

# **Capital Improvements Element 2011 Annual Update:**

## **Financial Report & Short Term Work Program**

Fayetteville, GA  
DRAFT – March 24, 2011

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the City of Fayetteville Capital Improvements Element, as amended by the City in June of 2007.

## Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required financial information for each public facility category appears in the main financial table (page 2); each of the public facility categories shown here has a single, city-wide service area.

The City's fiscal year runs from August 1 to July 31.

## Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a short term work program (STWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which

states that local governments that have a CIE must "update their entire Short Term Work Programs annually."<sup>1</sup>

According to DCA's requirements,<sup>2</sup> the STWP must include:

- A brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Short Term Work Program portion of this document, beginning on page 5.

---

<sup>1</sup> Note that DCA's Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description of a STWP is found at Chapter 110-12-1-.05(2)(c)(i).

<sup>2</sup> Chapter 110-12-1-.05(2)(c)(i).

# **IMPACT FEES FINANCIAL REPORT – FAYETTEVILLE, GA** **Fiscal Year 2010**

City of Fayetteville, GA	Annual Impact Fee Financial Report - Fiscal Year 2010						
Public Facility Service Area	Parks & Recreation	Fire Protection	Police	Roads	Admin-istration	CIE Prep*	TOTAL
	City-wide	City-wide	City-wide	City-wide			
<b>Impact Fee Fund Balance August 1, 2009</b>	\$52,581.81	\$1,201,740.27	\$22,314.49	\$1,020,988.75	\$17,413.73	(\$22,590.17)	\$2,292,448.89
<b>Impact Fees Collected (August 1, 2009 through July 31, 2010)</b>	\$6,280.96	\$10,012.15	\$9,616.19	\$10,995.86	\$1,002.20	(\$17.27)	\$37,890.09
<b>Subtotal: Fee Accounts</b>	\$58,862.77	\$1,211,752.42	\$31,930.68	\$1,031,984.61	\$18,415.93	(\$22,607.44)	\$2,330,338.98
<b>Accrued Interest</b>	\$934.19	\$1,489.15	\$1,430.25	\$1,635.46	\$149.06	(\$2.57)	\$5,635.54
<b>(Impact Fee Refunds)</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>(Expenditures)</b>	(\$1,924.21)	\$0.00	(\$9,616.19)	(\$211,619.70)	(\$1,002.20)	\$0.00	(\$224,162.30)
<b>Impact Fee Fund Balance July 31, 2010</b>	\$57,872.76	\$1,213,241.57	\$23,744.75	\$822,000.37	\$17,562.80	(\$22,610.01)	\$2,111,812.22
<b>Impact Fees Encumbered</b>	\$57,872.76	\$1,213,241.57	\$23,744.75	\$822,000.37			\$2,116,859.44

\* CIE Prep is the cost of creating the original Capital Improvements Element, subsequent Annual Updates, and Amendments.

<b>Public Facility:</b> Parks & Recreation										
<b>Service Area:</b> City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2010 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
P.K. Dixon Park (219 acres)	2003	2010	\$ 499,265.64	44.0%	\$ 219,913.00	\$ -	\$ -	\$ -	\$ -	
Holiday Dorsey Fife House	2003	2004	\$ 1,564,823.95	100.0%	\$ 1,564,823.95	\$ 692.73	\$ 144,188.38	\$ 144,881.11	\$ 28,936.38	
Amphitheater	2003	2005	\$ 2,560,364.00	49.7%	\$ 1,272,831.81	\$ 1,231.48	\$ 161,809.44	\$ 163,040.92	\$ 28,936.38	
			<b>\$ 4,624,453.59</b>		<b>\$ 3,057,568.76</b>	<b>\$ 1,924.21</b>	<b>\$ 305,997.82</b>	<b>\$ 307,922.03</b>	<b>\$ 57,872.76</b>	

<b>Public Facility:</b> Fire Protection										
<b>Service Area:</b> City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2010 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Headquarters expansion (3,000 sf)	2005	2006	\$ 75,000.00	100.0%	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 75,000.00		
New Station #3 (5,920 sf)	2013	2014	\$ 1,095,200.00	100.0%	\$ 1,095,200.00	\$ -	\$ -	\$ -	\$ 1,095,200.00	
New Station #4 (5,920 sf)	2016	2017	\$ 1,095,200.00	21.1%	\$ 230,752.02	\$ -	\$ -	\$ -		
Pumper Truck	2016	2016	\$ 425,000.00	100.0%	\$ 425,000.00	\$ -	\$ -	\$ -		
Aerial Truck	2014	2014	\$ 750,000.00	100.0%	\$ 750,000.00	\$ -	\$ -	\$ -	\$118,041.57	
Pumper Truck	2017	2017	\$ 425,000.00	0.0%	\$ -	\$ -	\$ -	\$ -		
Pumper Truck	2017	2017	\$ 425,000.00	100.0%	\$ 425,000.00	\$ -	\$ -	\$ -		
			<b>\$ 4,290,400.00</b>		<b>\$ 3,000,952.02</b>	<b>\$ -</b>	<b>\$ 75,000.00</b>	<b>\$ 75,000.00</b>	<b>\$ 1,213,241.57</b>	

<b>Public Facility:</b> Police Department										
<b>Service Area:</b> City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2010 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
New Facility (20,993 sf)	2006	2007	\$ 6,746,135.00	38.1%	\$ 2,570,889.04	\$ 9,616.19	\$ 770,595.67	\$ 780,211.86	\$ 23,744.75	
			<b>\$ 6,746,135.00</b>		<b>\$ 2,570,889.04</b>	<b>\$ 9,616.19</b>	<b>\$ 770,595.67</b>	<b>\$ 780,211.86</b>	<b>\$ 23,744.75</b>	

Public Facility: Road Improvements										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees*	FY 2010 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Jeff Davis Dr./SR 54/Jimmy Mayfield	2003	2004	\$ 85,264.17	73.2%	\$ 62,379.27	\$ -	\$ 62,379.27	\$ 62,379.27		Completed
Church Street Improvements	2003	2004	\$ 11,679.11	45.2%	\$ 5,282.46	\$ -	\$ 5,282.46	\$ 5,282.46		Completed
Ramah Road/Beauregard	2003	2004	\$ 77,812.90	21.8%	\$ 16,947.65	\$ -	\$ 16,947.65	\$ 16,947.65		Completed
Traffic Signal Interconnection	2003	2004	\$ 89,080.11	77.1%	\$ 68,689.67	\$ -	\$ 68,689.67	\$ 68,689.67		Completed
Jeff Davis/85/314 Intersection	2003	2007	\$ 258,812.27	15.0%	\$ 38,821.84	\$ -	\$ 38,821.84	\$ 38,821.84		Completed
Southside Connector	2003	2007	\$ 720,245.70	86.5%	\$ 622,940.51	\$ -	\$ 622,940.51	\$ 622,940.51		Completed
Bradford Square	2003	2004	\$ 12,483.33	82.5%	\$ 10,298.75	\$ -	\$ 10,298.75	\$ 10,298.75		Completed
Banks Road Widening	2005	2006	\$ 83,591.07	100.0%	\$ 83,591.07	\$ -	\$ 83,591.07	\$ 83,591.07		Completed
Lafayette Ave Extension	2007	2015	\$ 665,500.00	15.0%	\$ 99,825.00	\$ -	\$ 8,873.37	\$ 8,873.37	\$ 90,951.63	
Lafayette/Glynn Street	2007	2015	\$ 250,000.00	4.0%	\$ 10,000.00	\$ -	\$ 8,873.37	\$ 8,873.37	\$ 1,126.63	
Jeff Davis Shoulder	2007	2011	\$ 736,115.00	5.9%	\$ 22,983.62	\$ -	\$ 20,820.25	\$ 20,820.25	\$ 2,163.37	
Stonewall/85 Left Turn	2007	2015	\$ 142,000.00	7.1%	\$ 10,011.00	\$ -	\$ 8,873.38	\$ 8,873.38	\$ 1,137.62	
Jimmie Mayfield Widening	2007	2010	\$ 215,206.53	92.6%	\$ 199,281.25	\$ -	\$ 199,281.25	\$ 199,281.25		Completed
Lafayette/Tiger Trail Alt. B (Ph. 1)	2009	2015	\$ 214,375.00	100.0%	\$ 214,375.00	\$ -	\$ 50,307.07	\$ 50,307.07	\$ 109,414.00	
Lafayette/Tiger Trail Alt. B (Ph. 2)	2009	2015	\$ 214,375.00	100.0%	\$ 214,375.00	\$ -	\$ -	\$ -		
314/White/Banks	2007	2011	\$ 253,000.00	100.0%	\$ 273,373.55	\$ 161,164.15	\$ 37,619.48	\$ 198,783.63	\$ 74,589.92	
Grady/Beauregard Roundabout	2008	2010	\$ 640,000.00	100.0%	\$ 640,000.00	\$ 50,455.55	\$ 46,927.25	\$ 97,382.80	\$ 542,617.20	
54/Gingercake	2009	2014	\$ 11,000.00	100.0%	\$ 11,000.00	\$ -	\$ -	\$ -		
Hood Ave. Connector	2014	2015	\$ 270,500.00	100.0%	\$ 270,500.00	\$ -	\$ -	\$ -		
85 Medians (Phase 1)	2014	2016	\$ 83,352.33	100.0%	\$ 83,352.33	\$ -	\$ -	\$ -		
86 Medians (Phase 2)	2014	2016	\$ 83,352.33	100.0%	\$ 83,352.33	\$ -	\$ -	\$ -		
87 Medians (Phase 3)	2014	2016	\$ 83,352.33	100.0%	\$ 83,352.33	\$ -	\$ -	\$ -		
92 Connector Widening Design	2014	2014	\$ 200,000.00	100.0%	\$ 200,000.00	\$ -	\$ -	\$ -		
Church St. Extension	2013	2013	\$ 250,000.00	100.0%	\$ 250,000.00	\$ -	\$ -	\$ -		
85 Streetscape	2013	2014	\$ 28,296.00	100.0%	\$ 28,296.00	\$ -	\$ -	\$ -		
Redwine/Ramah Road Roundabout	2014	2015	\$ 300,000.00	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
			<b>\$ 5,979,393.19</b>		<b>\$ 3,603,028.64</b>	<b>\$ 211,619.70</b>	<b>\$ 1,290,526.64</b>	<b>\$ 1,502,146.34</b>	<b>\$ 822,000.37</b>	

\* Actual figures related to impact fee funding shown for completed projects.

**2011-2015 SHORT TERM WORK PROGRAM  
FAYETTEVILLE, GA**

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party
<b>Natural &amp; Cultural Resources</b>					
Utilize available material to educate and increase awareness of community resources	2002	Ongoing	\$2,000/yr	GF, Stormwater Fees	Public Services
Implement Openspace Plan that includes development of recreational parks, protection of existing greenspace, establishment of greenways/multiuse trails, connectivity between parks, multi-use trails, identification/addition of new areas for preservation, and environmental education	2000	Ongoing	\$2,000/yr	GF, Stormwater Fees, Grants	Public Services
Seek funding sources to implement the Openspace Plan	2000	Ongoing	\$1,000/yr	GF, Stormwater Fees	Public Services
Implement SWMP including compliance with Cities Phase II MS4 NPDES permit and masterplanning/CIP program. Costs include debt service and personnel salaries.	2003	Ongoing	\$400,000/yr	Stormwater Utility	Public Services
Continue to maintain and update inventory of historic resources in Fayetteville	2003	Ongoing	N/A	Main Street/DDA LCI study	Main Street/DDA
Utilize the Art & Architectural Committee to complement preservation efforts	2003	Ongoing	\$2,000/yr	GF	Planning
Work with historic preservation groups to identify funding sources for City-sponsored restoration and redevelopment projects in the DHD	2006	Ongoing	N/A	Main Street/DDA	Main Street/DDA
Coordinate appropriate signage for historic resources.	2002	Ongoing	\$5,000	Main Street/DDA	Main Street/DDA
Promote organized tours of the DHD	2004	Ongoing- HDF Museum, Developing Walking Tour	N/A	Main Street/DDA	Main Street/DDA

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party
Continue to implement Main Street objectives as they relate to preservation of cultural resources.	1996	Ongoing	N/A	N/A	Main Street/DDA
Continue diverse programming at the Villages Amphitheatre	2006	Ongoing	\$180,000	Main Street Tourism Assoc./ Event Admission Fees/ Sponsorships	Main Street/DDA
Continue to sponsor cultural activities and events in the Main Street District	1996	Ongoing	\$40,000	Main Street Hotel/Motel Tax Vendor Fees	Main Street/DDA
<b>Economic Development</b>					
Work with private owners to ensure the appropriate redevelopment of greyfields.	2006	Ongoing	\$2,000/yr	GF	Planning
Continue to sponsor events/activities to attract residents to the downtown area	1996	Ongoing	\$40,000	Main Street Tourism/ Hotel Motel Tax	Main Street/DDA
<b>Land Use</b>					
Review Historic District Overlay to ensure appropriate design and architectural standards for new development, infill development, and redevelopment match the historic character of the area and provide consistency with surrounding land uses.	2002	Ongoing	\$2,500/yr	GF	Planning
Continue to review design and architectural plans for redevelopment and/or new development in regional commercial areas to assure consistency with established standards and surrounding land uses.	2000	Ongoing	\$5,000/yr	GF	Planning
Work with developers to promote/encourage mixed-use developments in identified areas	2000	Ongoing	\$7,000/yr	GF/Grants/LCI/Private	Planning / Main Street/DDA
Work with developers to facilitate the development of Conservation and/or New Urbanist subdivision where appropriate.	1999	Ongoing	\$7,000/yr	GF	Planning / Main Street/DDA
Review Zoning Ordinance to ensure that appropriate commercial uses are allowed in proximity to residential neighborhoods to serve residents of those neighborhoods.	2000	Ongoing	\$5,000/yr	GF	Planning

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party
Encourage cooperative master planning of large greenfield areas.	1994	Ongoing	\$5,000/yr	GF	Planning
Identify opportunities to provide connectivity between residential areas and other uses through multi-use trails/sidewalks and greenspace. Include in the Openspace Plan.	2000	Ongoing	\$1,000/yr	GF	Public Services
Facilitate the implementation of the LCI Plan recommendations where feasible.	2003	Ongoing	\$12,000,000	LCI, SPLOST	Public Services
<b>Facilities &amp; Services</b>					
Work with public institutions to redevelop vacant or underutilized public buildings in the DHD.	2002	Ongoing	\$5,000/yr	GF/Grants/LCI	Planning
Consider expanding public use of the Old Court House.	2006	2010	TBD	Main Street Hotel/Motel Tax	Main Street/DDA
Work with developers to meet the needs of the aging population as it relates to housing and associated services.	1997	Ongoing	\$5,000/yr	GF	Planning
Continue to implement capital improvement programs.	1995	Ongoing	N/A	GF/Grants/LCI/SPLOST Bonds/GDOT	Administration
Utilize existing infrastructure by encouraging infill and redevelopment as apposed to Greenfield development	2002	Ongoing	\$5,000/yr	GF	Planning
Continue to assess the needs of a growing community and update infrastructure accordingly.	1995	Ongoing	N/A	All Funds	Administration
Promote expanded development of regional medical facilities consistent with the Character Area Map and Future Land Use map.	2007	Ongoing	\$5,000/yr	GF	Planning
New Fire Station #3	2013	2014	\$1,095,200	IFF (100%)	Fire Department
Aerial Truck	2014	2014	\$750,000	IFF (100%)	Fire Department
<b>Housing</b>					
Identify areas desirable for residential infill development and redevelopment	2000	Ongoing	\$5,000/yr	GF	Planning



Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party
Identify existing structures appropriate for conversion or restoration to provide housing.	2000	Ongoing	\$5,000/yr	GF	Planning
Facilitate infill development and redevelopment in identified areas.	2000	Ongoing	\$5,000/yr	GF	Planning
Encourage a mix of residential densities in appropriate areas near the DHD or employment centers	2000	Ongoing	\$5,000/yr	GF/Grants/LCI/Private	Planning
Review Zoning Ordinance and design standards to ensure that they allow for and encourage a variety of housing options	2000	Ongoing	\$5,000/yr	GF	Planning
<b>Transportation</b>					
Support the County CTP, including bypass to alleviate congestion on HWY85.	2003	2025	\$140,000,000	Cities, County, SPLOST, DOT	Public Services
Provide educational material for residents that promotes alternative transportation modes (i.e. walking, biking, etc.) in the City	2006	Ongoing	\$1,000/yr	GF	Public Services
Require inter-connectivity of roadways within and between new and existing commercial and mixed use developments.	2004	Ongoing	\$5,000/yr	GF	Public Services
Continue to implement the City Sidewalk Plan and update as necessary.	2006	Ongoing	\$200,000/yr	SPLOST	Public Services
SR 314/White Rd./Banks Rd. Turn Lanes	2007	2011	\$273,374	IFF (100%)	Public Services
Implement City SPLOST program	2006	2015	\$11,649,324	SPLOST, IFF, LCI, DOT, Grants, Private	Public Services
Implement LCI Plan transportation projects as funding becomes available.	2006	2020	\$12,247,000	LCI, SPLOST, IFF, Private	Public Services
Bradley Sidewalk	2010	2012	\$500,000	SPLOST	Public Services
Lafayette/Tiger Trail Alt. B (Ph. 2)	2009	2015	\$214,375	IFF (100%)	Public Services
Grady/Beauregard Roundabout	2008	2010	\$640,000	IFF (100%)	Public Services
54/Gingercake	2009	2014	\$11,000	IFF (100%)	Public Services
Church St. Extension	2013	2013	\$250,000	IFF (100%)	Public Services
85 Streetscape	2013	2014	\$28,296	IFF (100%)	Public Services

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party
Redwine/Ramah Road Roundabout	2014	2015	\$300,000	SPLOST, GF	Public Services
<b>Intergovernmental Coordination</b>					
Work with local governments to coordinate adjacent land uses and ensure efficient provision of services	2000	Ongoing	N/A	N/A	Administration
Develop local and regional partnerships to protect greenspace, develop a regional system of multiuse trails	2000	Ongoing	N/A	N/A	Administration