

Gaines Davis Area Sewer Extension Project

Projected Timeline

January 9, 2014

Project Stage	Anticipated Completion Date	Statutory Basis
Appraisals	November 26, 2013	
Surveys/Legal Descriptions	December 13, 2013	
Attorney Review/Easement Agreement Prep.	January 22, 2014	
City Council Vote To Approve Offers	February 3, 2014	
Make Offer To Property Owners	February 4, 2014	O.C.G.A. 22-1-9(1); " (1) The condemning authority shall make every reasonable effort to acquire expeditiously real property by negotiation"
Post Signs/Serve Property Owner/Publish	February 13, 2014	O.C.G.A. 22-1-10(a) "(1) Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting; (2) Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested; (3) Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper;"
Resolution by City Council	March 3, 2014	
File Petition Of Condemnation	April 4, 2014	O.C.G.A. 22-1-10.1 "no action for condemnation may be brought in any court of this state until at least 30 days after the date of the resolution or documented approval described in Code Section 22-1-10."
Service of Petition	May 5, 2014	
Special Master Appointment	June 5, 2014	O.C.G.A. 22-2-102(2) "(a) In addition to the requirements set forth in Chapter 1 of this title, whenever it is desirable, for any reason, to arrive at a quick and certain determination of the compensation to be paid first to the condemnee for the taking or damaging of private property, the condemnor shall:(1) File a petition in a superior court having jurisdiction for a judgment in rem against the property or interest therein, as provided in Code Section 22-2-130; and (2) At or before the filing of the petition, present a copy of the petition to a judge of the superior court of the county wherein the property or interest sought to be condemned is located. Thereupon, unless waived by the parties the judge shall have a hearing in court, in chambers, or by telephone with the parties not less than ten days nor more than 30 days from the filing of the petition to appoint a special master. After such hearing, the judge shall make an order requiring the condemnor, the person in possession of the property or interest, and each person with a legal claim or interest to appear at a hearing before a special master at a time and place specified in the order and to make known their rights, if any, in and to the property or interest sought to be condemned, their claims as to the value of the property or interest, and any other matters material to their respective rights."

Special Master Hearing	August 5, 2014	O.C.G.A. 22-2-102 (b) "The hearing before the special master shall take place not less than 30 days nor more than 60 days after the date of the entry of the order appointing the special master."
Appeal (If Necessary)	???	
Payment into Court	August 7, 2014	
Advertise For Bids	August 14, 2014	
Bid Opening Date	September 16, 2014	
Award By Council	October 6, 2014	
Notice Of Award Issued To Contractor	October 7, 2014	
Notice To Proceed Issued To Contractor	October 21, 2014	
Construction Completion	December 16, 2015	

*This is a tentative schedule and subject to change (especially if appeals are necessary).