State of Georgia

#R-2012-21

County of Rockdale

Transmittal Resolution

Capital Improvements Element 2012 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 2012 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2011; and

WHEREAS, the Capital Improvements Element 2012 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 July 24, 2012, at 10:00 A.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 Capital Improvements Element 2012 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 24th of July, 2012.

Board of Commissioners

Richard A. Oden, Chairman

Attest:

Oz Nesbitt, Sr., Commissioner

Jennifer Rutledge, Clerk

JaNice Van Ness, Commissioner

Capital Improvements Element 2012 Annual Update:

Financial Report & Short Term Work Program

Rockdale County, GA
Draft: June 20, 2012

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 2011. The required financial information is shown on the table on page 2, and detailed information for each public facility category appears in the tables on pages 3 through 5.

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.")[1]

According to DCA's requirements,[2] 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 6.

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[1] 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).

[2] Chapter 110-12-1-.05(2)(c)(i).

IMPACT FEES FINANCIAL REPORT – ROCKDALE COUNTY, GA
Fiscal Year 2011

ROCKDALE COUNTY	Annual Impact Fee Financial Report - Fiscal Year 2011				
Public Facility	**Libraries**	**Fire Protection**	**Parks & Recreation**	**Admin-istration**	**TOTAL**
Impact Fee Fund Balance December 31, 2010	$ 37,600.30	$ 490,535.61	$ 88,803.97	$ 51,561.71	$ 668,501.59
Impact Fees Collected (January 1, 2011 through December 31, 2011)	$ 209.02	$ 12,468.06	$ 1,711.61	$ 530.89	$ 14,919.58
Subtotal: Fee Accounts	*$ 37,809.32*	*$ 503,003.67*	*$ 90,515.58*	*$ 52,092.60*	*$ 683,421.17*
Accrued Interest	$ 55.48	$ 738.09	$ 132.82	$ 76.44	$ 1,002.83
(Impact Fee Refunds)	$ -	$ -	$ -	$ -	$ -
(Expenditures)	$ (14,023.66)	$ -	$ (24,306.56)	$ (4,240.00)	$ (42,570.22)
Impact Fee Fund Balance December 31, 2011	$ 23,841.14	$ 503,741.76	$ 66,341.84	$ 47,929.04	$ 641,853.78
Impact Fees Encumbered	$ 23,841.14	$ 503,741.76	$ 66,341.84		$ 593,924.74

Public Facility:	Library									
Service Area:	County-wide									
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2011 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Main Branch Expansion	2007	2011	$ 7,881,667.33	3.20%	$252,213.35	$ 14,023.66	$ 214,734.53	$ 228,758.19	$ -	Project Completed
Collection Materials	2005	2005	1,185,233.55	0.00%	-	-	-	-		
Collection Materials	2006	2011	96,212.49	92.59%	89,080.89	-	-	-	23,841.14	Delayed
Collection Materials	2007	2012	98,744.48	92.59%	91,424.87	-	-	-		Delayed
Collection Materials	2008	2013	101,255.28	92.59%	93,749.22	-	-	-		Delayed
Collection Materials	2009	2014	103,906.31	92.60%	96,212.58	-	-	-		Delayed
Collection Materials	2010	2015	106,889.85	92.60%	98,980.32	-	-	-		Delayed
Collection Materials	2011	2016	64,047.43	92.60%	59,306.36	-	-	-		Delayed
Collection Materials	2012	2017	65,004.36	92.60%	60,196.12	-	-	-		
Collection Materials	2013	2018	65,974.42	92.58%	61,079.43	-	-	-		
Collection Materials	2014	2019	66,895.78	92.59%	61,936.26	-	-	-		
Collection Materials	2015	2020	67,798.85	92.59%	62,776.13	-	-	-		
Collection Materials	2016	2020	89,295.68	92.59%	82,675.62	-	-	-		
Collection Materials	2017	2020	91,241.55	92.60%	84,491.75	-	-	-		
Collection Materials	2018	2020	93,200.14	92.60%	86,299.63	-	-	-		
Collection Materials	2019	2020	95,140.42	92.59%	88,090.57	-	-	-		
Collection Materials	2020	2020	97,062.06	92.58%	89,864.25	-	-	-		
Future facility or expansion (20,000 new square feet)	2010	2017	3,323,020.00	80.1%	2,662,013.11	-	-	-		De;layed
			$ 13,692,589.99		**$ 4,120,390.46**	**$ 14,023.66**	**$ 214,734.53**	**$ 228,758.19**	**$ 23,841.14**	

* All costs are Net Present Value per CIE adopted March 22, 2011.

Public Facility: Fire Protection

Service Area: County-wide

Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2011 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Heavy Vehicle	2008	2008	$ 365,400.53	0.0%	$ -	$ -	$ -	$ -	$ -	Completed
Heavy Vehicle	2008	2013	365,400.53	62.9%	229,813.61	-	-	-		Delayed
Heavy Vehicle	2009	2013	365,200.21	100.0%	365,200.21	-	-	-		Delayed
Heavy Vehicle	2009	2012	475,260.55	100.0%	475,260.55	-	-	-	475,260.55	Delayed
Heavy Vehicle	2012	2014	474,479.33	100.0%	474,479.33	-	-	-		
Heavy Vehicle	2012	2012	474,479.33	100.0%	474,479.33	-	-	-		
Heavy Vehicle	2014	2017	473,959.23	100.0%	473,959.23	-	-	-		
Heavy Vehicle	2018	2018	473,439.70	100.0%	473,439.70	-	-	-		
Klondike @ Hurst Road Station	2008	2009	1,294,864.00	0.0%	-	-	-	-		Project Completed
Fire Station No. 9	2009	2010	1,497,033.99	1.5%	22,628.00	-	22,628.00	22,628.00		Project Completed
New Fire Station No. 10	2017	2018	1,505,949.66	100.0%	1,505,949.66	-	-	-	28,481.21	
Future Station D	2018	2019	1,511,922.93	100.0%	1,511,922.93	-	-	-		
Future Station E	2019	2020	1,517,919.88	100.0%	1,517,919.88	-	-	-		
			$ 10,795,309.87		**$ 7,525,052.42**	**$ -**	**$ 22,628.00**	**$ 22,628.00**	**$ 503,741.76**	

* All costs are Net Present Value per CIE adopted March 22, 2011.

Public Facility:	Parks & Recreation									
Service Area:	County-wide									
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees**	FY 2011 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Recreation Facilities* **										
Trails	2007	2007	$ 48,520.03	100.0%	$ 48,520.03	$ -	$ 48,520.00	$ 48,520.00	$ -	Project Completed
American Legion Fields	2006	2007	1,838,963.00	18.0%	331,013.34	-	-	-		Project Completed
Earl O'Neal Sports Complex	2006	2007	2,158,048.00	16.0%	345,287.68	-	-	-		Project Completed
Pine Log Trail (2.5 miles)	2008	2009	896,060.34	40.0%	358,424.14	-	15,540.17	15,540.17		Project Completed
Johnson Park	2006	2007	2,049,024.00	7.0%	143,431.68	-	2,049.68	2,049.68		Project Completed
Pine Log	2006	2007	942,784.00	21.0%	197,984.64	-	-	-		Project Completed
Rockdale River Trail Phase B (2 miles)	2011	2012	1,240,956.79	100.0%	1,240,956.79	-	-	-		Project Completed
American Legion Fields	2018	2020	947,893.11	100.0%	947,893.11	-	-	-		
Black Shoals Park	2013	2014	1,505,275.14	60.4%	909,003.51	-	-	-		Rescheduled
DeCastro Community	2017	2018	403,379.09	0.0%	-	-	-	-		Rescheduled
Earl O'Neal Sports Complex	2012	2013	695,907.45	35.1%	244,587.90	-	-	-		
Dinky Trail (3 miles)	2017	2018	1,095,184.86	0.0%	-	-	-	-		Rescheduled
Black Shoals connector (8 miles)	2017	2020	8,689,069.95	0.0%	-	-	-	-		Rescheduled
Bonner Park Spur Trail (0.3 miles)	2008	2009	162,920.06	0.0%	-	-	-	-		Suspended
Rockdale River Trail Phase D (1 mile)	2014	2015	596,009.68	100.0%	596,009.68	-	-	-		
Rockdale River Trail Phase E (1 mile)	2006	2013	596,009.68	100.0%	596,009.68	24,306.56	180,072.76	204,379.32	66,341.84	Ongoing
Rockdale River Trail Phase F (1 mile)	2012	2014	1,335,030.39	100.0%	1,335,030.39	-	-	-		
Grimes Street	2014	2015	115,693.62	100.0%	115,693.62	-	-	-		Rescheduled
Johnson Park	2013	2014	976,318.70	55.4%	540,461.60	-	-	-		
Milstead Pool	2013	2014	401,844.88	23.7%	95,371.18	-	-	-		Rescheduled
Northwest Community	2017	2019	17,300,317.59	24.2%	4,187,012.45	-	-	-		Rescheduled
Oglesby Region	2015	2016	1,595,982.26	81.6%	1,302,590.41	-	-	-		
Parker Road Community	2007	2015	1,698,182.87	79.4%	1,348,318.29	-	467,169.44	467,169.44		Ongoing
Pine Log	2012	2014	496,385.77	100.0%	496,385.77	-	-	-		
Richardson	2014	2015	133,281.57	0.0%	-	-	-	-		Rescheduled
S. Rockdale Community	2008	2017	481,293.56	100.0%	481,293.56	-	-	-		Ongoing
Shady Grove	2013	2014	115,862.82	0.0%	-	-	-	-		Rescheduled
Southeast Community	2017	2018	5,991,604.36	87.0%	5,214,263.27	-	-	-		Rescheduled
Land Acquisitions										
Southwest Community Park	2017	2018	3,900,000.00	100.0%	3,900,000.00	-	-	-		
River Trail right-of-way	2013	2018	810,000.00	100.0%	810,000.00	-	-	-		
			$ 59,217,803.56		**$ 25,785,542.73**	**$ 24,306.56**	**$ 713,352.05**	**$ 737,658.61**	**$ 66,341.84**	

* All costs are Net Present Value per CIE adopted March 22, 2011. Includes SPLOST-funded projects.

** Includes SPLOST-funded projects.

*** Summarized by park. See Capital Improvements Element adopted March 22, 2011, for project details.

SHORT TERM WORK PROGRAM – ROCKDALE COUNTY, GA
2012 – 2016

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Percentage Attributed to Added Capacity (by Funding Source(s)
Collection Materials Purchase	2006 (delayed)	2011	Rockdale County, Library Board	$96,212	93% Impact Fees 7% General Fund
Collection Materials Purchase	2007 (delayed)	2012	Rockdale County, Library Board	$98,744	93% Impact Fees 7% General Fund
Collection Materials Purchase	2008 (delayed)	2013	Rockdale County, Library Board	$101,255	93% Impact Fees 7% General Fund
Collection Materials Purchase	2009 (delayed)	2014	Rockdale County, Library Board	$103,906	93% Impact Fees 7% General Fund
Collection Materials Purchase	2010 (delayed)	2015	Rockdale County, Library Board	$106,890	93% Impact Fees 7% General Fund
Collection Materials Purchase	2011 (delayed)	2016	Rockdale County, Library Board	$64,047	93% Impact Fees 7% General Fund
Collection Materials Purchase	2012	2017	Rockdale County, Library Board	$65,004	93% Impact Fees 7% General Fund

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	$65,974	93% Impact Fees 7% General Fund
Collection Materials Purchase	2014	2019	Rockdale County, Library Board	$66,896	93% Impact Fees 7% General Fund
Collection Materials Purchase	2015	2020	Rockdale County, Library Board	$67,799	93% Impact Fees 7% General Fund
Collection Materials Purchase	2016	2020	Rockdale County, Library Board	$89,296	93% Impact Fees 7% General Fund
New Fire Truck	2008 (delayed)	2013	Rockdale County, Fire Department	$365,401	63% Impact Fees 37% General Fund
New Fire Truck	2009 (delayed)	2013	Rockdale County, Fire Department	$365,200	100% Impact Fees
New Fire Truck	2009 (delayed)	2012	Rockdale County, Fire Department	$475,261	100% Impact Fees
New Fire Truck	2012 (delayed)	2014	Rockdale County, Fire Department	$474,479	100% Impact Fees
New Fire Truck	2012 (delayed)	2014	Rockdale County, Fire Department	$474,479	100% Impact Fees

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Percentage Attributed to Added Capacity (by Funding Source(s)
New Fire Truck	2014	2017	Rockdale County, Fire Department	$473,959	100% Impact Fees
Black Shoals Park - Renovations and Additions	2013	2014	Rockdale County	$1,505,275	Max. 60% Impact Fees Min. 40% SPLOST
Earl O'Neal Sports Complex	2012	2013	Rockdale County	$695,907	Max. 35% Impact Fees Min. 65% SPLOST
Rockdale River Trail Phase D	2014	2015	Rockdale County	$596,991	Max. 100% Impact Fees
Rockdale River Trail Phase E	2006 (ongoing)	2013	Rockdale County	$596,991	Max. 100% Impact Fees
Rockdale River Trail Phase F	2012	2014	Rockdale County	$1,335,030	Max. 100% Impact Fees
Grimes Street Park - Renovations and Additions	2014	2015	Rockdale County	$115,694	Max. 100% Impact Fees
Johnson Park	2013	2014	Rockdale County	$976,319	Max. 55% Impact Fees Min. 45% SPLOST
Milstead Pool – Renovations & Additions	2013	2014	Rockdale County	$401,845	Max. 24% Impact Fees Min. 76% SPLOST
Oglesby Region	2015	2016	Rockdale County	$1,595,982	Max. 82% Impact Fees Min. 18% SPLOST

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Percentage Attributed to Added Capacity (by Funding Source(s)
Richardson Park - Renovations and Additions	2014	2015	Rockdale County	$318,080	51% Impact Fees 49% General Fund
South Rockdale Community Park - Renovations and Additions	2008 (ongoing)	2017	Rockdale County	$1,174,968	49% Impact Fees 51% SPLOST
Shady Grove Park - Renovations and Additions	2013	2014	Rockdale County	$150,080	94% Impact Fees 6% General Fund
Southeast Community Park - Land Acquisition	2017	2018	Rockdale County	$3,000,000	95% Impact Fees 5% SPLOST

Board of Commissioners
Agenda Item Transmittal Form
Ordinance/Policy/Resolution Transmittal Form

Type of Request: Resolution	County Clerk Use Only Resolution/Policy/Ordinance #:

☐ **Submission Information**	☐ **Information**
Contact Name: **Andrew Hammer & Marshall Walker** **Department:** **Recreation & Maintenance / Planning & Development**	**Summary of Request:** **Resolution to transmit the 2012 Annual Update for the Impact Fee program.**
☐ **Department Director /Elected Official Signature** 6/18/12 I have reviewed the attached, and it is approved as to substance. **Signature:** **Date:** 6/18/12	☑ **Chief of Staff Signature** I have reviewed the attached, and it is approved for processing. **Signature:** **Date:** 7/2/12
☐ **County Attorney Signature** I have reviewed the attached, and it is approved as to form. **Signature:** **Date:**	☐ **County Clerk Signature** I have reviewed the contract, and it is approved for processing. **Signature:** **Date:** 7/13/2012

Notes and Comments: