

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF PEACHTREE CITY  
AUTHORIZING THE TRANSMITTAL OF THE  
2018 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

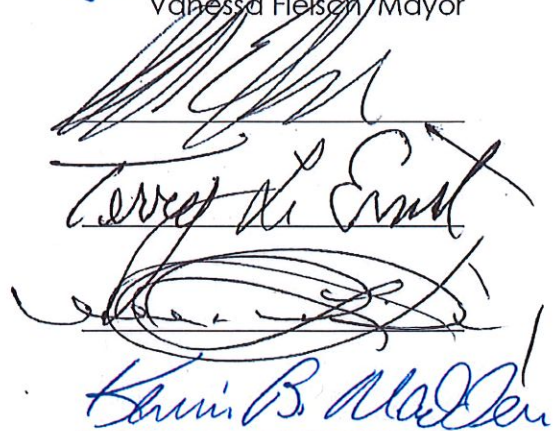
WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs (DCA), and a Public Hearing was held on June 21, 2018 at 6:30 P.M. in the City Hall Council Chambers 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 2018 – 2022 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 21<sup>st</sup> day of June, 2018.



Vanessa Fleish / Mayor



Attest:

  
City Clerk

# **Capital Improvements Element**

2018 Annual Update

Financial Report &  
Community Work Program

Draft

Peachtree City, Georgia

June 21, 2018

## **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 2017. 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 2017

Public Facility	Parks/Recreation	Libraries	Police	Fire	Administrative Fees	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2016	\$ 417,448	\$ 37,882	\$ 121,806	\$ 796,584	\$ -	\$ 1,373,720
Impact Fees Collected in Fiscal Year 2017	474,252	14,638	42,799	227,972	22,915	782,576
Accrued Interest	281	17	52	323		672
FY 2017 (Administrative/Other Costs)	-	-	-	-	(22,743)	(22,743)
(Impact Fee Refunds)	-	-	-	-	(172)	(172)
(Project Expenditures)	-	(6,053)	-	(8,843)	-	(14,896)
Impact Fee Fund Balance at September 30, 2017	\$ 891,981	\$ 46,483	\$ 164,657	\$ 1,016,035	\$ (0)	\$ 2,119,156
Impact Fees Encumbered	\$ 891,981	\$ 46,483	\$ 164,657	\$ 1,016,035	\$ -	\$ 2,119,156



TABLE 2 PARKS & RECREATION									
City of Peachtree City		Annual Impact Fee Financial Report							
	Public Facility:	Parks/Recreation							
	Service Area:								
Project Description		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 2017	Status/ Remarks
Parks & Recreation		FY 2010	FY 2027	\$ 3,021,612	98.44%	Property Taxes	\$ 14,224	\$ 891,981	
							-	-	
							-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 3,021,612			\$ 14,224	\$ 891,981	

TABLE 3 LIBRARIES

City of Peachtree City

Annual Impact Fee Financial Report

Public Facility: Service Area:	<b>Libraries</b>							
	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 2017	Status/ Remarks
Project Description								
Libraries	FY 2010	FY 2027	\$ 318,766	99.84%	Property Taxes	\$ 7,637	\$ 46,483	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 318,766			\$ 7,637	\$ 46,483	

TABLE 4 POLICE

City of Peachtree City

Annual Impact Fee Financial Report

Project Description	Public Facility: Service Area:		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017	Status/ Remarks
	Project Start Date	Project End Date						
Police	FY 2010	FY 2027	\$ 450,910	100.00%	N/A	\$ -	\$ 164,657	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 450,910			\$ -	\$ 164,657	

<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 2017
Fire Protection		FY 2010	FY 2027	\$ 3,166,507	96.82%	Property Taxes	\$ -	\$ 1,016,035
							-	-
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 3,166,507			\$ -	\$ 1,016,035



**TABLE 6  
COMMUNITY WORK PROGRAM  
SCHEDULE OF IMPROVEMENTS/CWP ADDENDUM  
2018 - 2022**

PROJECT DESCRIPTION	SERVICE AREA	2018	2019	2020	2021	2022	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection &amp; 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.