

RESOLUTION NO. 11-08-040

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 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 July 18, 2011 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 Plan;

WHEREAS, the City has prepared an amendment in accordance with the guidance in the Minimum Standards under the Georgia Planning 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.

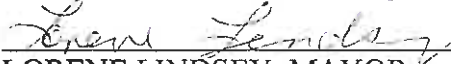
THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

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 1st day of August, 2011.


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 PLAN**

Short Term Work Program / CIE Update: 2012 - 2016										
STWP / CIE Element	Service Area	Year (by Phase of Implementation)					Estimated Cost	Impact Fee %	Fund Sources and Shares	Responsible Party(ies)
		2012	2013	2014	2015	2016				
Community Facilities										
Water/Sewer										
New Well Development	Water Service Area				PE	Const.	\$ 200,000	NA	Private (80%/connection fees), Local (20%)	City, EPD, Private Developers
Expansion of Indian Creek WWTP	Sewer Service Area					Design	\$ 100,000	NA	Private (80%/connection fees), Local (20%)	City, EPD, MNGWD, Private Developers
Parks and Recreation										
Girls' Softball Complex (Locust Grove Station Amenity Agreement)	Citywide			Const.	Const.		\$ 650,000	35%	Henry County (65%), Local (35%) through SPLOST III and Impact Fees	City, County
Parks Improvements	Citywide						\$ 120,000	35%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
Transportation										
Strong Rock Parkway Phases II, III, and future (extend existing parkway both north and south)	Citywide				PE	PE	\$ 325,000	20%	Private (80%), Local (20%) through Impact Fees and potential TIA local match	City, County, Private (due to GRTA NOD)
Signalization of Hwy 42 and Bethlehem Road (originally part of development of major warehouse/industrial park)	Citywide				PE	Const.	\$ 400,000	NA	Private (50%), County (10%), GaDOT (10%), Local (30%) through future SPLOST and general revenue	City, County, GaDOT, Private (due to DRI needs assessment)
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 - striping for now pending GaDOT).	Citywide		PE	ROW	Const.		\$ 100,000	NA	Private (80%), GaDOT (10%), Local/County (10%)	City, County, GaDOT, Private
Intersection Improvement: Grove Road and Peeksville (turning lanes, signalization where warranted) SPLOST III Tier II	Citywide		PE	PE/ROW	Const.		\$ 450,000	NA	Local (100%) through SPLOST III or other future SPLOST/TIA Funds	City, County
Intersection Improvement: Indian Creek Road at Tanger Boulevard (turning lanes, signalization where warranted) SPLOST III	Citywide			PE	ROW	Const.	\$ 575,000	20%	Local (100%) through SPLOST III Funds and Impact Fees for additional lanes, signals.	City, County
Upgrade Tanger Boulevard (resurfacing Tanger from Indian Creek to Tanger Drive) SPLOST III	Citywide		PE	Const.			\$ 250,000	NA	Local (100%) through SPLOST III Funds and TIA if eligible	City, County
Intersection improvement at Tanger Boulevard and SR 42 (signalization)	Citywide				PE	Const.	\$ 200,000	NA	Local (20%), Private (80%)	GaDOT, City, Private (per GRTA NOD)
Intersection Improvement: Tanger Boulevard at Highway 42, including possible extension and realignment of Jackson Street - Potential SPLOST III	Citywide				PE	PE/ROW	\$ 137,500	NA	Private (30%), Local (60%) from SPLOST III, GaDOT (10%)	City, GaDOT, Private

Short Term Work Program / CIE Update: 2012 - 2016											
		Year (by Phase of Implementation)									
	STWP / CIE Element	Service Area	2012	2013	2014	2015	2016	Estimated Cost	Impact Fee %	Fund Sources and Shares	Responsible Party(ies)
	Bill Gardner Parkway (HE-126B, CR 650) 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) TIA-HE-005	Citywide		PE	PE/ROW	ROW	Const.	\$ 44,252,000	20%	Private (15%), County (15%), GaDOT (10%), Local (15%) through future development requirements, general funds, TIA Funds and impact fees (inside corporate limits)	City, GaDOT, County, Private (from GRTA NOD)
	Interchange Reconstruction, Exit 212 at I-75 (TIA-HE-015)	Citywide			PE	PE/ROW	Const.	\$ 18,900,000	20%	Private (up to 30%), State (10%), Local (3%), County (3%), TIA Project, can include some impact fees as part of Bill Gardner widening.	City, County, GaDOT, Region
	Bill Gardner Parkway (CR 650) Widen and reconstruct from existing 5-Lane facility to 4/6 lanes from I-75 to Highway 42 (TIA-HE-006)	Citywide		PE	PE	PE/ROW	ROW	\$ 11,850,000	20%	Private (30%), County (50%), GaDOT (10%), Local (30%) through future development requirements, general funds, TIA Funds (if available) and impact fees (inside corporate limits)	City, GaDOT, County, Private (from GRTA NOD)
	GRTA Express System Expansion, provide Park and Ride Facility to coincide with upcoming I-75 Express Lanes, TIA-AR-042	Citywide		PE	PE/ROW	Const.	Const.	\$ 2,200,000	TBD	Local (33%), County (20%), TIA Project	City (Land acquisition/donation), County, GRTA, Region
	General Resurfacing of existing streets as part of TIA 15% matching funds.	Citywide		Const.	Const.	Const.	Const.	\$ 250,000	NA	TIA Funding	City, County, Regional Tax
	Add sidewalk along Bowden Street between Jackson Street and Mose Brown Drive	Citywide		PE	PE/ROW	Const.	Const.	\$ 450,000	NA	Local (20%) in general funds for design/PE, Federal (80%) TE grant application to be submitted in 2013.	City
	General Facilities										
	Community Room to Court Conversion II	Citywide	Const.					\$ 85,000	52%	Local (48%), Impact Fees (52%)	City
	District Court and Police Station Facility construct new building(s) for continued expansion needs	Citywide				PE	PE	\$ 100,000	52%	Local (48%), Impact Fees (52%)	City
	Natural and Historic Resources										
	Develop design guidelines and process for Certificates of Appropriateness within Historic District.	Citywide						\$ 13,000	NA	General Funds (mostly staff time and some professional services, if necessary)	City, HPC
	Economic Development										
	Better Hometown Façade Program	Downtown						\$ 25,000	NA	Private (100%)	BHT Nonprofit
	Land Use										
	Develop unified development code; review and update land use regulations with county	Citywide						\$ 20,000	NA	General Funds	City, County
	Central Business District Plan and Regulations/Overlay	Citywide						\$ 5,000	NA	General Funds	City
	Update Joint Comprehensive Plan with county	Citywide						\$ 25,000	NA	General Funds	City, County

Short Term Work Program / CIE Update: 2012 - 2016										
		Year (by Phase of Implementation)								
	Service Area	2012	2013	2014	2015	2016	Estimated Cost	Impact Fee %	Fund Sources and Shares	Responsible Party(ies)
STWP / CIE Element	Mixed-Historic District/Overlay regulations						\$ 10,000	NA	General Funds	City
	Overlay Bill Gardner Parkway/Town Center Overlay District						\$ 10,000	NA	General Funds	City, County, ARC
	Update CIE, especially Transportation Element upon completion of countywide CTP model and project selection						\$ 35,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee)
Intergovernmental Coordination										
Work with HCWSA on joint agreement for development within the Indian Creek and Tussahaw Watershed Protection Areas	Citywide						\$ 3,000	NA	General Funds	City, HCWSA
Work with Henry County on updates of Joint Comprehensive Plan and possible local adoption of a Unified Development Code	Citywide						\$ 10,000	NA	General Funds	City, County
Work with Henry County on updates of Joint Solid Waste Management Plan.	Citywide						\$ 10,000	NA	General Funds	City, County
							\$ 81,760,500			

Report of Accomplishments: 2010 - 2011 (calendar year budget)						
Community Facilities	2010	2011	Responsible Party(ies)	Est. Cost / Source	Status	
Water/Sewer						
New Well Development			City, EPD	\$250,000, local, connection fees	Deferred to 2015. Due to lack of pressure by new growth, city has turned more towards maintenance and improvement to existing water sources at a cost of \$50,000.	
Relocation of Public Works (Davis Lake @ Mose Brown Dr.)	PE/SITE	Const.	City	\$625,000, local, SPLOST III (Tier I)	Completed February 2011	
Parks and Recreation						
Girls' Softball Complex (Locust Grove Station Amenity Agreement)			Private Developer	\$ 650,000.00	Deferred until 2014 at the earliest due to continued budget matters with Henry County and possibility of future extension of SPLOST	
Transportation						
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, RS&H Engineers/GaDOT (by contract), SPLOST III	\$185,684	Completed in early 2011. Presented to City Council on January 18, 2011. Submitted to FHWA in May 2011.	
Upgrade/Reconstruction of Bowden Street (aka South Bethany) from Jackson Street to Mose Brown Drive	CONST		City, County	\$1,250,000 total (including portion in County), \$500,000 is City's portion from SPLOST III	Completed at end of 2010. City portion was \$508,000.	
Construction of new road from Bill Gardner Parkway intersection with Tanger Boulevard north to Gardner peach orchard, with turn to SR 42 at water tank. (involves relocation of Zaxby's)	Const.	Const.	Private, City, County	\$ 3,200,000	Completed May 2011 at cost of \$1,238,000, including construction costs of \$938,000.00.	

Report of Accomplishments: 2010 - 2011 (calendar year budget)					
Community Facilities	2010	2011	Responsible Party(ies)	Est. Cost / Source	Status
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 - striping for now pending GaDOT).	Const.	Const.	Private, City, County, GaDOT	\$100,000	Underway by private funds less than \$10,000 to remove portion of concrete island and restripe for future dual left turning configuration from NB SR 42 to WB Bill Gardner Parkway.
Upgrade Tanger Boulevard (resurfacing Tanger from Indian Creek to Tanger Drive) SPLOST III	PE	Const.	City, County	\$ 250,000	Was originally planned to be part of ARRA, but now pushed back due to funding constraints and to perform more engineering for improvements. To date section to be reduced in speed and have improvements for safety.
Natural and Historic Resources					
Historic District Overlay			City	\$1,000 in training (plus staff time)	Original District boundaries reduced to main commercial strip. Nomination report approved by SHPO May 2010. District Approved May 2, 2011
Economic Development					
Multiuse Paths/Wide Sidewalks		Const.	City, ARC, GaDOT	\$435,000	Construction began June 2010. ARRA project approved May 2010 by State/ARC. Bid by SE Site Development of \$367,650. Remainder PE and oversight costs by City. To be fully closed out in Summer of 2011.
TE Phase II, Trailhead/Improvements	Const.	Const.	City, GaDOT, SPLOST, ARRA	\$313,000 (ARRA Stimulus TE grant) SPLOST \$200,000 Tier I for PE and incidentals)	Completed February 2011 at cost of just over \$251,000.

Report of Accomplishments: 2010 - 2011 (calendar year budget)					
Community Facilities	2010	2011	Responsible Party(ies)	Est. Cost / Source	Status
Land Use					
Develop unified development code: review and update land use regulations with county			City	\$10,000, local, staff time and consultant if necessary.	Moved to 2012 - 2014 Horizon
Central Business District Plan and Regulations/Overlay			City	\$20,000 local	Local effort only. 2012 - 2014 completion. May be LCI eligible if funding extended
Update Joint Comprehensive Plan with county			City, County	\$12,000	Ongoing. Adopted Plan July 2008. Revisions to soon once revised DCA standards are announced to address items from Great Recession, 2010 Census and Plan 2040
Locust Grove Specific Plan (part of Joint Plan Update)			City, County	see above	Ongoing. See above, mostly to be performed 2012 - 2013
Work with Henry County on Solid Waste Management Plan			County, City	\$3,000	Completed. Update Ongoing.

Impact Fee Collections, Calendar Year 2010

Revenues

	Administration	C/E Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Prior Years	\$23,401	\$ 5,722	\$ 41,042	\$ 177,055	\$ 544,216	\$ 791,436
Collections	\$217	\$ 54	\$ 304	\$ 838	\$ 6,080	\$ 7,493
Interest Income	\$56	\$ 12	\$ 4	\$ 231	\$ 33	\$ 336
Current Year (2010)	\$273	\$66	\$308	\$1,069	\$6,113	\$ 7,829
Total Receipts	\$ 23,674.11	\$ 5,788.32	\$ 41,349.83	\$ 178,123.57	\$ 550,329.42	\$ 799,265.25

Expenditures

Expenditures Prior	\$6,890	\$ -	\$ 41,209	\$ 52,134	\$ 605,683	\$705,916
Expenditures 2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Adjusting Entry 2010						\$1,245
Total Expenditures	\$6,890	\$0	\$41,209	\$52,134	\$605,683	\$704,671
Balance at Year End	\$16,784	\$5,788	\$141	\$125,990	(\$55,354)	\$94,594

Source: Audited Financial Statement of City of Locust Grove, Vance and Associates, LLC dated June 30, 2010

Note: There were NO refunds on impact fees in 2010. An adjusted entry was stated by the auditor after audit date for prior year entry. Upcoming 2011 expenditure of up to \$100,000 in Roads for right turning lane along Bill Gardner Parkway between NB I-75 off ramp to Tanger Boulevard in conjunction with Henry County and Private Developers in 2010 finalized in 2011.

**CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENT IMPACT FEE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET (GAAP BASIS) AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2010
(With comparative actual amounts for the year ended December 31, 2009)**

	<u>2010</u>			<u>2009</u>
	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Actual</u>
REVENUES				
Impact fees	\$ 93,555	\$ 8,738	\$ (84,817)	\$ 13,735
Interest	<u>800</u>	<u>336</u>	<u>(464)</u>	<u>411</u>
Total Revenues	<u>94,355</u>	<u>9,074</u>	<u>(85,281)</u>	<u>14,146</u>
EXPENDITURES				
Current				
Administration	—	—	—	739
Capital				
Street	50,000	—	50,000	—
Debt Service – Parks				
Principal	—	—	—	22,242
Interest	<u>—</u>	<u>—</u>	<u>—</u>	<u>25,868</u>
Total Expenditures	<u>50,000</u>	<u>—</u>	<u>50,000</u>	<u>48,849</u>
Excess of revenues over (under) expenditures Before Other Sources and (Uses)	44,355	9,074	(35,281)	(34,703)
Other Sources and (Uses):				
Transfers	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Change in fund balance	44,355	9,074	(35,281)	(34,703)
Fund balance - beginning	<u>85,520</u>	<u>85,520</u>	<u>—</u>	<u>120,223</u>
Fund balance - ending	<u>\$ 129,875</u>	<u>\$ 94,594</u>	<u>\$ (35,281)</u>	<u>\$ 85,520</u>

**CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENT IMPACT FEE FUND
COMPARATIVE BALANCE SHEET
DECEMBER 31, 2010 AND 2009**

	<u>2010</u>	<u>2009</u>
ASSETS		
Cash	\$ 94,594	\$ 86,765
Total Assets	<u>94,594</u>	<u>86,765</u>
 LIABILITIES AND FUND EQUITY		
Liabilities		
Accounts payable	—	1,245
Total Liabilities	<u>—</u>	<u>1,245</u>
 Fund Equity		
Reserved for capital projects	94,594	85,520
Total Fund Equity	<u>94,594</u>	<u>85,520</u>
 Total Liabilities and Fund Equity	<u>\$ 94,594</u>	<u>\$ 86,765</u>

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

Copy of Advertisement

Public Hearing Notice
Locust Grove City Council
July 18, 2011
7:00 PM - Locust Grove City Hall
Short Term Work Program/CIE Annual Update
Major Amendment
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 city's portion of 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, July 18, 2011 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 30246. A draft will be made available prior to the meeting at www.locustgrove.ga.gov
June 17, 2011
Tim Young, Director
City of Locust Grove
Community Development
June-24/July-1, 2011-39874

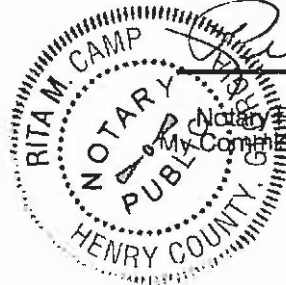
State of Georgia
County of Henry

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:

June 24, July 1, 2011
Linda Brooks
Affiant

Sworn to and subscribed before me this

1 day of July, 2011



Rita M. Camp

Notary Public, Henry County, Georgia
My Commission Expires November 23, 2012