

August 18, 2017

Mr. Douglas R. Hooker, Director
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Re: City of Peachtree City Comprehensive Plan
Transmittal of 2017 Capital Improvements Element (CIE) Annual Update

Dear Mr. Hooker:

The city of Peachtree City is pleased to present our annual Capital Improvements Element for your review. Attached is a copy of the Transmittal Resolution and supporting documentation that was presented to and approved by the Mayor and City Council at their August 17, 2017 meeting. Please forward this documentation to the Department of Community Affairs. If there are any questions, please don't hesitate to contact me at (770) 487-5731.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Cailloux". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Robin Cailloux
Senior Planner

Attachments

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
AUTHORIZING THE TRANSMITTAL OF THE
2017 CAPITAL IMPROVEMENTS ELEMENT (CIE) ANNUAL UPDATE
OF THE PEACHTREE CITY COMPREHENSIVE PLAN
TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.**

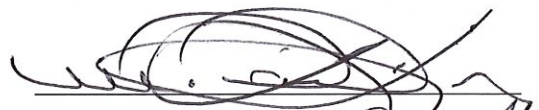
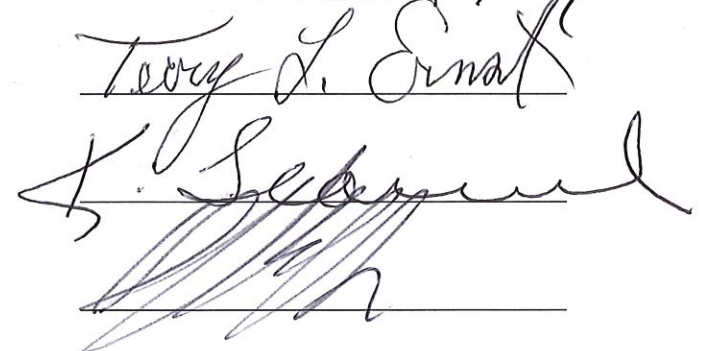
WHEREAS, the City of Peachtree City has prepared an annual update to a Capital Improvements Element; and

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 August 17, 2017, 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 2017 – 2021 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 17 day of August 2017.


Vanessa Fleisch, Mayor


Terry L. Smith

L. Seagrund

Attest: 
City Clerk

Capital Improvements Element

2017 Annual Update

Financial Report &
Community Work Program

Peachtree City, Georgia

August 17, 2017

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 Improvements Element, as adopted by the City on April 9, 2017.

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 2016. The required financial information is summarized in Table 1, and detailed information for each public facility category appears in tables 3 through 5.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements (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 Work Program (Community Work Program) annually." The required annual CWP update addendum is presented as Table 6.

TABLE 1 SUMMARY						
City of Peachtree City						
Annual Impact Fee Financial Report FY 2016						
Public Facility	Parks/Recreation	Libraries	Police	Fire	Administrative Fees	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2015	\$ 344,206	\$ 36,161	\$ 106,301	\$ 689,919	\$ -	\$ 1,176,587
Impact Fees Collected in Fiscal Year 2016	87,059	9,315	15,390	105,914	6,766	224,444
Accrued Interest	407	43	115	751		1,316
FY 2015 (Administrative/Other Costs)	-	-	-	-	(6,766)	(6,766)
(Impact Fee Refunds)	-	-	-	-		-
(Project Expenditures)	(14,224)	(7,637)	-	-	-	(21,861)
Impact Fee Fund Balance at September 30, 2016	\$ 417,448	\$ 37,882	\$ 121,806	\$ 796,584	\$ -	\$ 1,373,720
Impact Fees Encumbered	\$ 417,448	\$ 37,882	\$ 121,806	\$ 796,584	\$ -	\$ 1,373,720

TABLE 2 PARKS & RECREATION								
City of Peachtree City			Annual Impact Fee Financial Report					
Public Facility: Service Area:	Parks/Recreation							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2016	Status/ Remarks
Project Description								
Parks & Recreation	FY 2010	FY 2027	\$ 3,021,612	98.44%	Property Taxes	\$ 14,224	\$ 417,448	
						-	-	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 3,021,612			\$ 14,224	\$ 417,448	

TABLE 3 LIBRARIES								
City of Peachtree City			Annual Impact Fee Financial Report					
Public Facility: Service Area:	Libraries							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2016	Status/ Remarks
Libraries	FY 2010	FY 2027	\$ 318,766	99.84%	Property Taxes	\$ 7,637	\$ 37,882	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 318,766			\$ 7,637	\$ 37,882	

TABLE 4 POLICE								
City of Peachtree City			Annual Impact Fee Financial Report					
Public Facility: Service Area:	Police							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2016	Status/ Remarks
Police	FY 2010	FY 2027	\$ 450,910	100.00%	N/A	\$ -	\$ 121,806	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 450,910			\$ -	\$ 121,806	

<div> <div>City of Peachtree City</div> <div>TABLE 5 FIRE PROTECTION</div> <div>Annual Impact Fee Financial Report</div> </div>								
Project Description	Public Facility: Service Area:	Fire						
		Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2016
Fire Protection		FY 2010	FY 2027	\$ 3,166,507	96.82%	Property Taxes	\$ -	\$ 796,584
							-	-
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 3,166,507			\$ -	\$ 796,584

TABLE 6
COMMUNITY WORK PROGRAM
SCHEDULE OF IMPROVEMENTS/CWP ADDENDUM
2017 - 2021

PROJECT DESCRIPTION	SERVICE AREA	2017	2018	2019	2020	2021	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection & EMS</i>										
Purchase Heavy Vehicle Fire Apparatus	City-wide	X					\$526,503	100%	100% Impact Fees On-Hand	City Council/Fire Department
Construct Fire Station 85	City-wide	X	X	X			\$1,810,070	100%	86.3% New Impact Fees/13.7% Impact Fees On-Hand	City Council/Fire Department
<i>Police Services</i>										
Building Expansion	City-wide					X	691,738	100%	100% Impact Fees	City Council/Police Department
<i>Recreation Facilities</i>										
Annual Expansion of Multi-Use Path System	City-wide	X	X	X	X	X	\$609,156 Average Per Year	58.8%	55.7% New Impact Fees/3.4% Impact Fees on-Hand/40.9% General Fund	Recreation & Special Events Department & Public Works

Notes:

- All figures are Net Present Value.
- For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, or other local taxation sources, as determined during the annual budget adoption process.
- Impact fee eligible projects for which impact fees are not on-hand when needed may receive interim financing from the General Fund or other taxation sources, including debt instruments, pending recoupment by the city as impact fees are collected.