

City of McDonough
State of Georgia

Resolution No. 12-09-17(c)

WHEREAS, the City of McDonough has prepared an annual update to the Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on September 17, 2012 by the Mayor and City Council at the Municipal City Hall.

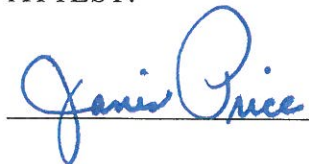
BE IT THEREFORE RESOLVED, that the Mayor and the Council of the City of McDonough does hereby submit the 2012 (FY 2011) annual update of the Capital Improvements Element and Short Term Work Program to the Atlanta Regional Commission and Department of Community Affairs for Regional review, as per the requirements of the Georgia Planning Act of 1989.

ADOPTED THIS 17th DAY OF September 2012.

BY:


Billy Copeland, Mayor

ATTEST:


Janis Price, City Clerk

AGENDA ITEM SUMMARY
September 17, 2012

ITEM SUMMARY:

Consider the approval of an Ordinance for transmittal of the city's 2012 (FY 2011) Capital Improvements Element (CIE) and Short Term Work Program (STWP) Annual Update. Said transmittal will be to the Atlanta Regional Commission (ARC) and Department of Community Affairs.

SPECIAL CONSIDERATIONS OR CONCERNS:

The annual update is a requirement of the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Comprehensive Planning, established by the Georgia Planning Act of 1989.

STAFF RECOMMENDATION:

The Municipal Planning Commission recommendation (9-4-12 Special Called meeting):
Approval per staff recommendation

The Professional Planning Staff recommendation: Approval per required submittal.

FINANCIAL IMPACT:

The financial impact of the ordinance will vary per the monetary fund amounts received as a result of grant application submittals.

ATTACHMENTS:

Transmittal Resolution; Annual Impact Fee Financial Report (Jan 2011-June 2011); Capital Improvement Project Update (Parks & Recreation + Public Safety); 2011-2015 Short Term Work Program (STWP).

Submitted and Reviewed by:

John Cheek, AIA & AICP, Community Development Director
Rodney C. Heard, Planning & Zoning Official

City of McDonough: ANNUAL IMPACT FEE FINANCIAL REPORT FY2011			
2011 CIE/STWP = FY 2011			
Jan 2011 thru June 2011			
Public Facility	Parks & Recreation	Public Safety	Totals
Impact Fees Collected FY2011	\$3,313.74	\$13,258.65	\$16,572.39
Impact Fee Balance from 2010	\$100,007.48	\$1,237,325.25	\$1,337,332.73
Total Impact Fee Balance for 2011	\$103,321.22	\$1,250,583.90	\$1,353,905.12
Impact Fees Used in 2011	\$35,631.39	\$0.00	\$35,631.39
Accrued Interest	\$199.59	\$465.71	\$665.30
Administrative/Other Costs	\$99.41	\$397.76	\$497.17
Impact Fee Fund Balance FY 2011	\$67,790.01	\$1,250,651.85	\$1,318,441.86
Impact Fees Encumbered in 2011	\$0.00	\$0.00	\$0.00

City of McDonough: CAPITAL IMPROVEMENT PROJECT UPDATE 2011									
2011 CIE/STWP (FY 2010) > CIPU 2010-2014									
Jan 2010 thru Dec 2010									
Public Facility > Parks & Rec.									
Project Description	Service Area	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funding & (Share)	Responsible Party		
							Gen. Funds (80%)	Impact Fee (20%)	City
Future Park A	City-wide	2004	2007	\$875,000.00	100%	Gen. Funds (80%) Impact Fee (20%)	Gen. Funds (80%)	Impact Fee (20%)	City
Future Park B	City-wide	2008	2011	\$1,000,000.00	100%	Gen. Funds (80%) Impact Fee (20%)	Gen. Funds (80%)	Impact Fee (20%)	City
Source: 2003 CIE, Page 18/19									

City of McDonough: CAPITAL IMPROVEMENT PROJECT UPDATE 2012							
Project Description	Service Area	Project Start Date	Project CompletionDate	Estimated Cost of Project	Portion Chargeable to Impact Fees	Sources of Funding & (Share)	Responsible Party
Heavy Equipment #1	City-wide	2004	2004	\$218,381.00	100%	Impact Fee 100%	City
Fire/Police Station A	City-wide	2004	2004	\$1,850,000.00	100%	Impact Fee 100%	City
Heavy Equipment #2	City-wide	2005	2005	\$300,000.00	100%	Impact Fee 100%	City
Heavy Equipment #3	City-wide	2007	2007	\$300,000.00	100%	Impact Fee 100%	City
Heavy Equipment #4	City-wide	2009	2009	\$300,000.00	100%	Impact Fee 100%	City
Heavy Equipment #5	City-wide	2010	2010	\$300,000.00	100%	Impact Fee 100%	City
Source: 2003 CIE, Pages 11-13							

Jan 2011 thru Dec 2011

Project Description	Service Area	Project Start Date	Project Completion Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Sources of Funding & (Share)	Responsible Party
Heavy Equipment #1	City-wide	2004	2004	\$218,381.00	100%	Impact Fee 100%	City
Fire/Police Station A	City-wide	2004	2004	\$1,850,000.00	100%	Impact Fee 100%	City
Heavy Equipment #2	City-wide	2005	2005	\$300,000.00	100%	Impact Fee 100%	City
Heavy Equipment #3	City-wide	2007	2007	\$300,000.00	100%	Impact Fee 100%	City
Heavy Equipment #4	City-wide	2009	2009	\$300,000.00	100%	Impact Fee 100%	City
Heavy Equipment #5	City-wide	2010	2010	\$300,000.00	100%	Impact Fee 100%	City

Source: 2003 CIE, Pages 11-13

FY 2011-2015 STWP														
2012 CIE/STWP (FY 2011)														
City of McDonough														
Natural and Historic Resources														
Maintain cultural and historical integrity of the Downtown Square														
	NH	MCNH001		\$	-						2000	On-going	DDA	Private Funds
Façade Improvements and Other Downtown Initiatives														
	NH	MCNH002		\$	250,000						2009	2012	DDA	SPLOST III Funds, DDA and GADOT
Initiate a program for homeowners and businesses who are interested in having their properties listed on Federal, State, and local historic registers														
	NH	MCNH003		\$	5,000						2000	On-going	City of McDonough, Historic Commission	City general funds and private funds
Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers														
	NH	MCNH004		\$	5,000						2000	On-going	City of McDonough, Consultant, Historic Commission	City general funds, grant
Economic Development														
Prepare development guidelines for quality development to accommodate forecasted population increases														
	ED	MCED001		\$	-						2000	On-going	City of McDonough	City general funds
Establish and maintain program to attract business and industry														
	ED	MCED002		\$	-						2001	On-going	City of McDonough	DDA
Prepare inventory of available land for suitable in-fill development														
	ED	MCED003		\$	-						2000	On-going	City of McDonough	DDA
Capital Facilities and Services														
General:														
Complete new Capital Improvements Plan for Transportation, Recreation, and Public Safety														
	CFS	MCCFS001		\$	10,000						2000	On-going	City of McDonough	City general fund

ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item

SPLOST=Special Purpose Local-Option Sales Tax, Moreland-Altabelli=SPLOST Managers, CMAQ, Q023 = Federal Transportation Funds

General Funds=City general funds, operating revenue=city water/sewer operating funds, impact fees=water/sewer tap fees, GBT=Ben Turnipseed Engineers

HC-DOT=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BOE=Board of Education

DCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program

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FY 2011-2015 STWP												
2012 CIE/STWP (FY 2011)												
City of McDonough												
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Start Year	Completion Year	Funding Source
Lawrenceville Street Drainage Improvements	CFS	MCCFS003		\$ 250,000						2009	2011	City of McDonough Stormwater Program & HC
Construction of Public Works Facility	CFS	MCCFS004		\$ 1,500,000						2011	2012	SPLOST III Funds
Joint Community & Downtown Economic Development Facility	CFS	MCCFS005		\$ 250,000						TBD	TBD	SPLOST II & III Funds, Grants, and DDA
Water and Sewer projects:												
Analyze water system for leakage and pressure	CFS	MCCFS006		\$ 20,000						2000	On-going	Operating revenue
Prepare a Facilities Utilization Plan	CFS	MCCFS007		\$ 40,000						2000	On-going	City general funds
Expand water and sewer systems, including line extensions, plus sewer line upgrade repairs	CFS	MCCFS008		\$ 2,500,000						2012	On-going	City general funds and impact fees
Study water infiltration of sanitary sewer systems	CFS	MCCFS009		\$ 171,000						2011	On-going	Operating revenue
Evaluate future capacity of wastewater treatment facility	CFS	MCCFS010		\$ 20,000						1999	On-going	City general funds
Develop projections for future demands on water and sewer capacities	CFS	MCCFS011		\$ 20,000						1999	On-going	City general funds
Evaluate proportionate share impact fees	CFS	MCCFS012		N/A						2000	On-going	City general funds
Fire and EMS projects:												

FY 2011-2015 STWP													
2012 CIE/STWP (FY 2011)													
City of McDonough													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Start Year	Completion Year	Party Responsible	Funding Source
Maintain fire fighting ability	CFS	MCCFS015		\$ 250,000						2001	On-going	City of McDonough Fire Department	City general funds
Transportation projects:													
Thoroughfare Plan	CFS	MCCFS016		\$ 10,000						1999	On-going	City of McDonough	City general funds
SR 20/81 E-W One-Way Pair System through Central McDonough: Jonesboro Rd, Keys Ferry Street	CFS	MCCFS017	HE 008	\$ 19,310,000						2012	2017	GaDOT	Federal Q023 funds and GaDOT contract funds
Bike Lanes along One-Way Pairs/Bryan Street	CFS	MCCFS018	HE-AR	\$ 450,000						2012	2017	GaDOT, City of McDonough, Bron Cleveland & Associates	City general funds and CMAQ funding
Road and Related Improvements - McDonough Parkway @ SR 155 (Right-of-way acquisition)	CFS	MCCFS019		\$ 255,000						2010	2011	City of McDonough	SPLOST Funds
Milling & Resurfacing of Jonesboro Road (RR to Historic Downtown Square)	CFS	MCCFSO20		\$ 78,000						2010	2014	SPLOST III, GaDOT, and HC	SPLOST III Funds
Road and Related Improvements - Phillips Drive @ SR 20/81	CFS	MCCFSO21		\$ 1,000,000						2011	2014	SPLOST III (\$500K) & GaDOT (\$500K)	SPLOST III & GaDOT Funds
Reconfigure Lawrenceville /SR 20/Fairview/McGarity Intersections	CFS	MCCFSO22		\$ 500,000						2011	2014	SPLOST III, GaDOT, and HC	SPLOST III Funds & Other
Streetscape Improvements	CFS	MCCFSO23		TBD						2010	2012	GADOT	TE Grant
City Interconnectivity Trails and Sidewalk Improvements	CFS	MCCFSO24		TBD						2010	2012	ARC (2004 LCI Program)	LCI Funds
Interior Street Resurfacing	CFS	MCCFS025		\$ 100,000						2009	On-going	City of McDonough, GaDOT, and HC	City general funds and GaDOT

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SPLOST=Special Purpose Local-Option Sales Tax, Moreland-Altabelli=SPLOST Managers, CMAQ, Q023 = Federal Transportation Funds													
General Funds=City general funds, operating revenue=city water/sewer operating funds, impact fees=water/sewer tap fees, GBT=Ben Turnipseed Engineers													
HC=DOT=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BOE=Board of Education													
DCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program													

FY 2011-2015 STWP													
2012 CIE/STWP (FY 2011)													
City of McDonough													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Start Year	Completion Year	Party Responsible	Funding Source
Sidewalk Extension Program	CFS	MCCFS026		TBD						2009	On-going	SPLOST III, LCI, and Grants	SPLOST III, LCI, and Grant Funding
Parks and Recreation projects:													
Study local neighborhood park needs	CFS	MCCFS027		\$ 35,000						1999	On-going	Community Development, Parks, City	City general funds
Prepare maintenance plan to address existing and future recreation needs	CFS	MCCFS028		\$ -						1999	On-going	Community Development, Parks, City	City general funds
Alexander Park Improvements	CFS	MCCFO30		\$ 1,600,000						2009	2012	Bond/SPLOST III	SPLOST III funds
Acquisition of Park Land	CFS	MCCFSO3 ₁		\$ 850,000						2009	2014	SPLOST III (reallocated) and City general funds	SPLOST III funds and City general funds
Development of Passive Parks Owned by City	Cfs	MCCFSO3 ₂		TBD						2010	On-going	City of McDonough Impact Fee Program	Impact Fees
Improvements to Jonesboro Road Park (Wesley Lakes Subdivision)	CFS	MCCF033		TBD						2009	2012	Henry County	Henry County
Establish, maintain, and expand McD Master Greenspace plan consisting of passive & active recreation areas having connectivity to the HC Master Greenspace Plan. Said master plan shall include, but not be limited to, areas of environmental significance within the 2004 LCI Study boundary area. Awareness of existing natural resources shall include preservation of indigenous botanical and wildlife habitats.	CFS	MCCF034		TBD						2010	On-going	Community Development, Parks, City	General funds, Impact Fees

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Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Start Year	Completion Year	Party Responsible	Funding Source
Jonesboro Road Corridor Landscaping	CFS	MCCF035		\$ 250,000						2011	On-going	City of McDonough, GADOT, and HCDOT	GADOT and City general funds
Housing													
Revise code enforcement ordinances and minimum housing standards	HS	MCHS001		\$ 5,000						2000	On-going	City of McDonough	City general funds
Establish annual review system for identifying substandard housing units	HS	MCHS002		\$ -						2000	On-going	City fo McDonough	City general funds
Initiate a study to determine the average single-family residence median value that represents a break-even point for services provided by the City	HS	MCHS003		\$ 10,000						2001	On-going	City fo McDonough	City general funds
ordinances to provide for TND development and open spaces in new development	HS	MCHS004		\$ -						2000	On-going	Community Development	City general funds
Prepare new development guidelines and standards that will require sidewalks, pedestrian-scale lighting, landscaping, building standards, open spaces, and conservation easements	HS	MCHS005		\$ -						2001	On-going	City of McDonough	City general funds
Establish committee to prepare a study on Federal Housing developments to determine their viability and needs	HS	MCHS006		\$ -						2001	On-going	City of McDonough	City general funds
Initiate a market study and consumer satisfaction inquiry survey for establishing a plan to provide needed services such as affordable housing	HS	MCHS007		\$ 10,000						2001	On-going	City of McDonough	City general funds
Prepare CDBG Rehabilitation Program	HS	MCHS008		\$ 25,000						2001	On-going	City of McDonough	City general funds

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FY 2011-2015 STWP													
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Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Start Year	Completion Year	Party Responsible	Funding Source
Rehabilitate substandard housing throughout the City as needed	HS	MCHS009		\$ 25,000						2001	On-going	City of McDonough, Community Committed to Character, ALERT Team	Private funds and City general funds
Land Use													
Develop unified development code; review and update land use regulations with county	LU	MCLU001		\$ -						2001	On-going	City of McDonough & HCBOC	City general funds
Prepare a unified code for compatible and appropriate regulations in zoning, erosion control, development regulation, building regulation, historic preservation, tree protection, and code enforcement	LU	MCLU002		\$ -						2000	On-going	City of McDonough & HCBOC	City general funds
Establish policies for future annexation	LU	MCLU003		\$ -						2001	On-going	City fo McDonough	City general funds
Revise zoning ordinance to allow for development in the Comprehensive Plan	LU	MCLU004		\$ -						2001	On-going	City of McDonough	City general funds
Revise and update Comprehensive Plan as needed	LU	MCLU005		\$ -						2001	On-going	City of McDonough	City general funds
Establish, maintain, and expand an Active Living by Design Community Program within the 2004 LCI Study boundary area. Said master planning shall include, but not be limited to, active senior adult communities centers within or adjacent to activity nodes as identified in the comprehensive planning. Also, there shall also be coordination efforts with the ARC LifeLong Communities Initiatives as a part of said program	LU	MCLU006		TBD						2010	On-going	Community Development, Parks, City	City general funds

