

State of Georgia

#R-2012-03

County of Rockdale

**Transmittal Resolution**

**Capital Improvements Element Annual Update**

**Rockdale County, Georgia**

WHEREAS, Rockdale County adopted a Capital Improvements Element as an amendment to the *Rockdale County Comprehensive Plan*; and

WHEREAS, Rockdale County has prepared a fiscal year 2010 Annual Update to the adopted Capital Improvements Element; and

WHEREAS, the fiscal year 2010 Capital Improvements Element Annual Update was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on January 26, 2012, at 4:00 P.M. in the Rockdale County Commission chambers, 901 Main Street, Conyers;

BE IT THEREFORE RESOLVED that the Board of Commissioners of Rockdale County does hereby submit the fiscal year 2010 Capital Improvements Element Annual Update to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Approved this the 26<sup>th</sup> of January 2012

Board of Commissioners

*not present*  
Richard A. Oden, Chairman

*[Signature]*  
Oz Nesbitt, Sr., Commissioner

*[Signature]*  
Janice Van Ness, Commissioner

Attest:

*[Signature]*  
Jennifer Rutledge, Clerk

**DRAFT**

**Capital Improvements Element  
2011 Annual Update:  
Financial Report &  
Short Term Work Program**

Rockdale County, GA  
December 7, 2011

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## Introduction

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 the 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 Rockdale County Capital

Improvements Element, as amended by the County on March 22, 2011.

## 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(d)(1))

The County's fiscal year runs from January 1 to December 31. Thus, the financial report included here is based on the audit prepared for FY 2010. The required financial information for each public facility category appears in the main financial tables (pages 3 through 6).

## Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements—a short term work program (STWP)—as specified in the 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 7.

<sup>1</sup> Note that the 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 – ROCKDALE COUNTY, GA** **Fiscal Year 2010**

ROCKDALE COUNTY		Annual Impact Fee Financial Report - Fiscal Year 2010			
Public Facility	Libraries	Fire Protection	Parks & Recreation	Admin-istration	TOTAL
Impact Fee Fund Balance January 1, 2010	\$250,374.58	\$504,122.51	\$98,614.11	\$57,794.75	\$910,905.95
Impact Fees Collected (January 1, 2010 through December 31, 2010)	\$1,463.14	\$8,030.15	\$11,981.27	\$792.32	\$22,266.88
Subtotal: Fee Accounts	\$251,837.72	\$512,152.66	\$110,595.38	\$58,587.07	\$933,172.83
Accrued Interest	\$497.11	\$1,010.95	\$218.31	\$115.65	\$1,842.01
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(Expenditures)	(\$214,734.53)	(\$22,628.00)	(\$22,009.72)	(\$7,141.00)	(\$266,513.25)
Impact Fee Fund Balance December 31, 2010	\$37,600.30	\$490,535.61	\$88,803.97	\$51,561.72	\$668,501.59
Impact Fees Encumbered	\$37,600.30	\$490,535.61	\$88,803.97		\$616,939.88

Public Facility: Library							
Service Area: County-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	Impact Fees Expended	Impact Fees Encumbered
Collection Materials	2005	2005	\$1,228,308.66	0.0%	\$0.00		
Collection Materials	2006	2011	\$89,455.32	95.8%	\$85,685.18		
Collection Materials	2007	2012	\$91,860.93	95.8%	\$87,989.40		
Main Branch Expansion	2007	2011	\$7,000,000.00	59.9%	\$4,195,800.00	\$214,734.53	\$37,600.30
Collection Materials	2009	2014	\$86,782.73	95.8%	\$92,703.77		
Collection Materials	2010	2015	\$89,626.53	95.8%	\$85,427.71		
Collection Materials	2011	2016	\$59,406.60	95.8%	\$56,902.87		
Collection Materials	2012	2017	\$60,327.80	95.8%	\$57,785.25		
Collection Materials	2013	2018	\$61,233.05	95.8%	\$58,652.35		
Collection Materials	2014	2019	\$62,122.02	95.8%	\$59,503.85		
Collection Materials	2015	2020	\$62,994.35	95.8%	\$60,339.41		
Collection Materials	2016	2021	\$83,257.54	95.8%	\$79,748.60		
Collection Materials	2017	2022	\$85,141.08	95.8%	\$81,552.76		
Collection Materials	2018	2023	\$87,009.37	95.8%	\$83,342.31		
Collection Materials	2019	2024	\$88,862.06	95.8%	\$85,116.91		
Collection Materials	2020	2025	\$90,698.80	95.8%	\$86,876.25		
Future facility or expansion (10,000 new square feet)	2017	2020	\$3,300,000.00	100.0%	\$3,300,000.00		
			\$12,647,086.83		\$8,567,426.60	\$214,734.53	\$37,600.30

Public Facility: Fire Protection								
Service Area:		County-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	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Heavy Vehicle	2006	2008	\$365,000.00	0.0%	\$0.00			Completed
Heavy Vehicle	2007	2010	\$365,000.00	100.0%	\$365,000.00		\$365,000.00	Delayed
Heavy Vehicle	2009	2012	\$475,000.00	100.0%	\$475,000.00		\$102,907.61	
Heavy Vehicle	2011	2014	\$475,000.00	100.0%	\$475,000.00			
Heavy Vehicle	2014	2017	\$475,000.00	100.0%	\$475,000.00			
Heavy Vehicle	2016	2018	\$475,000.00	100.0%	\$475,000.00			
Heavy Vehicle	2018	2020	\$475,000.00	100.0%	\$475,000.00			
Heavy Vehicle	2020	2022	\$475,000.00	100.0%	\$475,000.00			
Klondike @ Hurst Road Station	2006	2008	\$1,050,000.00	0.0%	\$0.00			Project complete
Fire Station No. 9	2008	2009	\$1,265,000.00	16.0%	\$202,400.00	\$22,628.00	\$22,628.00	Project complete
Future Station C	2014	2014	\$1,050,000.00	100.0%	\$1,050,000.00			
Future Station D	2017	2017	\$1,050,000.00	100.0%	\$1,050,000.00			
Future Station E	2020	2020	\$1,050,000.00	100.0%	\$1,050,000.00			
			\$9,045,000.00		\$6,567,400.00	\$22,628.00	\$490,535.61	

Public Facility: Parks & Recreation								
Service Area:		County-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	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Trails	2007	2007	\$48,520.03	100.0%	\$48,520.03			Project Completed
American Legion Fields	2006	2007	\$1,838,963.00	18.0%	\$331,013.34			Project Completed
Black Shoals Park	2008	2012	\$3,091,264.00	60.0%	\$1,854,758.40			Delayed
DeCastro Community	2009	2013	\$816,568.00	66.0%	\$538,934.88			Delayed
Complex**	2006	2007	\$2,158,048.00	16.0%	\$345,287.68			Project Completed
Dinky Trail (3 miles)	2011	2014	\$2,823,214.29	40.0%	\$1,129,285.71			
Black Shoals connector (8 miles)	2011	2015	\$8,857,142.86	0.0%	\$0.00			
Pine Log Trail (2.5 miles)	2008	2011	\$1,383,928.57	95.0%	\$1,314,732.14			Phase 1 completed
Bonner Park Spur Trail (0.3 miles)	2008	2012	\$166,071.43	95.0%	\$157,767.86			Delayed
Rockdale River Trail Phase E (1 mile)	2012	2013	\$596,991.00	95.0%	\$567,141.45	\$15,800.72	\$88,803.97	
Rockdale River Trail Phase F (1 mile)	2012	2013	\$1,337,962.00	95.0%	\$1,271,063.90			
Grimes Street	2008	2011	\$149,760.00	94.0%	\$140,774.40			Delayed
Hidden Acres	2009	2012	\$207,000.00	34.0%	\$70,380.00			Delayed
Johnson Park	2006	2007	\$2,049,024.00	7.0%	\$143,431.68			Project Completed
Millstead Pool	2009	2011	\$921,600.00	94.0%	\$866,304.00			Delayed
Northwest Community	2010	2012	\$21,590,200.00	95.0%	\$20,510,690.00			
Oglesby Region	2015	2016	\$1,688,239.69	0.0%	\$0.00			
Parker Road Community	2007	2011	\$2,543,160.00	65.0%	\$1,653,054.00	\$6,209.00		Project Completed
Pine Log	2006	2007	\$942,784.00	21.0%	\$197,984.64			Project Completed
Richardson	2009	2011	\$318,080.00	51.0%	\$162,220.80			Delayed
S. Rockdale Community	2008	2011	\$1,174,968.00	49.0%	\$575,734.32			Project Completed
Shady Grove	2009	2011	\$150,080.00	94.0%	\$141,075.20			
Southeast Community	2008	2013	\$3,000,000.00	95.0%	\$2,850,000.00			Delayed
			\$57,853,568.87		\$34,870,154.43	\$22,009.72	\$88,803.97	

# **SHORT TERM WORK PROGRAM – ROCKDALE COUNTY, GA** **2011 – 2015**

<b>Capital Project</b>	<b>Start Year</b>	<b>End Year</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Percentage Attributed to Added Capacity (by Funding Source(s))</b>
Collection Materials Purchase	2006 (Delayed)	2011	Rockdale County, Library Board	\$89,455	96% Impact Fees 4% General Fund
Collection Materials Purchase	2007 (Delayed)	2012	Rockdale County, Library Board	\$91,860	96% Impact Fees 4% General Fund
Main Branch Expansion	2008 (ongoing)	2011	Rockdale County, Library Board	\$7,758,000	25% State of Georgia 60% Impact Fees 15% General Fund
Collection Materials Purchase	2009	2014	Rockdale County, Library Board	\$96,782	96% Impact Fees 4% General Fund
Collection Materials Purchase	2010	2015	Rockdale County, Library Board	\$99,626	96% Impact Fees 4% General Fund
Collection Materials Purchase	2011	2016	Rockdale County, Library Board	\$59,406	96% Impact Fees 4% General Fund
Collection Materials Purchase	2012	2017	Rockdale County, Library Board	\$60,327	96% Impact Fees 4% General Fund

Short Term Work Program

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Percentage Attributed to Added Capacity (by Funding Source(s))
Collection Materials Purchase	2013	2018	Rockdale County, Library Board	\$61,233	96% Impact Fees 4% General Fund
Collection Materials Purchase	2014	2019	Rockdale County, Library Board	\$62,122	96% Impact Fees 4% General Fund
Collection Materials Purchase	2015	2020	Rockdale County, Library Board	\$62,994	96% Impact Fees 4% General Fund
New Fire Truck	2007 (Pending)	2011	Rockdale County, Fire Department	\$365,000	100% Impact Fees
New Fire Truck	2009	2012	Rockdale County, Fire Department	\$475,000	100% Impact Fees
New Fire Truck	2011	2014	Rockdale County, Fire Department	\$475,000	100% Impact Fees
New Fire Truck	2014	2017	Rockdale County, Fire Department	\$475,000	100% Impact Fees
New Fire Station No. 10	2014	2015	Rockdale County, Fire Department	\$1,050,000	100% Impact Fees
Black Shoals Park - Renovations and Additions	2008 (Delayed)	2015	Rockdale County	\$3,091,264	60% Impact Fees 40% SPLOST

Short Term Work Program

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Percentage Attributed to Added Capacity (by Funding Source(s))
DeCastro Community Park - Renovations and Additions	2010	2013	Rockdale County	\$816,568	66% Impact Fees 34% SPLOST
Dinky Trail - 3 miles	2011	2014	Rockdale County	\$2,550,000	40% Impact Fees 60% SPLOST
Black Shoals Connector - 8 miles	2011	2015	Rockdale County	\$8,000,000	20% General Fund 80% SPLOST
Rockdale River Trail Phase E	2012	2013	Rockdale County	\$596,991	95% Impact Fees 5% General Fund
Rockdale River Trail Phase F	2012	2013	Rockdale County	\$1,337,962	95% Impact Fees 5% General Fund
Grimes Street Park - Renovations and Additions	2008 (Delayed)	2011	Rockdale County	\$149,760	94% Impact Fees 6% General Fund
Hidden Acres Neighborhood Park - Renovations and Additions	2009	2012	Rockdale County	\$207,000	34% Impact Fees 66% General Fund
Milstead Pool – Renovations & Additions	2009	2011	Rockdale County	\$921,600	94% Impact Fees 6% General Fund
Northwest Community Park – Land Acquisition and New Park	2010	2012	Rockdale County	\$21,590,200	95% Impact Fees 5% SPLOST
Parker Rd Community Park - Renovations and Additions	2007	2011	Rockdale County	\$2,543,160	65% Impact Fees 35% SPLOST

# Short Term Work Program

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Percentage Attributed to Added Capacity (by Funding Source(s))
Richardson Park - Renovations and Additions	2009	2011	Rockdale County	\$318,080	51% Impact Fees 49% General Fund
South Rockdale Community Park - Renovations and Additions	2008 (Ongoing)	2011	Rockdale County	\$1,174,968	49% Impact Fees 51% SPLOST
Shady Grove Park - Renovations and Additions	2009	2011	Rockdale County	\$150,080	94% Impact Fees 6% General Fund
Southeast Community Park - Land Acquisition	2011	2013	Rockdale County	\$3,000,000	95% Impact Fees 5% SPLOST