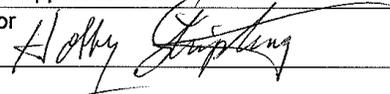


PlanFirst Program RENEWAL Application
May 15, 2017

Introduction: The Department of Community Affairs' PlanFirst program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA. (To check status of both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

A multi-agency review panel will evaluate a number of indicators of community success with plan implementation to select communities for this designation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.

Instructions: Please answer all the following questions thoroughly, attaching additional pages where necessary, so that the reviewers have sufficient information to measure the success of your comprehensive plan implementation. Supporting documents might include: news articles, legal ads, lists of attendees, letters of support or other evidence of local involvement and commitment to successful plan implementation activities in your community. *Total application length, including supporting information and support letters, must not exceed 20 pages. Text areas will expand as needed.*

Applicant government	City of Vienna
Mailing address	P. O. Box 436, Vienna, GA 31092
Telephone	229-268-4920
Email	jjoiner@sowega.net
Contact person; title	Janet Joiner, Community Development Director
Application prepared by	Janet Joiner
I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct.	
Name of authorized official signing; title	Hobby Striping, Mayor 
Date	5-11-2017
Signature	

PRE-REQUISITES

A. (1) We have a consistent record of maintaining our Qualified Local Government status **and** submitting required reports to DCA, including the current Report of Local Government Finances. (To check status, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

QLG status:	yes	no
Local government reports:	yes	no

A. (2) We have achieved and maintained the Minimum Standard for performance as called for in our regional commission's regional comprehensive plan.

yes	no
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For each of the following indicators, fully explain how your community addresses this indicator; identifying specific examples and resulting local successes. (Each indicator will be scored 1, 3 or 5 points, except indicators j. and t. which may score up to 10 points.) Add exhibits and examples as needed to tell your story.

INDICATOR: GOALS

B. The Goals (or Vision) section of our comprehensive plan continues to be supported by the community and its leadership. How? The goals and vision of the City of Vienna's comprehensive plan is supported by the community and its leadership because it is a true community plan. The Greater Dooly Comprehensive Plan is a multi-jurisdictional plan that covers Dooly County and its 6 municipalities which includes Vienna. It has been proven that a plan of this nature brings more people to the table and promotes more intergovernmental coordination.

When the Greater Dooly plan was created, Georgia DCA conducted a special training workshop in Vienna titled "Planning for Quality Growth in Dooly County." This 4-day process was very well supported by local staff, stakeholders, and interested community participants. The community vision identified at this workshop and incorporated in the final version of the Greater Dooly Plan, is *"the community desires to maintain its strong agricultural base but also utilize other economic opportunities as appropriate to increase quality of life and prosperity for all its citizens"*.

The community has supported this vision as evidenced in a number of public-private partnerships. Recent examples are:

1. The restoration of the Historic Henley Building in Downtown Vienna. *(For additional information see item T.#2 of this application)*
2. The construction of a new fire station that included restoration of a historic building in Downtown Vienna. *(See item T.#4)*
3. The Georgia Cotton Museum was originally created by a non-profit organization to promote Dooly County's number one agricultural crop. When the non-profit could no longer operate the facility, the City of Vienna was entrusted with the operation at the request of local citizens. The facility is now staffed and open 4 days a week and has visitors from all over the world. *(2013-17 STWP – Actively promote local tourism facilities such as the Georgia Cotton Museum)*

Another proof of community support for the City's vision and goals has been shown by voter approval of a 6 year SPLOST referendum to fund capital projects such as wastewater treatment facility improvements and a new city administration building. The referendum was renewed by voters 6 years later.

The Greater Dooly Comprehensive Plan is due to be updated by October of this year (2017). In preparation for this plan update a planning retreat was held in May 2016 that included local stakeholders. Another community-wide planning session was held on February 27, 2017 with 20 attendees from throughout the community. Other sessions will be held to finalize the plan in the upcoming months.

C. The Goals are both ambitious and achievable for the community. Please give examples of some ambitious yet achievable Goals included in your comprehensive plan.

Vienna has always held to the belief that one must think big to achieve big. Doing large projects in phases is one way that has worked for us. Examples are:

1. Like most cities, Vienna's infrastructure is aging. Financial assistance is required to make the necessary upgrades. Over the last 6 years, the City has been awarded 4 CDBGs in the amount of \$1.7M earmarked specifically to make improvements in the City's water and sewer systems and to address streets and drainage issues. (*Goal 5, Policy 5.2; STWP*)
2. The need for a future expansion of the City's wastewater Land Application System (LAS) was foreseen and plans to acquire additional land for this expansion was listed as a project on the 2013 STWP. In 2015 Vienna's largest industry, Tyson Foods, announced a \$110M plant expansion which created an urgent need for major upgrades and an increased capacity for handling and disposal of additional wastewater. Utilizing one of the PlanFirst benefits, a financial package was created that included a GEFA loan and an EDGE grant to cover the costs of the upgrades. The project is on schedule to be completed in June 2017. This project was a very large undertaking for the City of Vienna, but due to foresight, good planning, and PlanFirst benefits, we have been successful in providing our largest industry with the infrastructure required for efficient operations. (*See item T.#3 below for additional information.*)

D. The Goals steer local decision-making on a continuous basis. Please tell us how and provide specific examples.

City elected officials and staff rely on the Comprehensive Plan to stay on track and keep our vision and goals in the forefront especially during budget planning sessions. Character areas and land use maps are used as guidelines in all new development and redevelopment projects to ensure sustainable quality growth and protection of our natural resources. In using these tools (maps & character areas), it was determined that a standard procedural check-list for permitting major and minor developments would be very helpful for the reviewing team. Working with the City Engineer and Fox Environmental a check-list was developed that ensures the complete review of all development projects and streamlines the process for both the City and the Developer.

E. Consistent progress is being made at achieving the Goals. Since our original designation, we have addressed the following goals: (Please provide up to 5 Goals that have been achieved or are in process of being achieved.)

Vienna consistently works toward the vision and goals set forth in the Greater Dooly Comprehensive Plan. As an example, one area of consistent progress is in *GOAL 1: HOUSING: To ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community.*

1. As of our original designation, 10 substandard houses had been brought up to code, 2 totally reconstructed and it was estimated another 7-8 houses could be rehabilitated with the remaining funds. Since that original designation, the City was awarded another CHIP Grant and an additional 11 houses have been rehabilitated bringing the total to 21 rehabs and 2 reconstructions. (*See item T.#1*)
2. In October 2015, the City of Vienna received the Neighborhood Revitalization Award for cities with a population of less than 5K presented by the Georgia Initiative for Community Housing.
3. A 10-acre site has been identified for a workforce housing subdivision. The City owns the property and has had a subdivision plan drawn to use as a marketing piece to present to developers. (*See Exhibit I*)
4. Currently the City is working with a developer on an application for a LIHTC Multi-Family Housing development which is due in May.
5. An application for a Housing CDBG to rehabilitate a targeted neighborhood was submitted in April 2017.

INDICATOR: LEADERSHIP

F. We have effective planning staff or another suitable arrangement for handling community planning matters. Please tell us about your staff or suitable arrangement, including, if you wish, any degrees or certifications.

The Community Development Department which consists of the Director, a Code Enforcement Officer, and a Programs Manager, works with other City Departments such as Public Works and the City Administrator to oversee the planning matters for the City of Vienna. The Planning and Zoning Commission are included to review projects, hold public hearings and make recommendations to City Council where needed. The City also uses the expertise of the River Valley Regional Commission planners as needed.

G. We have an active planning commission or similar body to steer local planning decisions. Please provide information about your commission or similar body; for instance, number of members, meeting schedule, local affiliations, etc.

The Planning and Zoning Commission of the City of Vienna consists of 5 very dedicated members appointed by the Mayor and City Council. The Commission conducts public hearings on an as needed basis and makes recommendations to the Mayor and City Council for final approval. Other boards and authorities such as the Historic Preservation Commission (7 members) issues Certificates of Appropriateness within the Local Historic District. The Downtown Development Authority and the Vienna Development Authority (7 members each) handle real estate transactions and work to attract appropriate businesses. These commissions and authorities are included in the planning stages when a project is located within their particular jurisdiction. The City is also a member of the Georgia Planners Association.

H. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership). Please provide information about the most recent.

The City’s last annual planning retreat was held on May 27, 2016. Twenty people participated with all 5 of the City’s elected officials present. Vienna’s Comprehensive Plan was a main topic of discussion since the plan is due to be updated this October 2017. *(See Exhibit K)*

In February 2017, a work session was held to receive citizen input for the 2018-2028 Comprehensive Plan update. Twenty people participated including all 5 elected officials. The session was facilitated by the Regional Commission who is assisting with the plan rewrite.

The individual Boards and Commissions also hold annual planning sessions to develop their plan of work for the year which includes items in the Comprehensive Plan.

I. All local officials (both elected and appointed) involved in local planning processes have recently attended training in how to use the plan effectively. Please list who attended, which trainings and the date(s) attended. These trainings may include those from Carl Vinson Institute of Government, the Community Planning Institute, GMA or ACCG land use or planning classes, and similar courses.

Elected Officials

Hobby Stripling, Mayor	GMA Newly Elected Officials Institute	March 2016
Beth English, Mayor Pro Tem	Multiple GMA Training Sessions	1998-2017
Randall Almond, Councilman	Multiple GMA Training Sessions	2012-2017
Walter Brown, Councilman	Multiple GMA Training Sessions	2006-2016
Albert King, Councilman	GMA Municipal Law; Newly Elected Officials Institute; Environmental Sustainability	January 2017 March 2016 January 2016

Michael Bowens, City Administrator: 2015-2016: Multiple GMA Training Sessions

Community Development Department

1. Janet Joiner, Director

- February 2017: GICH Retreat, Albany
- March 2017: Sidebar Conference Development Authority Training, Tifton
- April 2017: Economic Development Summit, Jekyll Island
- April 2016: GA Housing Institute, Athens
- June 2016: Community Development Financing Roundtable, Atlanta
- September 2015: Georgia Planners Association Conference, Savannah
- November 2015: Historic Preservation Commission Training, Thomasville

2. Velvet Layfield, Code Enforcement Officer

- March 2017: Began Level II Code Enforcement Officer Training
- October 2016: Level I Code Enforcement Officer Training

3. Larista Thompson, Main Street and Keep Vienna Beautiful Director

- April 2017: CPI, Unicoi
- March 2017: Sidebar Conference Development Authority Training, Tifton
- November 2015: Historic Preservation Commission Training, Thomasville

Five members of the Development Authority recently attended the Sidebar Conference Development Authority Training in Tifton in March 2017. Four members of the Vienna Historic Preservation Commission attended the State HP Training in Thomasville, 2015 and all board and commission members have received in house training.

J. Provide up to ten of your best recent examples which have occurred since your original designation where the plan steered a key local decision, with pertinent plan references (attach additional sheets as needed). Please explain the connection between the comprehensive plan and the decision(s) made. Explain how using the comprehensive plan has enhanced or improved the quality of life for your citizens as well as governmental operations in your community. If an activity involved one or more of the incentives provided by the **PlanFirst** program please explain. The plan steered the following local decisions:

- 1. Adoption of a Subdivision Ordinance:** The expansion of several of Vienna's industries, has produced the need for workforce housing. Many people who work in Vienna do not live here due to the lack of suitable housing. In planning for that need, it became apparent a Subdivision Ordinance for the City of Vienna was needed. The ordinance was adopted in 2017. Adoption of this ordinance is also one of the River Valley Regional Commission's Performance Standards for Level 2 Governments. (*Goal 1: To ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community; RV Regional Commission Plan -L2M.3 Subdivision regulations.*)
- 2. Infill Housing Development:** The Comprehensive Plan housing goals led to the City partnering with a non-profit organization that builds affordable housing and assists prospective home-owners in obtaining financing as well as provides credit counselling services when needed. The Development Authority donated a building lot to People Helping People United, Inc. for the purpose of constructing an affordable single-family residence. The house will be completed in June and a prospective buyer has signed a purchase agreement. The City also provides office space for the organization to meet with and counsel prospective homeowners twice a month. (*Goal 1, Policy 1.3 -- Infill housing development will be encouraged in existing neighborhoods; Policy 1.4 -- Affordable housing initiatives will include components of quality design, variety of housing types, comparable standards to that of other housing facilities, and may include public-private partnerships where appropriate.*) See Exhibit G
- 3. Community Housing Meetings:** The Comprehensive Plan housing goals led to the City hosting meetings in neighborhoods throughout the community for the purpose of educating low and moderate income residents about the various programs and opportunities available for home ownership and home repairs. 2 meetings were held in 2016 and 1 meeting so far this year. A total of 82 interested parties have attended the meetings. (*Goal 1: To ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community*) See Exhibit J

4. **Hiring a Code Enforcement Officer:** The City’s first step in taking a more aggressive approach against blight in Vienna’s neighborhoods was to revisit the City’s Code. It was determined the Code was sufficient; however, the City needed stronger enforcement. Thus, a full-time Code Enforcement Officer was hired in 2016. The officer has completed Level I training and is currently enrolled in Level II training. (*Goal 1, Policy 1.2 -- Dilapidated or substandard housing will be reduced or eliminated through rehabilitation or demolition.*)

5. **Development Review/Permitting Checklist:** Developing policies and procedures for reviewing and approving development projects, led to the development of a flow-chart style check list to aid in the permitting process. The checklist streamlines the process for both the owner of the project and the review committee and insures all steps are completed. (*Goal 2, Policy 2. 3 -- Economic development decisions will give careful consideration to potential impacts on infrastructure, natural and historic resources, and future land development patterns.*)

6. **New & Needed Business Attraction:** The City of Vienna recognized a great need for visitor lodging. The City also had several historic homes on the market that would make good locations for bed and breakfast operations. This led the City to be proactive in adopting a Bed & Breakfast Ordinance. Soon afterward, one of these historic homes was purchased by a European couple and after renovations the Fruits of Vienna B&B opened in July 2015. The B&B also serves as an event venue which fills another great need in the community. Another of Vienna’s historic homes was purchased by a Florida couple and after undertaking an extensive restoration project, The Jewel of Vienna B&B opened in January 2017. (*Goal 2, Policy 2.1 -- The retention, expansion, and creation of businesses will be supported based on their relevancy to the local economy and benefits to already existing businesses. Goal 4, Policy 4.1 -- Cultural, historic and scenic areas and facilities will be protected for future generations.*) See Exhibit H

7. **Amendment of Urban Redevelopment Plan:** Adoption of an Urban Redevelopment Plan was an action on the 2013-17 STWP. The Vienna URP was adopted in 2013. In 2017, the plan was reviewed and the plan boundaries were amended to include a 28-acre parcel earmarked for housing development.

INDICATOR: PARTICIPATION

K. Our comprehensive plan was prepared with multiple community input opportunities. Please provide information about these opportunities, including, if available, dates, agendas, other meeting materials.

The Greater Dooly Comprehensive Plan was developed with much community input. The planning process was kicked off with a Georgia DCA special training workshop in Vienna called “*Planning for Quality Growth in Dooly County.*” Local staff and community participants were invited as local stakeholders to participate in the 4-day workshop. Attendance and participation was very good and there was much discussion about local planning issues, future vision, and real goals for the communities. The goals and community vision identified at this workshop were incorporated into the final version of the Greater Dooly Plan.

In addition to the 4-day workshop other planning activities included Town Hall meetings, strategic planning sessions, and charrettes that were held during the development of the City's Urban Redevelopment Plan (which was an action item in the Comprehensive Plan) and for STWP updates.

As stated elsewhere in this application, the Greater Dooly Plan is due for an update this year and in anticipation of that update a Planning Retreat was held in May 2016. Two public meetings have been held in 2017 with one being a work-session in February. Also in April 2017, a meeting was held at the Vienna Senior Citizen Center to receive input from that segment of the community on needs and opportunities concerning health care, transportation, and housing, etc. This information will be incorporated into the new updated Comprehensive Plan. *See Exhibit K*

L. The community input received during plan preparation influenced the content of the plan. How? At the beginning of the comprehensive planning process, community leaders and stakeholders compiled a listing of potential issues and opportunities they believed were facing Vienna and Dooly County. The compiled list was then presented and used for discussion at the various local Town Hall meetings. The finalized listing was a product of collaboration and agreement among the citizens and community leaders, and represents the items that Vienna and Dooly County wished to focus on. Each of these listed items is addressed either in the Goals and Policies or Short-Term Work Program sections of the Community Agenda.

M. Our steering committee that guided development of the plan included local leaders and elected officials. Please provide a list of steering committee members and their local affiliations.

Elected Officials: Mayor, City Council, County Commissioners

Appointed Officials: City of Vienna Department Heads (Community Development, Public Works, Public Safety); City Administrator, and City Clerk

Local Leaders: Representatives from the Planning and Zoning Commission, Vienna Historic Preservation Commission, Vienna Development Authority, Vienna Main Street Board, Keep Vienna Beautiful, and Local Business Owners.

N. We have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and the resulting input is listened to by community leaders. Describe this process. How do you engage the stakeholders? Have partnerships been developed because of the planning process? This outreach process includes activities such as:

Some information is received through City Council and Town Hall meetings. The City has also received input from senior citizens by meeting with them at their Center and from the local school system through community stakeholder meetings held at the high school. However, not all citizens are comfortable in that type of setting, therefore a variety of methods are used to solicit input: monthly newsletters, social media, web site, mass e-mail, regular mail, and the occasional use of surveys. Volunteers are solicited and opportunities to serve on City Boards and Committees are posted through the above methods. In addition, the Mayor has an open-door policy where he welcomes anyone who desires a one on one conversation. The results and comments from these sources are shared with elected officials in verbal and written form.

O. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders. These groups include:

The City is fortunate to have active community advocates among our citizens and business owners. These advocates do not hesitate to personally contact the Mayor, Council, and/or City Staff to discuss their ideas and issues. They often attend the Town Hall Meetings to engage in open discussion. We also have a variety of organizations who are wonderful community activists. Examples are the Dooly County Chamber of Commerce, Vienna Main Street, the Vienna Woman's Club, and the Vienna Garden Club. They all are active in community projects and events and have a lot of credibility among our city officials.

INDICATOR: IMPLEMENTATION

P. The Work Program section of our comprehensive plan consists primarily of specific action items that make it clear exactly what we intend to do to implement the plan. Please give examples of measureable action items included in your work program(s).

Our work program items are very specific. For example:

1. STWP 2013-17: Acquire land for wastewater LAS expansion – This was the first step in preparing for the future expansion of the City's Land Application System. The land was purchased in 2015. (*See Item T.#3*)
2. STWP 2008-12 & 2013-17: Construct new public safety complex – Completed in 2015 (*See Item T.#4*)
3. STWP 2013-17: Install sprinkler systems in city parks – Systems have been installed in 2 parks.
4. STWP 2013-17: Adopt an Urban Redevelopment Plan – Adopted in 2013 and amended in 2017.

Q. Our Work Program action items clearly address local needs or goals identified in the plan. These local needs or goals are aligned with work program activities. For example:

1. **GOAL 5: Community Facilities & Services** - *To develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community.*
 - STWP Item: Acquire land for wastewater LAS expansion
 - STWP Item: Install sprinkler systems in city parks
 - STWP Item: Construct new public safety complex
2. **GOAL 2: Economic Development** - *To enhance existing commerce and promote new economic development which maintains long-term employment opportunities fostering a stable and balanced local economy, and maintains a well-trained workforce of professional, technical, and skilled workers with adequate wages.*
 - STWP item: Adopt an Urban Redevelopment Plan
 - STWP item: Actively promote local tourism facilities

R. We have a good track record of accomplishing most of the action items included in past plan Work Programs. Our Report of Accomplishments very specifically shows our level of accomplishment, such as:

Vienna has always had a good track record in accomplishing most of the action items in past plans. The most recent 2013-17 STWP consists of 22 action items of which 12 have been completed and 4 are ongoing. Preliminary work has been completed on 3 items that are on hold

pending funding. 1 item is being reworked due to a change in need, and 2 items have been cut after re-evaluation of priorities.

S. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan. Please explain the connections between your budget and your work program.

In preparing the STWP each project includes an estimated cost and suggested resources for funding. This information is used in preparing each year's capital improvement budget. The City's capital budget also includes the SPLOST budget that is designated for certain capital projects that are listed in the comprehensive plan. The budget is reviewed and adjusted each fiscal year.

T. Provide up to ten of your best recent examples of important projects carried out since your original designation as a result of the plan, with the specific plan references (attach additional sheets as needed). Please explain how these activities were a result of the plan or the planning process. Consider including photographs, newspaper articles or other exhibits to elaborate on these projects. Please show how these examples have enhanced the quality of life for your citizens. If any of the listed projects involved one or more of the incentives provided by the **PlanFirst** program, please indicate which incentive, and how it was beneficial.

1. **Addressing Substandard Housing:** The City was awarded CHIP Grant funds for 2011, 2012, 2013, and 2014 totaling \$1,224,000. In the original PF application 10 rehabilitations and 2 reconstructions had been completed. Since the original designation an additional 11 substandard or near substandard houses have been brought up to code. This brings the total to 21 rehabs and 2 reconstructions. 4-5 additional houses are on schedule for rehabilitation this year using the remaining funds. Since housing improvement is and will remain a major goal in the Greater Dooly Comprehensive Plan, Vienna plans to apply for the 2017 CHIP grant in order to continue making improvements in housing. (*Goal 1: Housing Policy 1.2-- Dilapidated or substandard housing will be reduced or eliminated through rehabilitation or demolition.*) See Exhibit A.
2. **Henley Building Restoration Project:** The Henley Building is a 110-year old building in the heart of Downtown Vienna across from the City Square that had been condemned. Using a DCA Redevelopment Fund grant in the amount of \$323,804 with owner leverage of \$36,983, the building has been restored. This project was required to create 2 full-time jobs held by low to moderate income persons. In December 2016, the restoration was completed and in January 2017, SouthWest Georgia Rehab, Inc., a physical therapy clinic, moved into the building providing 2+ jobs. This project met several goals: elimination of slum & blight in downtown; preserved an historic resource; increased the investment potential in the area; created 2+ jobs; brought a needed service to the area; put the property back on the tax digest; and created a revolving loan fund for future economic development projects. The project was also awarded an Historic Preservation Award from the Vienna HPC for the preservation and protection of a major local resource. (*Goal 2: Policy 2.4-Development of downtown areas will be encouraged to promote vibrant centers for culture, government, dining, residential, and retail diversity. Goal 4: Policy 4.1-- Cultural, historic and scenic areas and facilities will be protected for future generations. Goal 6, Policy 6.5 -- Redevelopment and renewal of blighted areas will be encouraged.*) See Exhibit B

3. **Land Application System Expansion:** During the planning process, the City of Vienna determined there would be a future need for expansion of the City's wastewater Land Application System and included the acquisition of land for an expansion in the 2013-17 STWP. When the City's largest industry, Tyson Foods, announced a \$110M expansion in 2015, the need for upgrades and increased capacity handling of wastewater became urgent. The City acquired 264 acres of additional property for a holding pond and land for applying the water over hay fields after it has been treated. The wastewater from the Tyson plant is routed 3 miles to the site via a network of piping. The cost for upgrades and expansion to the City's LAS was \$7,462,000. The project is on schedule to complete in June, 2017. This project was funded with a GEFA loan in the amount of \$6.7M and a \$750,000 Edge Grant. The additional acreage also provides the City with room for expansion as the future dictates. (*Goal 2 Policy 2.1-- The retention, expansion, and creation of businesses will be supported based on their relevancy to the local economy and benefits to already existing businesses; Policy 2.3-- Economic development decisions will give careful consideration to potential impacts on infrastructure, natural and historic resources, and future land development patterns; 2013-17 STWP- Acquire land for wastewater LAS expansion.*) See Exhibit C
4. **Vienna Fire Station:** The Vienna Fire Department had outgrown the existing fire station and there was no room on the lot for expansion; therefore, construction of a new station in the downtown area was included in the STWP. The project began as a public private partnership with a non-profit organization constructing a 6-bay station and restoring an existing building for use as office, meeting, and training spaces. The project was completed in 2015 with the City entering into a lease purchase agreement with the organization. In 2016, the City purchased the property from the organization utilizing a USDA Community Facilities Loan. The new financing enabled the City to save \$800,000 over the original financing agreement. (*Goal 5 Policy 5.2-- Local services such as fire and police protection, roads, drainage, water and sewer, and parks and recreation will be planned to adequately serve the population and employment densities anticipated; 2013-17 STWP – Construct new public safety complex.*) See Exhibit D
5. **Fire Protection for Braxton-Snyder Subdivision:** This subdivision consisting of 4 streets had city water, but the water lines were too small and the subdivision did not have fire hydrants. Using CDBG funds the water lines were replaced and fire hydrants installed. 359 people were served. The total cost of the project was \$420,897 with the City providing \$10,000 in matching funds. (*Goal 5: To develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community.*)
6. **Major/Minor Development Policy & Procedures:** A committee of City Department Heads and the City Engineer worked with Fox Environmental to review the City's existing development procedures and to update the review and approval process for major and minor developments and re-developments. The City's zoning ordinance was updated and amended where needed. Ordinances addressing the Protection of Groundwater Recharge Areas, Wetlands Protection, Erosion and Sedimentation Control, and Post Development Storm Water Management were either adopted or amended where needed. Checklists for major and minor developments were created to streamline the procedure

for all parties involved. *(Policy 6.8 Development regulations will be adopted to implement the Goals and Policies of this Comprehensive Plan and make provisions for adequate development standards which address community aesthetics and design guidelines.)*

7. **CDBG 2015 Sewer Infiltration Project:** This project made improvements in the sewer system in the Pennahatchee Creek area to prevent inflow and infiltration of storm water into the City's sewer system. Sewer lines were re-lined and manholes were raised and re-lined. 303 people were served by the project. The total cost of was \$540,000 with \$21,000 in local matching funds and leverage. *(Goal 5: To develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community; 2013-17 STWP Item – Sewer Infiltration Project) See Exhibit E*

8. **CDBG 2016 Streets and Drainage Project:** The Meadowdale Acres Neighborhood and Spruce Lane badly need improvements in drainage and water service as demonstrated in Exhibit F. The project consists of the installation of 2-inch and 6-inch water PVC main, curb and gutter, curb inlets, underground storm pipes, street paving overlay, and related items. This project will serve 67 people at a total cost of \$540,000 with \$40,000 in matching funds and leverage. The project is currently in the design and environmental phase and on schedule to begin construction later this year. *(2013-17 STWP Item – Housing and/or related infrastructure improvements) See Exhibit F*

U. PlanFirst designation is the result of good planning and execution of that plan by a local government. How has this designation benefitted your community?

Being a PlanFirst Community has brought a renewed awareness of the importance of good planning to the City's Elected Officials and Department Heads. This renewed awareness has resulted in an increased involvement in the planning process. The Greater Dooly Comprehensive Plan is due for an update this year and the things we have learned from the PF program and networking with other PF communities are being utilized in the development of this new plan.

Vienna has taken advantage of the PF benefits offered through the designation such as free attendance at Community Planning Institutes, annual CDBG applications, and reduced interest rates in GEFA loans. In one project, the City was able to pass on a substantial savings on a GEFA loan to a local industry. Eligibility to apply for CDBGs each year has made it possible to make great strides in improving and upgrading the City's infrastructure. We would not be anywhere near where we are today without the CDBGs the City has received each year thanks to the PF program.

Please attach additional sheets as needed to tell your story. Application should not exceed 20 pages. Application may be electronically transmitted or printed, scanned and emailed to adriane.wood@dca.ga.gov . For more information, contact Adriane Wood.

Exhibit A

Item #T-1

Addressing Substandard Housing: A CHIP grant rehabilitation completed in 2017 before & after.

Before



After



Exhibit B

Item #T-2

Henley Building Restoration Project: Before and after



Exhibit C
Item #T-3
Land Application System Expansion Project



New property acquisition (264 acres) for LAS expansion.



Workers constructing new LAS fields for waste water expansion to facilitate Tyson Foods expansion.



Installation of new force main for pumping water to the new spray field. Wastewater from the Tyson Plant is routed 3 miles to the site via this network of piping.

Exhibit D

Item #T-4

Vienna Fire Station: 6 bay station, offices, meeting, and training rooms. Constructed in 2015.



Exhibit E

Item # T-7

CDBG 2015 Sewer Infiltration Project: Relining Manhole to prevent infiltration and inflow of groundwater to sanitary sewer system



Exhibit F

Item #T-8

CDBG 2016 Streets and Drainage Project: To alleviate drainage problems in the Meadowdale and Spruce Lane neighborhoods.



Exhibit G

Item #J-2

Infill Housing Development: House under construction by People Helping People United, Inc.



Exhibit H

Item # J-6

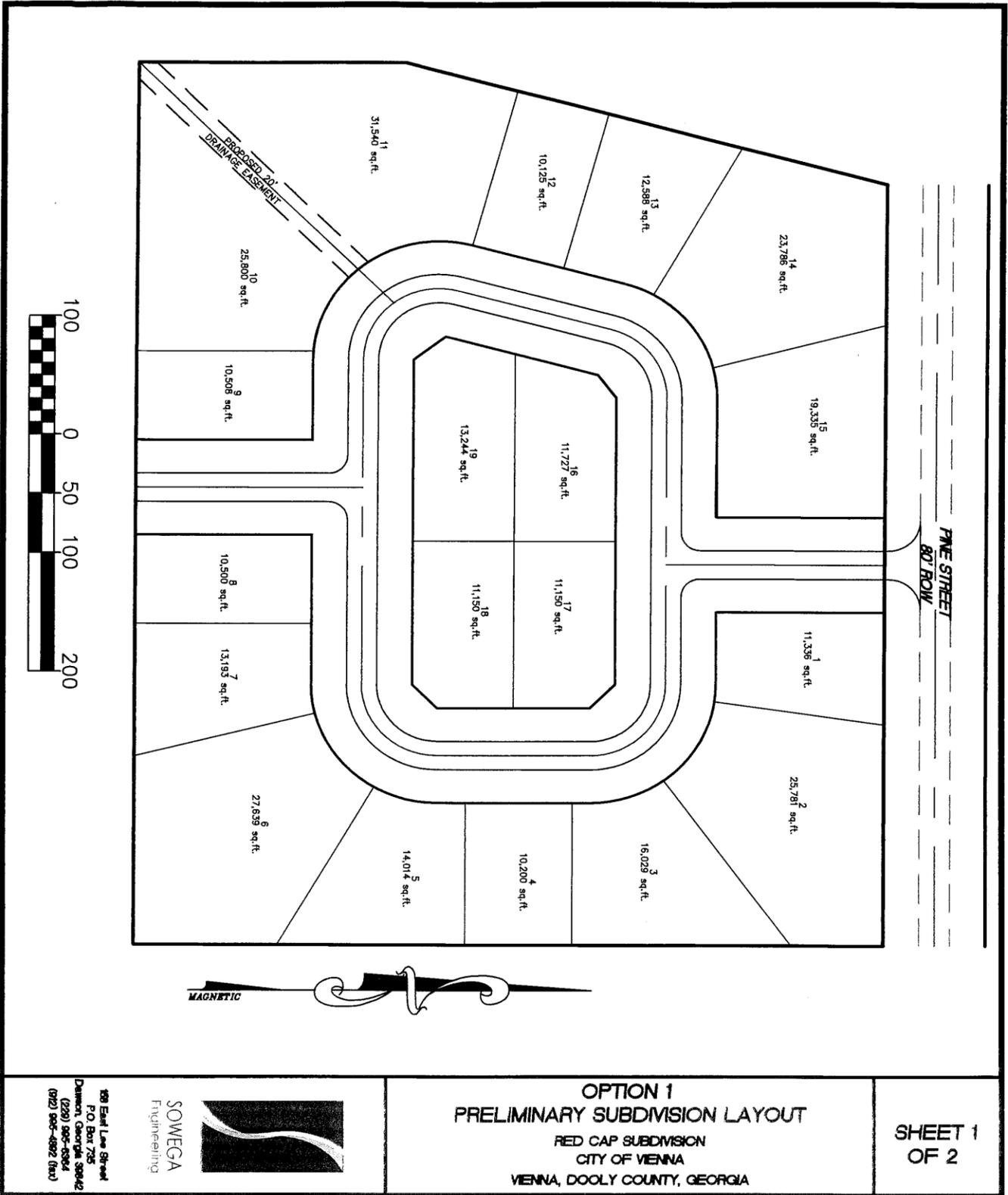
New & Needed Business Attraction: Vienna's 2 bed and breakfast businesses help fill the need for visitor lodging.

The Jewel of Vienna Bed and Breakfast



Fruits of Vienna Bed and Breakfast





**OPTION 1
PRELIMINARY SUBDIVISION LAYOUT**
RED CAP SUBDIVISION
CITY OF VIENNA
VIENNA, DOOLY COUNTY, GEORGIA

**SHEET 1
OF 2**



108 East Lee Street
P.O. Box 725
Dawson, Georgia 30642
(229) 995-8844
(770) 985-4892 (fax)



City of Vienna Community Housing Outreach

When: Tuesday ~ May 2, 2017 ~ 6:30 PM

Where: Bethel Baptist Church

110 East Pine St., Vienna, GA

Who: Low and Very Low Income Borrowers

This Program Is For You!

Call Us Today!

RSVP: (229) 355-3275

USDA Camilla Office



Learn About:

- **USDA 502 Direct Home Loan Program & 504 Home Rehabilitation & Repair Loan/Grant**
- **100% No Money Down**
- **Building Favorable Credit**
- **Get Assistance w/Credit Issues**
- **Build Your New Home Your Way!**



PRESENTED BY:

City of Vienna

Mayor Hobby Stripling



USDA-Rural Development

Area Director Debra Bell-Dison



People Helping People United, Inc
Director Ashley Rodgers



Southwest Georgia United
Director Robert Cooke



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Celebrating 175 Years!



City Scoop

Volume 14, No. 6 June 2016

The City of Vienna is an Equal Opportunity Provider, Employer and a Drug Free Workplace.



City of Vienna Holds Planning Retreat

By Larista Thompson



The City of Vienna held a Planning Retreat on Thursday, May 26, 2016 at the Gregory Cabin on Pennahatchee Creek near Vienna. Those in attendance were: Mayor Hobby Stripling, Sr., Mayor Pro Tem Elizabeth English, Councilman Randall Almond, Councilman Walter Brown, Councilman Albert King, City Administrator Michael Bowens, Community Development Director Janet Joiner, Vienna Main Street Director Larista Thompson, Vienna Police Chief Cozie Ray, Public Works Superintendent Nathan Jordan, Vienna Planning & Zoning Commission Chairman Marcus Bowens, Vienna Housing Authority Executive Director Diane Couch, Vienna Development Authority Chairman Neil Joiner, Dooly County Chamber of Commerce President Rhonda Lamb, Dooly County Commissioner Eugene Cason, Vienna Historic Preservation Commission Member Earl Clark, Vienna Main Street Board Chairman Linda West, Dooly County Recreation Department Director Jacob Joiner and Dooly County Recreation Department Athletic Coordinator Joseph Willis.

Topics for discussion included housing, cleanliness of the city, Comprehensive Plan Review, City-County Partnership, recreation, Junior Police Academy, Citizens Police Academy, a more effective way to get information out to citizens, and idea generation.



Great American CLEANUP

June 13 – 17, 2016

Let's Keep Vienna "Clean as A Whistle"!



Summer is almost here and the City of Vienna would like to encourage our residents and business owners to partner with us to enhance the beauty of our city. We believe that a clean and beautiful community helps to improve the economic vitality, health, safety and quality of life for everyone. It also reflects pride and commitment to our community as we beautify and maintain our properties.

We are asking business owners to make the extra effort to enhance the beauty of your *own* property by sprucing up your storefronts; removing temporary signage and debris from your property and to continue to maintain your structures. To our residents, we ask that you also keep your property mowed and clear of debris and continue to maintain your structures. The little things *DO* matter.

The Fourth of July weekend is getting close and it is our goal for Vienna to be "Clean as A Whistle" by then. There will be visitors in the area and we want to put our best face forward. The City will provide free yard debris pick up during the week of June 13 – 17. You will need to place your limbs and yard clippings at the curb for pick-up.

With your help and a small portion of your time dedicated to maintaining your property, we can create a beautiful and inviting community. *Let's Keep Vienna "Clean as A Whistle"!*