

Proposed City of Mulberry

Gwinnett County's vision is to be the preferred community where everyone thrives. This fact sheet has been prepared in furtherance of this vision and in support of the County's values, including accountability.

Proponents of the proposed city of Mulberry commissioned KB Advisory Group, Inc., to conduct a [feasibility study](#). By their own admission, they used 2022 financial information, which "may not necessarily have been a typical year for most of the comparable cities analyzed for this report."

As a part of its response to the cityhood proposal, Gwinnett County promised to complete its own feasibility study, and to make it public. This study was completed by Valdosta State University and utilized the most recently available 2023 and 2024 financial information.

Highlights of *The Fiscal Impact of a Proposed City of Mulberry by Valdosta State University*

- The charter for the proposed city of Mulberry states that it would provide three services directly: planning and zoning, code enforcement, and stormwater collection and disposal.
- The city of Mulberry would be responsible for management of the stormwater system and associated maintenance costs.
 - The cost to maintain the aging pipes within the city of Mulberry is estimated to be \$16.2 million, or an average of \$3.24 million annually, over the next five years.
 - This exceeds the city's estimated revenue of \$1.5 million it plans to collect from its residents each year.
 - In addition to maintenance of pipes, the city of Mulberry would also be responsible for Duncan's Lake Dam.
 - The annual maintenance costs of the dam are about \$50,000, and a currently planned rehabilitation project is estimated to cost \$1.5 million.
- The ownership, control, care, and maintenance of the roads within the city of Mulberry would become the responsibility of the city.
 - It is estimated that road maintenance within Mulberry would require \$7.86 million annually, including \$5.5 million for resurfacing residential and major roads.
 - The County currently has \$39.11 million in road projects within Mulberry that are planned to be funded by the County's Special Purpose Local Option Sales Tax.
 - The city of Mulberry would not be eligible to receive a portion of these SPLOST program proceeds.
 - The city of Mulberry would have the power to collect the cost of maintaining and constructing roads from the adjoining property owners.
- The charter for the city of Mulberry does not provide for the provision of optional services allowed by state law. These services, including but not limited to police protection, fire and emergency services, solid waste disposal, and recreational services, would have to be negotiated for and provided by Gwinnett County or any other lawfully authorized service provider.

Gwinnett County is providing this information to ensure that impacted residents have the necessary facts to better understand the implications of incorporating a city of Mulberry.