

RESOLUTION NO. 08-09-060

A RESOLUTION TO TRANSMIT A MAJOR UPDATE TO THE SHORT TERM WORK PROGRAM / CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE DEVELOPMENT PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia ("City") held a public hearing on September 4, 2007 to transmit an update the Short Term Work Program Element and CIE for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Development Plan1;

WHEREAS, the City has prepared an amendment in accordance with the guidance in the Minimum Standards under the Georgia Planing Act and the Rules and Regulations by the Georgia Department of Community Affairs as shown in **Exhibit "A"**;

WHEREAS, notice of this matter (as attached hereto and incorporated herein as **Exhibit "B"**) has been provided in accordance with applicable state law and local ordinances;

WHEREAS, the Mayor and City Council wish to submit the amendment of the Short Term Work Program and CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council wish to submit a Statement of Accomplishments of the Short Term Work Program and CIE, including all elements of land use changes within the reporting year, to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

1. **Authorization.** That the Locust Grove City Council hereby authorizes the Mayor to submit the Short Term Work Program Element and CIE updates to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.
2. **Public Purpose.** The City finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are,

therefore, consistent with its public purposes and powers.

3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 8th day of September, 2008


LORENE LINDSEY, MAYOR

ATTEST:


THERESA BREEDLOVE, CITY CLERK
(seal)

EXHIBIT "A"

**AMENDMENT TO SHORT TERM WORK PROGRAM ELEMENT AND CAPITAL
IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF
THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE DEVELOPMENT PLAN**

Short Term Work Program / CIE Update: 2009 - 2013								
STWP / CIE Element	2009	2010	2011	2012	2013	Responsible Party(ies)	Estimate Cost / Source	
Community Facilities								
<i>Water/Sewer</i>								
New Well Development						City, EPD	\$200,000, local, connection fees	
Expansion of Indian Creek WWTP						City, EPD, MNGWD	\$2,500,000, local, connection fees, GEFA	
Wastewater re-use/reclamation						City, EPD, MNGWD	\$1,000,000, local, connection fees, GEFA	
<i>Parks and Recreation</i>								
Girls' Softball Complex (Locust Grove Station Amenity Agreement)						City, Private, SPLOST III	\$500,000, Private	
Parks Improvements						City, SPLOST III	\$352,000 SPLOST III (Tier I)	
<i>Transportation</i>								
I-75 Interchange Study (IMR): Study interchange for likely widening and reconfiguration to accommodate future traffic demands and for expected changes involving I-75, including managed lanes. Examine alternatives such as collector/distributor system.						City (Sponsor), County, Private, GaDOT (by contract), SPLOST III	\$250,000 SPLOST III (Tier I Bond)	
Strong Rock Parkway Phases II, III, and future (extend existing parkway both north and south)						City, County, Private (GRTA NOD), impact fees (20%)	est. \$3,250,000, Private, although portions (20%) subject to impact fee (amend)	
Signalization of Hwy 42 and Bethlehem Road						City, County, GaDOT, Private	\$400,000, Private, SPLOST, local/county	
Additional Left-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing through lane into optional left turning lane, with enhanced signalization and modification of existing intersection)						City, County, GaDOT, Private	\$100,000 private, local, county	
Intersection Improvement at Peeksville and SR 42 (turning lanes, signalization)						local, SPLOST	\$1,250,000 total SPLOST II	
Tanger Boulevard Extension from Bill Gardner Parkway north to Gardner peach orchard, temporary turn to SR 42 at water tank. (involves relocation of Zaxby's)						private, local, Henry County, impact fees	\$3,200,000 private, portion subject to impact fees	
Intersection Improvement: Grove Road and Peeksville (turning lanes, signalization where warranted) SPLOST III Tier II						SPLOST III	\$450,000 local, SPLOST III (Tier I Bond)	

Short Term Work Program / CIE Update: 2009 - 2013									
STWP / CIE Element	2009	2010	2011	2012	2013	Responsible Party(ies)	Estimate Cost / Source		
Upgrade and Intersection Improvement: Indian Creek Road at Tanger Boulevard (turning lanes, signalization where warranted, resurfacing Tanger to Bill Gardner Pkwy) SPLOST III						SPLOST III	\$700,000 local, SPLOST III (\$175,000 (Tier I Bond)		
Upgrade/Reconstruction of Bowden Street (aka South Bethany) from Jackson Street to Mose Brown Drive						SPLOST II (from Cleveland Street upgrade) and SPLOST III	\$500,000 local, Henry County, SPLOST III (\$500,000 Tier I)		
Intersection Improvement at Tanger Boulevard and SR 42 (signalization)						GaDOT, local, Private per GRTNA NOD	\$250,000 total, private		
Intersection Improvement: Tanger Boulevard at Highway 42, including possible extension and realignment of Jackson Street - Potential SPLOST III						SPLOST III, private (signalization shown above), local	\$1,500,000 local, private, SPLOST III of \$750,000		
Bill Gardner Parkway (HE-126B, CR 562) Widen from 2>4 lanes from Hwy 155 to Lester Mill Road and from 2>6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)						SPLOST III, local, state, GRTA, private, impact fees (20% of portions in city)	\$56,000,000 state, local, SPLOST III, private (parts of ROW), portions are impact fee eligible Engineering and ROW, Construction by private or local only at this point until Federal or Regional funding is secured.		
General Facilities									
District Court and Police Station Facility (LGFBG site) construct new building(s) for continued expansion needs						City, Impact fees (52%), SPLOST III	\$2,200,000, local, impact fees (52%), SPLOST III (\$100,000 Tier 1)		
City Hall Renovations (ongoing) Re-organization of office space for Community Development, Better Hometown, Water/Sewer, and Stormwater						City, SPLOST III	\$200,000, local, SPLOST tier II		
Relocation of Public Works (Bowden Street)						City	\$450,000, local, SPLOST III (tier I)		
Property Acquisition for future facilities						City, SPLOST III	\$475,000 Tier II SPLOST III		
Natural and Historic Resources									
Historic Preservation Commission/Historic Survey						City	\$25,000 (consultant, staff time)		
Establishment of Historic District(s) and Landmark Structures						City	\$15,000 (local, staff and commission time)		
Economic Development									
Multituse Paths/Wide Sidewalks									
Better Hometown Façade Program						City, ARC, GaDOT	\$960,000 (Q23 Federal, state, local)		
						BHT Nonprofit	\$25,000 private/nonprofit		

Report of Accomplishments: 2007 - 2008 (calendar year budget)						
Community Facilities	2007	2008	Responsible Party(ies)	Est. Cost / Source	Status	
Water/Sewer						
Install new water lines (replacement) in the Skyland Community			City	\$1,000,000 CDBG and GEFA funds, \$80,000 local	Completion in October 2008	
Interceptors C, D, E (sanitary sewer)			City, EPD	\$2,000,000 GEFA, local, connection fees	Completed late 2007	
New Well Development					Ongoing. Several sites drilled. Two sites chosen on the west side of the City north and south of Bill Gardner Parkway. One placed into service in 2007, with north site placed into service in 2008 as easements are acquired.	
Relocation of Public Works (Bowden Street)			City, EPD	\$100,000, local, connection fees	Engineering completed. (Mose Brown Drive) connecting Bowden Street to Davis Lake Road. Move to be completed by early 2010	
Parks and Recreation			City	\$350,000, local		
Community/Conference Center (Bowden Street)			City	\$2,500,000 local and impact fees (96%)	Engineering underway, location secured on city property on Bowden Street at new Mose Brown Drive, across from the relocated Public Works Facility. Estimated completion in late 2008.	

Report of Accomplishments: 2007 - 2008 (calendar year budget)						
Community Facilities	2007	2008	Responsible Party(ies)	Est. Cost / Source	Status	
Transportation						
Turning lanes along Hwy 42 near Davis Road.			Private, GaDOT, GRTA	\$150,000, private	Completed in 2008	
Strong Rock Parkway/Price Drive realignment (pave and improve parkway as part of Strong Rock Schools Development)			City, Private, GRTA	\$2,760,000, Private	Phase I substantially completed in August 2007, involving the re-alignment of the old portion of Price Drive and now called Strong Rock Parkway. Development impact fee credit eligible for certain elements of the construction, including additional lanes not in impact fee analysis	
General Facilities						
Natural and Historic Resources						
Historic District Overlay			City	\$1,000 in training (plus staff time)	Meetings underway. RFP let in late 2006 for selection of consultant for historic survey in 2007. Study possibly delayed until 2008 due to funding at this time. Estimated time for adoption of historic district is late 2009 to early 2010 at cost not to exceed \$25,000).	
Economic Development						
Downtown Streetscape Project/Development and Revitalization Efforts			City, GaDOT, DDA	\$762,000 (TE Grant, local, private)	Underway. Design Completed, ROW complete and documents signed. Awaiting final bid and release for construction. Est. Completion late 2008	
Multiuse Paths/Wide Sidewalks			City, ARC, GaDOT	\$960,000 (Q23 Federal, state, local, SPLOST III)	Engineering underway. Est. completion in 2008-2009	

Report of Accomplishments: 2007 - 2008 (calendar year budget)						
Community Facilities	2007	2008	Responsible Party(ies)	Est. Cost / Source	Status	
Land Use						
Develop unified development code: review and update land use regulations with county						
Central Business District Plan and Regulations/Overlay			City	\$100,000, local, staff time and consultant if necessary.	Moved to 2009 2010	
			City	\$80,000, LCI, local	Local effort only, 2009 2010	
Update Joint Comprehensive Plan with county					Transmitted Community Agenda Element. Comprehensive Transportation Plan (separate document) adopted in August 2007. Anticipated adoption of Comp Plan in early 2008.	
Locust Grove Specific Plan (part of Joint Plan Update)			City, County	\$53,000		
			City, County	see above	see above, anticipated adoption in late 2008	

Impact Fee Collections, Fiscal Year 2007

Revenues

Prior Year(s)	\$520,042
Receipts for 2006	\$188,278
Total Revenues	<u>\$708,320</u>

Expenditures

Expenditures Prior		\$54,649
Expenditures 2006		
Admin	\$ 96	
Parks/Rec	\$ 51,995	
Public Safety/Police	\$ 41,209	
Highways/Streets	\$ 52,134	\$145,434
Total Expenditures		<u>\$200,083</u>
Total On-hand		<u><u>\$508,237</u></u>

Source: Audited Financial Statement of City of Locust Grove, Meeks & Whitaker, P.C. dated June 13, 2008

JAMES L. WHITAKER, P.C.

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Snellville, Georgia 30078
Telephone: 678-205-4438
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Member of
The American Institute of
Certified Public Accountants

Member of
Georgia Society of
Certified Public Accountants

**INDEPENDENT AUDITOR'S REPORT ON
SCHEDULE OF DEVELOPMENT IMPACT FEES**

Honorable Mayor and Members of City Council
City of Locust Grove, Georgia

We have audited the accompanying Schedule of Development Impact Fees for the City of Locust Grove, Georgia for the year ended December 31, 2007. This schedule is the responsibility of the City of Locust Grove's management. Our responsibility is to express an opinion on the Schedule of Development Impact Fees based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedule of Development Impact Fees is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the Schedule of Development Impact Fees. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the Schedule of Development Impact Fees. We believe that our audit provides a reasonable basis for our opinion.

The accompanying Schedule of Development Impact Fees was prepared for the purpose of complying with the Official Code of Georgia Annotated, 36-71-8 on the modified accrual basis of accounting and is not intended to be a complete presentation of City of Locust Grove's revenues and expenditures.

In our opinion, the Schedule of Development Impact Fees referred to above presents fairly, in all material respects, the prior year receipts and expenditures, and the current year receipts and expenditures for each project in City of Locust Grove's resolutions or ordinances calling for the development impact fee, for the year ended December 31, 2007, in conformity with accounting principles generally accepted in the United States of America.

James L. Whitaker, P.C.

Snellville, Georgia
June 13, 2008

CITY OF LOCUST GROVE, GEORGIA
SCHEDULE OF DEVELOPMENT IMPACT FEES
FOR THE YEAR ENDED DECEMBER 31, 2007

	<u>ADMIN</u>	<u>CIE COST RECOVERY</u>	<u>PUBLIC SAFETY</u>	<u>HIGHWAYS & STREETS</u>	<u>PARKS & RECREATION</u>	<u>TOTAL</u>
Receipts -						
Prior years	\$ 14,890	\$ 3,753	\$ 25,751	\$ 99,625	\$ 376,023	\$ 520,042
Current year	<u>6,184</u>	<u>1,350</u>	<u>9,038</u>	<u>32,096</u>	<u>139,610</u>	<u>188,278</u>
Total Receipts	<u>21,074</u>	<u>5,103</u>	<u>34,789</u>	<u>131,721</u>	<u>515,633</u>	<u>708,320</u>
Expenditures -						
Prior years	6,055	-	-	-	48,594	54,649
Current year	<u>96</u>	<u>-</u>	<u>41,209</u>	<u>52,134</u>	<u>51,995</u>	<u>145,434</u>
Total Expenditures	<u>6,151</u>	<u>-</u>	<u>41,209</u>	<u>52,134</u>	<u>100,589</u>	<u>200,083</u>
Balance at end of year	<u>\$ 14,923</u>	<u>\$ 5,103</u>	<u>\$ (6,420)</u>	<u>\$ 79,587</u>	<u>\$ 415,044</u>	<u>\$ 508,237</u>

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

Copy of Advertisement

Public Hearing Notice

Locust Grove City Council

August 25, 2008

7:00 PM - Locust Grove City Hall

Short Term Work Program/CIE Annual Update

Notice is hereby given as required by the Minimum Standards of the Department of Community Affairs that the City of Locust Grove seeks to transmit a major amendment to the Future Land Use Element of the Henry County/Cities Joint Comprehensive Development Plan concerning the Short Term Work Program and Capital Improvements Element of the city's Impact Fee Program, including the Report of Accomplishments.

The City will conduct a public hearing on Monday, August 25, 2008 at 7:00 PM to discuss the transmittal resolution of the update to the Georgia Department of Community Affairs and the Atlanta Regional Commission. The meeting will be held at City Hall, located at 3644 Highway 42 South, Locust Grove, Georgia 30248.

8/4/08

Tim Young, Director

City of Locust Grove Community Development

Aug-8, 2008-4847

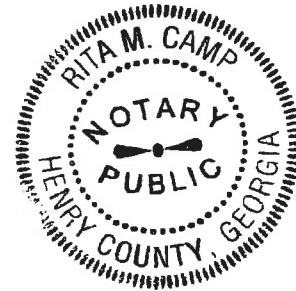
State of Georgia
County of Henry

Personally appeared before the undersigned, **Linda Brooks**, who after being first duly sworn states that she is the legal clerk for the Daily Herald, official legal organ of HENRY COUNTY, GEORGIA, and that upon her own personal knowledge she knows that the advertisement, a true copy of which is hereto annexed, was published in said newspaper of general circulation on the following dates:

Aug 8 2008

Linda Brooks

Affiant



Sworn to and subscribed before me this

8 day of Aug, 2008

Rita M. Camp

Notary Public, Henry County, Georgia
My Commission Expires November 23, 2008