

RESOLUTION NO. 13-09-077

A RESOLUTION TO TRANSMIT AN ANNUAL UPDATE OF 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 September 3, 2013 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 of the latest 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 RESOUTION adopted this 3rd day of September, 2013.



ROBERT S. PRICE, 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: 2014 - 2018

Short Term Work Program / CIE Update: 2014 - 2018										
STWP / CIE Element	Service Area	Year (by Phase of Implementation)					Estimated Cost	Impact Fee %	Fund Sources and Shares	Responsible Party(ies)
		2014	2015	2016	2017	2018				
Community Facilities										
New Well Development: Continuation of acquisition of well site and construction for connectivity to local system.	Water Service Area	Const.					\$ 200,000	NA	Private (30%/connection fees), Local (70%)	City, EPD, Private Developers
Expansion of Indian Creek WWTP: Estimated time to reach more than 50% capacity at this time.	Sewer Service Area				Design		\$ 100,000	NA	Private (80%/connection fees), Local (20%)	City, EPD, MNGWD, Private Developers
SPLOST III/IV Involved Projects										
Girls' Softball Complex (Locust Grove Station Amenity Agreement)	Citywide		Const.	Const.			\$ 700,000	35%	Henry County (65%), Local (35%) through SPLOST and Impact Fees	City, County
Other Parks/Rec Projects										
Parks Improvements	Citywide						\$ 120,000	35%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
Transportation Planning Related Items										
CTP Update - Update of 2005-2008 CTP process	Citywide						\$ 500,000	NA	ARC, county, cities (\$3,000 approx locally)	ARC, City, County
SPLOST III/IV Involved Projects										
Rehabilitation and Intersection Improvement: Tanger Blvd between Tanger Drive to Indian Creek Road (pavement rehabilitation, curve, intersection treatment/signal or roundabout) SPLOST III	Citywide	PE	ROW	Const.	Const.		\$ 895,000	20%	Local (90%) through SPLOST III and SPLOST IV Fundas LMIG and Impact Fees for rehabilitation of roadway to state standards and issues with curve and intersection.	City, County
Interchange Reconstruction, Exit 212 at I-75 (TIA-HE-015)	Citywide			PE	PE		\$ 1,900,000	20%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Bill Gardner Parkway between Tanger Blvd and I-75: enhancements for safety and traffic operations, including possible north side turning lane for dual left turning lane from Tanger Boulevard and dual right NB I-75 ramp treatment.	Citywide			PE	Const.	Const.	\$ 450,000	20%	Private (15%), County (15%), GaDOT (10%), Local (15%) through future SPLOST-IV and regional efforts (45%)	City, County, GaDOT, Region
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)	Citywide				PE	PE/ROW	\$ 3,200,000	20%	Private (15%), County (15%), GaDOT (10%), Local (15%) through future SPLOST-IV and regional efforts (45%)	City, County, GaDOT, Region
Overhead Bridge Crossing Study: Study for feasibility and location of overhead bridge over N-S Railway between Bill Gardner and Bethlehem Road.	Citywide			PE			\$ 100,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Additional Left-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by GaDOT). Includes extending turning lane between Bill Gardner towards Cleveland Street to allow for turning onto Bowden Street crossing	Citywide			PE	PE		\$ 150,000	NA	GaDOT (10%), Local/County (90% - Possible Future SPLOST-IV)	City, County, GaDOT, Private

Short Term Work Program / CIE Update: 2014 - 2018

STWP / CIE Element	Service Area	Year (by Phase of Implementation)					Estimated Cost	Impact Fee %	Fund Sources and Shares	Responsible Party(ies)
		2014	2015	2016	2017	2018				
Intersection Improvement: Tanger Boulevard at Highway 42, including possible extension and realignment of Jackson Street - PE Only	Citywide				PE	PE/ROW	\$ 25,000	NA	Private (30%), Local (60%) from future SPLOST-IV, GaDOT (10%)	City, GaDOT, Private
General Resurfacing of existing streets	Citywide			Const	Const	Const	\$ 325,000	NA	Local, SPLOST - IV Tier 3	City/County
Other Transportation Projects										
Signalization of Hwy 42 and Bethlehem Road	Citywide					PE	\$ 90,000	NA	Private (50%), County (10%), GaDOT (10%), Local (30%) through future general revenue	City, County, GaDOT, Private (due to DRI needs assessment)
Intersection Improvement at Tanger Boulevard and SR 42 (signalization) - South side of City (As warranted and approved by GDOT)	Citywide				PE	Const	\$ 200,000	NA	Local (20%), Private (80%)	GaDOT, City, Private (per GRTA NOD)
General Facilities										
SPLOST III/IV Involved Projects										
District Court and Police Station Facility construct new building(s) for continued expansion needs, joint design with HC Fire Station 2 replacement	Citywide	PE	Const	Const			\$ 2,750,000	30%	Local (48%), Impact Fees (30%) and future SPLOST-IV	City, County (joint HC/FD)
Natural and Historic Resources										
SPLOST III/IV Involved Projects										
Renovations to LGI Building/City Hall - National Historic Register Structure: Replacement of windows and doorways for energy efficiency - Phase 1	Citywide						\$ 225,000	NA	SPLOST - IV	City
SPLOST IV										
Renovations to LGI Building/City Hall - National Historic Register Structure: Renovations to upstairs Auditorium for extended use/HVAC - Phase 2	Citywide						\$ 200,000	NA	SPLOST - IV	City
SPLOST IV										
Other Nat/Historic Resources Projects										
Refine Historic Guidelines and possible expansion of future historic district areas.	Citywide						\$ 12,000	NA	General Funds (mostly staff time and some professional services, if necessary), donated time from GA State University	City, HPC, Ga State University
National Historic Register Designation for greater Loust Grove area.	Historic District Area						\$ 12,000	NA	General Funds (mostly staff time and some professional services, if necessary), donated time from GA State University	City, HPC, Ga State University
Economic Development										
Better Hometown Façade Program	Downtown						\$ 25,000	NA	Private (100%)	Main Street nonprofit
Wayfinding Signage Program - Tourism Promotion	Citywide						\$ 40,000	NA	Private (20%), Grants (50%), Hotel-Motel funds (40%)	City, Main Street nonprofit
Rosenwald School relocation/development for cultural tourism. Move historic structure to a site to be determined near downtown for cultural tourism development.	Downtown						\$ 350,000	NA	Private (20%), Grants (50%), Hotel-Motel funds (40%)	City, county, Main Street nonprofit
Downtown park development: water feature, public restrooms, play area options	Downtown						\$ 375,000	NA	Private (20%), Grants (50%), Hotel-Motel funds (40%)	City, county, Main Street nonprofit

Report of Accomplishments: 2012 - 2013 (calendar year budget)					
Community Facilities	2012	2013	Responsible Party(ies)	Est. Cost / Source	Status
<i>General Facilities</i>					
City Hall renovations: Elevator, offices			City	\$250,000	Former Council Chamber/Courtroom modified for 2 offices. Former City Manager office converted to conference room using existing furnishings from prior conference center. Cost of just under \$30,000. Elevator RFP underway. CDBG grant of \$60,000. Installation at approximately \$100,000.
Temp. Police Facilities			City	\$125,000	Modular building with some additional parking on the LGI campus until new structure is completed. General funds and SPLOST
New Patrol Vehicles			City	\$100,000	New Police vehicles to replace outdated vehicles and one wrecked. SPLOST and general funds.
<i>Water/Sewer</i>					
New Well Development			City	\$172,000	Ongoing. Offeratory letter to engage property owner sent at cost of just under \$53,000. Additional costs likely for legal, acquisition, and construction. Estimated complete late 2014.
Upgrade of Filtration System / Wells	PE	Const.	City	\$52,000	Upgrade of water plant filtration of wells to remove solids via green sand process. New filters to upgrade capacity for better treatment. Mostly complete at cost of approximately \$80,000 due to replacement of electrical panel.
<i>Parks and Recreation</i>					
Park Lighting/Improvements			City	\$230,000	Underway. Total cost of \$52,000 to upgrade with train viewing platform.
<i>Transportation</i>					
Upgrade Tanger Boulevard (resurfacing Tanger from Indian Creek to Tanger Drive) SPLOST III	PE	Const.	City, County	\$ 250,000	Not Completed. RFP approved to be let in Fall 2012 for PE. Determination to be made on sharp curve and intersection treatment (roundabout over signalization). SPLOST III and future SPLOST as funds are available.
Natural and Historic Resources					
Historic Design Standards: update			City	\$1,000 in training (plus staff time)	Supplemental design standards developed by Georgia State University. To be formally adopted in late 2013 or early 2014 as part of evaluation of expansion of existing HPDO area to neighboring properties.
Economic Development					
Multiuse Paths/Wide Sidewalks		Const.	City, ARC, GaDOT	\$435,000	Construction complete at cost of \$435,000.
Train Viewing Platform	PE	Const.	City, GaDOT, Main Street, DDA	\$200,000	Underway. Structure completed July 2013 at approximately \$125,000 cost including donated materials and state inmate labor. Cost of city under \$70,000 so far. Bids underway for pervious pavers and intersection improvement for crosswalk. Expected completion November 2013
Land Use					

Report of Accomplishments: 2012 - 2013 (calendar year budget)					
Community Facilities	2012	2013	Responsible Party(ies)	Est. Cost / Source	Status
Develop unified development code: review and update land use regulations with county			City	\$10,000, local, staff time and consultant if necessary.	Moved to 2015-2017 period. May develop hybrid form-based code instead. Signage regulations were updated. See below
Central Business District Plan and Regulations/Overlay			City	\$20,000 local	Local effort only. 2015 - 2016 completion. May be LCI eligible if funding extended, potential supplement of GA State regulations.
Update Joint Comprehensive Plan with county			City, County	\$12,000	Ongoing, but bulk pushed to 2014-2015 horizon. 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 2014-2015
Work with Henry County on Solid Waste Management Plan			County, City	\$3,000	Completed. Update Ongoing.
Sign regulations			City	\$7,500	Completed due to issues related to electronic sign along N-S ROW. New TCU District Adopted and new Official Zoning Map. Regulations revised for COLG use.

Impact Fee Collections, Calendar Year 2012

Revenues	Administration	C/E Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Prior Years	\$26,804	\$6,564	\$46,506	\$189,269	\$630,642	\$ 899,785
Collections	\$696	173	1,196	20,810	1,216	\$ 24,091
Interest Income	\$29	13	3	162	21	\$ 228
Current Year (2012)	\$725	\$186	\$1,199	\$20,972	\$1,237	\$ 24,319
Total Receipts	\$ 27,529.36	\$ 6,749.68	\$ 47,705.54	\$ 210,240.57	\$ 631,878.95	\$ 924,104.10

Expenditures						
Expenditures Prior	\$6,890	\$	\$	41,209	\$	142,134
Expenditures 2012	\$	\$	\$	-	\$	605,683
Adjusting Entry 2010						\$
Total Expenditures	\$6,890	\$0	\$41,209	\$142,134	\$605,683	\$795,916
Balance at Year End	\$20,639	\$6,750	\$6,497	\$68,107	\$26,196	\$129,433

Source: Audited Financial Statement of City of Locust Grove, Vance and Associates, LLC dated June 13, 2013.

Note: There were NO refunds on impact fees in 2012. An adjusted entry was stated by the auditor in 2010 after audit date for prior year entry.

**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, 2012
(With comparative actual amounts for the year ended December 31, 2011)**

	<u>2012</u>			<u>2011</u>
	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Actual</u>
REVENUES				
Impact fees	\$ 15,900	\$ 24,091	\$ 8,191	\$ 100,442
Interest	<u>100</u>	<u>228</u>	<u>128</u>	<u>78</u>
Total Revenues	<u>16,000</u>	<u>24,319</u>	<u>8,319</u>	<u>100,520</u>
EXPENDITURES				
Current				
Administration	400	—	400	—
Capital				
Street	2,500	—	2,500	90,000
Parks	11,500	—	11,500	—
Contract services	<u>1,600</u>	<u>—</u>	<u>1,600</u>	<u>—</u>
Total Expenditures	<u>16,000</u>	<u>—</u>	<u>16,000</u>	<u>90,000</u>
Change in fund balance	—	24,319	24,319	10,520
Fund balance - beginning	<u>105,114</u>	<u>105,114</u>	<u>—</u>	<u>94,594</u>
Fund balance - ending	<u>\$ 105,114</u>	<u>\$ 129,433</u>	<u>\$ 24,319</u>	<u>\$ 105,114</u>

**CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENT IMPACT FEE FUND
COMPARATIVE BALANCE SHEET
DECEMBER 31, 2012 AND 2011**

	<u>2012</u>	<u>2011</u>
ASSETS		
Cash	\$ 129,433	\$ 105,114
Total Assets	<u>129,433</u>	<u>105,114</u>
LIABILITIES AND FUND EQUITY		
Liabilities		
Accounts payable	<u>—</u>	<u>—</u>
Total Liabilities	<u>—</u>	<u>—</u>
Fund Equity		
Restricted for capital projects	<u>129,433</u>	<u>105,114</u>
Total Fund Equity	<u>129,433</u>	<u>105,114</u>
Total Liabilities and Fund Equity	<u>\$ 129,433</u>	<u>\$ 105,114</u>

EXHIBIT “B”

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

Public Hearing Notice
Locust Grove City Council
September 3, 2013
7:00 PM – Locust Grove City Hall
Short Term Work Program/CIE Annual Update

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 an 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, September 3, 2013 at 7:00 PM to discuss the transmittal resolution 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 30248. A draft will be made available prior to the meeting at www.locustgrove-ga.gov

Please run as a Display Ad for Friday, August 16, 2013.

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Date: Thursday, August 29, 2013 _____