

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
AUTHORIZING THE TRANSMITTAL OF THE
2016 CAPITAL IMPROVEMENTS ELEMENT (CIE) ANNUAL UPDATE
OF THE PEACHTREE CITY COMPREHENSIVE PLAN
TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.**

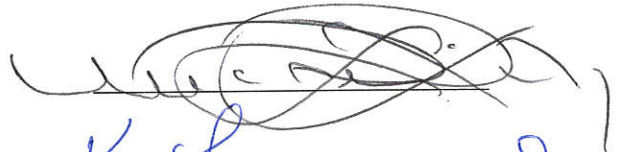


WHEREAS, the City of Peachtree City has prepared an annual update to a Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs (DCA), and a Public Hearing was held on July 21, 2016 at 7:00 P.M. in the City Hall Council Chambers at 151 Willowbend Road in Peachtree City; and

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Peachtree City does hereby submit the annual update of the Capital Improvements Element (CIE) covering the five-year period 2016 – 2020 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 21 day of July, 2016.


Vanessa Fleisch, Mayor

Attest: 
City Clerk

Capital Improvements Element

2016 Annual Update

Financial Report &
Community Work Program

Peachtree City, Georgia

July 21, 2016

Introduction

This Capital Improvements Element (CIE) 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 Peachtree City Capital Improve-

ments Element, as adopted by the City on September 3, 2009.

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 City's fiscal year runs from October 1 to September 30. Thus, the financial report included here is based on the audit prepared for FY 2015. The required financial information is shown on the table on Page 3, and detailed information for each public facility category appears in the tables on Pages 4 through 7.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work

program (CWP)—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 [i.e., Community] Work Programs annually."¹

According to DCA's requirements,² the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- 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 Community Work Program portion of this document, beginning on page 8.

¹ Note that DCA's *Compliance Requirements* specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program requirements in a previous version of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

² Chapter 110-12-1-.03(3).

**ANNUAL IMPACT FEE FINANCIAL REPORT
PEACHTREE CITY, GA
FY 2015**

SUMMARY

City of Peachtree City						
Public Facility	Parks/Recreation	Libraries	Police	Fire	Administrative Fees	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2014	\$ 177,362	\$ 18,977	\$ 77,000	\$ 524,891	\$ -	\$ 798,230
Impact Fees Collected in Fiscal Year 2015	208,319	22,291	29,362	165,456	12,521	437,949
Accrued Interest FY 2015	150	16	42	272		480
(Administrative/Other Costs)	-	-	-	-	(12,521)	(12,521)
(Impact Fee Refunds)	(1,555)	(166)	(103)	(700)		(2,524)
(Project Expenditures)	(40,070)	(4,957)	-	-	-	(45,027)
Impact Fee Fund Balance at September 30, 2015	\$ 344,206	\$ 36,161	\$ 106,301	\$ 689,919	\$ -	\$ 1,176,587
Impact Fees Encumbered	\$ 344,206	\$ 36,161	\$ 106,301	\$ 689,919	\$ -	\$ 1,176,587

**ANNUAL IMPACT FEE FINANCIAL REPORT
PEACHTREE CITY, GA
FY 2015**

PARKS/ RECREATION

City of Peachtree City Capital Improvement Projects Updated for FY 2015								
Public Facility:	Parks/ Recreation							
Service Area:	City-wide							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2015	Impact Fees Encumbered through FY 2015	Status/ Remarks
Add Parks & Recreation	FY 2010	FY 2027	\$ 3,021,612	98.44%	Property Taxes	\$ 40,070	\$ 344,206	
							-	
							-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 3,021,612			\$ 40,070	\$ 344,206	

**ANNUAL IMPACT FEE FINANCIAL REPORT
PEACHTREE CITY, GA
FY 2015**

LIBRARIES

City of Peachtree City								
Capital Improvement Projects Updated for FY 2015								
Public Facility:	Libraries							
Service Area:	City-wide							
	Project	Project	Estimated	Percentage of	Other	Expenditures	Impact Fees	
	Start	End	Cost of	Funding from	Funding	for	Encumbered	Status/
Project Description	Date	Date	Project	Impact Fees	Sources	FY 2015	through FY 2015	Remarks
					Property			
Increase book count	FY 2010	FY 2027	\$ 318,766	99.84%	Taxes	\$ 4,957	\$ 36,161	
TOTAL OF COSTS, EXPENDITURES								
& IMPACT FEES ENCUMBERED			\$ 318,766			\$ 4,957	\$ 36,161	

**ANNUAL IMPACT FEE FINANCIAL REPORT
PEACHTREE CITY, GA
FY 2015**

POLICE

City of Peachtree City Capital Improvement Projects Updated for FY 2015								
Public Facility:	Police							
Service Area:	City-wide							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2015	Impact Fees Encumbered through FY 2015	Status/Remarks
Police	FY 2010	FY 2027	\$ 450,910	100.00%	N/A	\$ -	\$ 106,301	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 450,910			\$ -	\$ 106,301	

**ANNUAL IMPACT FEE FINANCIAL REPORT
PEACHTREE CITY, GA
FY 2015**

FIRE

City of Peachtree City Capital Improvement Projects Updated for FY 2015								
Public Facility:	Fire							
Service Area:	City-wide							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2015	Impact Fees Encumbered through FY 2015	Status/Remarks
Fire Protection	FY 2010	FY 2027	\$ 3,166,507	96.82%	Property Taxes	\$ -	\$ 689,919	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 3,166,507			\$ -	\$ 689,919	

**COMMUNITY WORK PROGRAM
SCHEDULE OF IMPROVEMENTS/ STWP ADDENDUM
(2016 – 2020)**

		Project Start Date								
Project Description	Service Area	2016	2017	2018	2019	2020	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
LIBRARY										
Collection Materials Purchase	City-wide	X	X	X	X	X	\$5,000	90%	State of Georgia/ General Fund	City Council/ Library Board/ State of Georgia
FIRE										
Fire Station 85 (New)	City-wide	X	X	X	X	X	\$1,750,767	73%	General Fund	City Council/ Fire Department
POLICE										
None										
PARKS/ RECREATION										
Restroom/ concession building (Meade Field)	City-wide	X					\$94,000	18%	General Fund	City Council/ Parks and Recreation
Covered picnic pavilions (various parks)	City-wide	X					\$21,293	90%	General Fund	City Council/ Parks and Recreation