High-Rise development ordinances and the new Storm Water run-off fees. In response to Mr. Mark William's question as to how the CID can help support the Mixed Use / High-Rise ordinances, Commissioner Green asked that the CID assist by working with the

developers to ensure they produce quality plans. Commissioner Green will encourage anyone seeking rezoning in the area to consult with the CID.

*Traffic & Transportation Study – overview by Keith Hogsed, Street Smarts*

Mr. Hogsed provided an overview of the scope and schedule for the Study. Key issues will include mobility, congestion, access and traffic management systems (ITS).

Priorities for CID action will be identified. Everyone was asked to participate in a stakeholder's data gathering session be held immediately following the Board meeting.

*CID Planning worksheet review*

Mr. Rosselle reviewed the updated CID planning worksheet including accomplishments and upcoming action items. In connection with landscape projects, Mr. Rosselle obtained support from the Board that the next landscaping project should be the utility common area at the intersection of Commerce Ave. & Satellite Blvd. Mr. Wheeler suggested that plans include placing a berm along the back to prevent cars from being parked in the area. Mr. Manton agreed to develop a landscape proposal to be presented at the December Board meeting. The plan is to include an entryway monument with distinctive district "branding".

Mr. Wheeler advised that he has obtained approval from GDOT to place district "branding" signs on I-85. The primary need is in connection with the excessive length of the southbound exit lanes to Pleasant Hill Rd. that will be created by the new I-85 / 316 project. Mr. Rosselle will pursue with GDOT the possibility of early placement of signs for both southbound and northbound exits at Pleasant Hill and Steve Reynolds. Mr. Wheeler also asked Mr. Rosselle to determine if GDOT could pressure wash the guard rails on the Pleasant Hill Rd. bridge. Mr. Wisdom asked about the status of the southbound slip lane from I-85 to the mall area. Mr. Wheeler requested that this be included in the Traffic Study.

**Board & Officer's Reports**

*Treasurer's Report*

The checking account, as reflected in the September bank statement, had a beginning balance of \$18,344.44, an ending month balance of \$10,174.10 and a current (General Ledger) balance of \$5,424.10. Weekly tax revenues began to be deposited in The Money Market account on 10/14. A total of \$295,733.45 has been received plus a \$281.95 interest credit. The CID's Line of Credit Loan balance of \$194,532.18 was paid off on 11/1/05. The current balance in the Money Market account is \$101,483.22. Action is underway to establish a Georgia Fund 1 account with the State Treasury office. As soon as it's opened, Money Market funds over \$100K will be transferred to this account. Mr. Mark Williams moved to approve the Treasurer's report and ratify the expenditures, seconded by Mr. Bruce Williams. The motion was unanimously approved.

*Board Member's remarks*

- Mr. Wiener advised that negotiations on the CID office lease were close to being finalized.

- Mr. Bruce Williams proposed that the "branding" signage for the district include the term "Gwinnett Place".

- Mr. Mark Williams reported on Mr. Rosselle's well-received CID presentation at the Cardinal Lakes HOA meeting.

*Chairman's remarks*

Mr. Wheeler requested that the Executive Director's weekly status report include "beginning and end of week" account balances.

*Executive Session*

Mr. Wisdom moved to go into an Executive Session to discuss and deliberate upon the appointment, employment, compensation, and hiring of an employee, seconded by Mr. Mark Williams and unanimously approved.

Following the conclusion of Executive Session, Mr. Wiener moved to reconvene the Regular Board meeting, seconded by Mr. Wisdom and unanimously approved.

Mr. Wheeler reported that a plan to establish the Executive Director position as a full-time paid employee, with benefits, will be developed by Mr. Rolston and presented at the December meeting for the Board's approval.

The next Board meeting will be held at the Gwinnett Place Marriott, Centennial ballroom, Salon "A" on December 14, 2005 beginning at 9 a.m.

*Adjournment*

By acclamation, the meeting was adjourned at 10:45 a.m.

Approved by the Board this

14<sup>TH</sup> day of DECEMBER, 2005.

David Rosselle  
Secretary