

RESOLUTION NO. 18-167

HENRY COUNTY, GEORGIA

CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE TRANSMITTAL

WHEREAS, Henry County, Georgia has prepared an annual update to its Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element 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, as amended; and a Public Hearing was held on August 21, 2018;

NOW THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners does hereby authorize the Planning & Zoning Department to transmit the annual update of the Capital Improvements Element and this resolution to the Atlanta Regional Commission and the Georgia Department of Community Affairs as required by the Georgia Planning Act.

BE IT SO RESOLVED this 21st day of August, 2018.



June Wood, Chair

ATTEST:



Stephanie Braun, County Clerk

SATURDAY/SUNDAY, JULY 28/29, 2018 • 11A

PUBLIC HEARING NOTICE

Notice is hereby given that the Henry County Board of Commissioners and the City of Hampton will conduct a Public Hearing for the purpose of approving a resolution to transmit the **Capital Improvements Element Annual Update: 2018-2022** to the Atlanta Regional Commission. Copies of the document will be available at the Henry County Planning and Zoning Department, 140 Henry Parkway, McDonough, GA 30253.

Jurisdiction	Adoption Public Hearing	Location
Henry County	Henry County Board of Commissioners Tuesday, August 21, 2018 6:30 p.m.	Henry County Administration Building Community Meeting Room 140 Henry Parkway McDonough, GA 30253
Hampton	Hampton City Council Tuesday, August 14, 2018 6:00 p.m.	Hampton City Hall 17 East Main Street Hampton, GA 30228

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2018

**Henry County, Georgia
&
Henry County Water Authority**

**CAPITAL IMPROVEMENTS ELEMENT
ANNUAL UPDATE**

**COMPILED AND PRESENTED BY:
HENRY COUNTY PLANNING & ZONING DEPARTMENT AS REQUIRED TO MAINTAIN QUALIFIED LOCAL
GOVERNMENT STATUS**

Capital Improvements Element Update

Schedule of Capital Improvements July 1, 2016 through June 30, 2017

Fund Category	Project Description	Schedule	Responsible party	Cost Estimate	Funding Source	Status	Comments
Library System	Collection Expansion	Annual	Henry County	\$250,000	100% Impact Fees Eligible	Ongoing	The Library is following our August 2003 CIE to purchase Collection Materials for future demand. Although the new dwellings by future years per the 2003 forecast have not been as many, so have the annual collected impact fees been correspondingly less; and still collections have been less than the new materials demanded growth needs.
Parks and Recreation	Indebtedness Paydown	Until Principal/Interest is Paid	Henry County	\$6,000,000 Principal & Interest	100% Impact Fees Eligible	Ongoing	The county bought a park (Nash Farms) in 2008 and created annual debt and interest payments to be paid from each year's total Park and Recreation impact fee allocation. When the economy faltered, impact fee collections shrunk due to a lack of new construction and were insufficient to cover the annual obligation. Annual Park and Recreation Impact Fee collections will first pay whatever portion of the current year's debt it can, with the remaining amount that they are unable to pay, added to the prior unpaid debt to the General Fund, until sufficient future year collections can pay this remaining outstanding unpaid debt to the General Fund.
Fire Protection	Indebtedness Paydown	Until Principal/Interest is Paid	Henry County	\$3,600,000 Principal & Interest	100% Impact Fees Eligible	Ongoing	100% of the Fire Department annual Impact Fee collections have been assigned, together with the Police Protection impact fees, to a \$5,500,000 debt (without interest) created in 2006 for a Public Safety Building/Annex, at which both the Fire and Police Department reside. Since this is a County-wide growth project, 100% of the collections are utilized for repayment of this debt. Both the Fire and Police Department's annual Impact Fee collections have been and are currently insufficient to cover the annual cost of interest and principal on this debt. Annual Impact Fee collections of both the Fire and Police Department will first pay whatever portion of the current year's debt it can, with the remaining amount that they are unable to pay, being added to the prior unpaid debt to the General Fund, until sufficient future year collections can pay this remaining outstanding unpaid debt to the General Fund.
Police Protection	Indebtedness Paydown	Until Principal/Interest is Paid	Henry County	See Fire Department above	100% Impact Fees Eligible	Ongoing	See Fire Department Above

Capital Improvements Element Update

Schedule of Capital Improvements July 1, 2016 through June 30, 2017

Fund Category	Project Description	Schedule	Responsible party	Cost Estimate	Funding Source	Status	Comments
Sheriff Protection	Indebtedness Paydown	Until Principal/Interests Paid	Henry County	\$14,300,000 Principal & Interest	100% Impact Fees Eligible	Ongoing	100% of the Sheriff Department annual Impact Fee collections have been assigned to a \$14,800,000 debt (without interest) created in 2006 for additions to the Henry County Jail which the Sheriff's Department is responsible. Since this is a County-wide project, 100% of the collections are utilized for repayment of this debt. The Sheriff Department's annual Impact Fee collections have been and are insufficient to cover the annual cost of interest and principal on this debt. Annual Impact Fee collections of the Sheriff's Department will first pay whatever portion of the current year's debt it can, with the remaining amount that it is unable to pay, added to the prior unpaid debt to the General Fund until sufficient future year collections can pay this remaining outstanding unpaid debt to the General Fund.
Green Space Acquisition	Cost-Sharing Panola Mountain Greenway Project	2015-2017	Henry County	\$211,000	100% Impact Fees Eligible	Ongoing	The county applied in 2011 and was successful with a grant for a multi-use trail. This has been finalized in October 2015, where the county will contribute \$211,000 for its share of the project. The County did not expend any monies for this project in fiscal year 2017; however, but plans are in place for future years.
Administration		Annual	Henry County	3% annual collections	100% Impact Fees Eligible	Ongoing	This amount is to be spent on the annual administration of the program. Only the amount collected and allocated to Administration is disbursed to the General Fund on a year over year basis. Fund collected are usually disbursed annually to the General Fund to reimburse expended cost of administration.
CIE Preparation		Annual	Henry County	See comments	100% Impact Fees Eligible	Ongoing	This is a very small amount allocated to this category, (less than \$600 this year) and is not enough to cover the cost of this category but is used to cover whatever portion of the annual CIE preparation cost it can. Fund collected are usually disbursed annually to the General Fund to reimburse expended cost of CIE Preparation.

HENRY COUNTY FINANCIAL IMPACT FEE REPORT

Schedule of Capital Improvements July 1, 2016 through June 30, 2017

Henry County Impact Fee Financial Report for Public Facilities	Library	Park & Recreation	Fire Protection	Sheriff's Protection	Police Protection	Emergency 911	Greenspace	Administration	CIE Prep	TOTALS
Service Area	Henry County	Henry County	Henry County	Henry County	Henry County	Henry County*	Henry County	Henry County	Henry County	Henry County
Impact Fee Fund Balance from FY 2016	207,695.22	1,146,759.43	309.76	206.80	133.32	66,402.57	64,867.32	-	-	1,486,374.42
Impact Fees Collected in FY 2017	177,812.52	728,290.19	314,399.74	209,815.44	135,385.54	22,134.33	19,051.74	48,059.69	546.15	1,655,495.34
Accrued Interest	726.90	2,977.27	1,285.27	857.73	553.46	90.49	77.88	196.47	2.23	6,767.70
(Administration / Other Cost)										-
(Project Expenditures)	250,571.19	238,031.93	314,399.74	209,815.44	135,385.54	-	-	48,059.69	546.15	1,196,809.68
Impact Fee Fund Balance Ending FY 2016	135,663.45	1,639,994.96	1,595.03	1,064.53	686.78	88,627.39	83,996.94	196.47	2.23	1,951,827.78

**Henry County Water and Sewer Facilities
Annual Impact Fee Financial Report**

Henry County Water Authority		
Capital Improvements Element Update		
Schedule of Capital Improvements July 1, 2016 through June 30, 2017		
Public Facility Service Area	Water Henry County	Sewer Henry County
Impact Fee Fund Balance from FY2016	0	0
Impact Fee Collected in FY2017	1,008,611	3,281,768
Accrued Interest	5,043	16,409
(Administration / Other Costs)	0	0
(Impact Fee Refunds)	0	0
(Project Expenditures)	1,013,654	3,298,177
Impact Fee Fund Balance from FY2017	0	0

**Henry County Water and Sewer Facilities
Annual Impact Fee Financial Report**

Public Facility		Water									
Service Area		Henry County									
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percent of funding from Impact fees	Other Funding Sources	Expenditures for 2017	Impact fees encumbered through 2017	Status/Remarks			
Debt service on Bond issues				12%	operating revenues & property tax	1,013,654	0	ongoing			
Total of costs, expenditures & impact fees encumbered			0			1,013,654	0				

Public Facility		Sewer									
Service Area		Henry County									
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percent of funding from Impact fees	Other Funding Sources	Expenditures for 2017	Impact fees encumbered through 2017	Status/Remarks			
Debt service on Bond issues				33%	operating revenues & property tax	3,298,177	0	ongoing			
Total of costs, expenditures & impact fees encumbered			0			3,298,177	0				

HCWA STWP

Item	Activity	2018	2019	2020	2021	2022	Party	Cost Estimate	Funding Source/Status
1	Building Renovation						HCWA	722,768	Operating Revenue/ complete
2	Info Tech Disaster Recovery						HCWA	416,450	Operating Revenue/ complete
3	Big Cotton Indian Creek P/S Upgrade	✓					HCWA	2,109,700	Operating Revenue/ in progress
4	Big Cotton Indian Creek Force Main Replacement	✓					HCWA	1,087,987	Operating Revenue/ in progress
5	Frog Rd Wtr Line Extension						HCWA	249,787	Operating Revenue/ complete
6	Locust Rd W/L replacement	✓					HCWA	268,943	Operating Revenue/ in progress
7	Upper Camp Creek Swr replacement 20/81 to I-75	✓	✓				HCWA	850,000	Operating Revenue/ in progress
8	Pinehurst Water Line Replacement						HCWA	1,122,178	Operating Revenue/ complete
9	Big Cotton Indian Creek F/M transfer	✓					HCWA	1,033,900	Operating Revenue/ complete
10	Fairview Booster PS & IPZ	✓	✓				HCWA	473,082	Operating Revenue/ in progress
11	Nestle P/S & FM repair/replace	✓	✓				HCWA	410,000	Operating Revenue/ in progress
12	N Ola, Industrial, Monarch Village	✓					HCWA	280,000	Operating Revenue/ in progress
13	Rex Rd L/S & F/M (previously called P/S & FM to divert flow from DeKalb to CCWA)	✓	✓				HCWA	900,000	Operating Revenue/ in progress
14	Blackhall Rd & Jodeco Rd W/L replacement	✓					HCWA	82,848	Operating Revenue/ in progress
15	SR 155 @ Bill Gardner Pkwy W/L replacement	✓					HCWA	243,527	Operating Revenue/ in progress
16	Jonesboro Rd @ Doris St W/L replacement	✓					HCWA	163,068	Operating Revenue/ in progress
17	Indian Creek WWTP Expansion from 1.5 to 3.0 MGD	✓	✓				HCWA	20,300,000	Operating Revenue/ In progress
18	W Campground Rd Extension	✓					HCWA	1,008,037	SPLOST/ in progress
19	SR138 @ Hemphill Road						HCWA	200,886	SPLOST/ complete
20	SR 81 W. @ SR 3 W/L Relocation	✓					HCWA	202,616	SPLOST/ complete
21	Frog Rd Relocation	✓					HCWA	220,905	SPLOST/ in progress
22	Lester Mill Rd Water Line Relocation	✓					HCWA	102,901	SPLOST/ in progress
23	Anvil Block Rd W/L relocat	✓					HCWA	253,986	SPLOST/ in progress
24	SR 81 @ Mill Rd W/L relocat	✓					HCWA	42,413	SPLOST/ in progress
25	Tara Field Sewer Line Extension	✓					HCWA	2,000,000	SPLOST/ in progress

Item	Activity	2018	2019	2020	2021	2022	Party	Cost Estimate	Funding Source/Status
26	Fairview Sewer Line Extension	✓					HCWA	2,000,000	SPLOST/ in progress
27	Mt Carmel @ Chambers W/L relocat						HCWA	107,482	SPLOST/ complete
28	Campground Rd @ SR 155 W/L						HCWA	100,507	SPLOST/ project cancelled
29	S Cleveland Church Rd W/L relocat	✓					HCWA	121,962	SPLOST/ not started
30	Elliott Road	✓					HCWA	321,952	SPLOST/ in progress
31	S Bethany @ Old Jackson W/L replacement	✓					HCWA	76,353	SPLOST/ in progress
32	Amah Lee Rd W/L replacement	✓					HCWA	82,750	SPLOST/ in progress
33	S Ola Hwy 81 E Elevated Storage Tank						HCWA	3,569,978	Operating Revenue/ complete
34	E Henry Water Main System Improvements for Tank	✓					HCWA	1,821,733	Operating Revenue/ in progress
35	Hampton Area Pressure Ctrl Val	✓					HCWA	80,372	Operating Revenue/ complete
36	Pump improvements at Tussahaw WTP	✓					HCWA	410,000	Operating Revenue/ in progress
37	Pump Modifications East Lake PS	✓					HCWA	520,000	Operating Revenue/ in progress
38	Colvin Dr & Harris Dr Water booster PSW for 24" WM	✓					HCWA	300,000	Operating Revenue/ not started
39	Hwy 81 GST West Loop Suply Line		✓	✓			HCWA	3,000,000	Operating Revenue/ not started
40	Hwy 81 PS upgrade		✓				HCWA	250,000	Operating Revenue/ not started
41	Camp Creek Sewer Replacement				✓	✓	HCWA	7,100,000	Operating Revenue/ not started
42	Walnut Creek WRF expansion from 8 MGD to 12 MGD				✓	✓	HCWA	48,000,000	Operating Revenue/ not started
43	Rehab / System Improvements-Water System	✓	✓	✓	✓	✓	HCWA	26,177,740	Operating Revenue/ in progress
44	Rehab / System Improvements-Sewer System	✓	✓	✓	✓	✓	HCWA	7,599,805	Operating Revenue/ in progress
45	Water Meter Replacements	✓	✓	✓	✓	✓	HCWA	11,822,100	Operating Revenue/ in progress
46	Jonesboro Road (West)					✓	HCWA	2,228,000	Operating Revenue/ not started

HCWA STWP List Compared to Previous Year

Item	Activity	2017	2018	2019	2020	2021	2022	Party	Cost Estimate	Funding Source/Status
1	Big Cotton Indian Creek P/S Upgrade	✓	✓					HCWA	2,109,700	Operating Revenue/ in progress
2	Big Cotton Indian Creek Force Main Replacement	✓	✓					HCWA	1,087,987	Operating Revenue/ in progress
3	Frog Rd Wtr Line Extension	✓						HCWA	249,787	Operating Revenue/ complete
4	Upper Camp Creek Swr replacement 20/81 to I-75	✓	✓	✓				HCWA	850,000	Operating Revenue/ in progress
5	Pinehurst Water Line Replacement	✓						HCWA	1,122,178	Operating Revenue/ complete
6	Big Cotton Indian Creek F/M transfer	✓	✓					HCWA	1,033,900	Operating Revenue/ complete
7	Fairview Booster PS & IPZ	✓	✓	✓				HCWA	473,082	Operating Revenue/ in progress
8	Indian Creek WWTP Expansion from 1.5 to 3.0 MGD	✓	✓	✓				HCWA	20,300,000	Operating Revenue/ In progress
9	Building Renovation	✓						HCWA	722,768	Operating Revenue/ complete
10	Info Tech Disaster Recovery	✓						HCWA	416,450	Operating Revenue/ complete
11	Rehab / System Improvements- Water System	✓	✓	✓	✓	✓	✓	HCWA	26,177,740	Operating Revenue/ in progress
12	Rehab / System Improvements- Sewer System	✓	✓	✓	✓	✓	✓	HCWA	7,599,805	Operating Revenue/ in progress
13	Water Meter Replacements	✓	✓	✓	✓	✓	✓	HCWA	11,822,100	Operating Revenue/ in progress
14	W Campground Rd Extension	✓	✓					HCWA	1,008,037	SPLOST/ in progress
15	SR138 @ Hemphill Road	✓						HCWA	200,886	SPLOST/ complete
16	SR 81 W. @ SR 3 W/L Relocation	✓	✓					HCWA	202,616	SPLOST/ complete
17	Frog Rd Relocation		✓					HCWA	220,905	SPLOST/ in progress
18	Lester Mill Rd Water Line Relocation	✓	✓					HCWA	102,901	SPLOST/ in progress
19	Anvil Block Rd W/L relocat	✓	✓					HCWA	253,986	SPLOST/ in progress
20	SR 81 @ Mill Rd W/L relocat	✓	✓					HCWA	42,413	SPLOST/ in progress
21	Tara Field Sewer Line Extension	✓	✓					HCWA	2,000,000	SPLOST/ in progress
22	Fairview Sewer Line Extension	✓	✓					HCWA	2,000,000	SPLOST/ in progress
23	Mt Carmel @ Chambers W/L relocat	✓						HCWA	107,482	SPLOST/ complete
25	Campground Rd @ SR 155 W/L	✓						HCWA	100,507	SPLOST/ project cancelled
27	S Cleveland Church Rd W/L relocat	✓	✓					HCWA	121,962	SPLOST/ not started
28	S Ola Hwy 81 E Elevated Storage Tank	✓						HCWA	3,569,978	Operating Revenue/ complete
29	E Henry Water Main System Improvements for Tank	✓	✓					HCWA	1,821,733	Operating Revenue/ in progress
30	Hampton Area Pressure Ctrl Val	✓	✓					HCWA	80,372	Operating Revenue/ complete
31	Pump improvements at Tussahaw WTP	✓	✓					HCWA	410,000	Operating Revenue/ in progress
32	Pump Modifications East Lake PS	✓	✓					HCWA	520,000	Operating Revenue/ in progress
33	Colvin Dr & Harris Dr Water booster PSW for 24" WM		✓					HCWA	300,000	Operating Revenue/ not started
34	Hwy 81 GST West Loop Suply Line			✓	✓			HCWA	3,000,000	Operating Revenue/ not started
35	Hwy 81 PS upgrade			✓				HCWA	250,000	Operating Revenue/ not started
36	Nestle P/S & FM repair/replace		✓	✓				HCWA	410,000	Operating Revenue/ in progress
37	Camp Creek Sewer Replacement					✓	✓	HCWA	7,100,000	Operating Revenue/ not started
38	Walnut Creek WRF expansion from 8 MGD to 12 MGD					✓	✓	HCWA	48,000,000	Operating Revenue/ not started
39	Rex Rd L/S & F/M (previously called P/S & FM to divert flow from DeKalb to CCWA)		✓	✓				HCWA	900,000	Operating Revenue/ in progress
40	Jonesboro Road (West)						✓	HCWA	2,228,000	Operating Revenue/ not started

New Items that were Not on Last Year's Report:

Item	Activity	2017	2018	2019	2020	2021	2022	Party	Cost Estimate	Funding Source/Status
	Locust Rd W/L replacement		✓					HCWA	268,943	Operating Revenue/ in progress
	N Ola, Industrial, Monarch Village		✓					HCWA	280,000	Operating Revenue/ in progress
	Blackhall Rd & Jodeco Rd W/L replacement		✓					HCWA	82,848	Operating Revenue/ in progress
	SR 155 @ Bill Gardner Pkwy W/L replacement		✓					HCWA	243,527	Operating Revenue/ in progress
	Jonesboro Rd @ Doris St W/L replacement		✓					HCWA	163,068	Operating Revenue/ in progress
	Elliott Road		✓					HCWA	321,952	SPLOST/ in progress
	S Bethany @ Old Jackson W/L replacement		✓					HCWA	76,353	SPLOST/ in progress
	Amah Lee Rd W/L replacement		✓					HCWA	82,760	SPLOST/ in progress

'Complete' on Last Year's Report & Not Included on this Year's Report

Item	Activity	2017	2018	2019	2020	2021	2022	Party	Cost Estimate	Funding Source/Status
41	Admin. Building HVAC							HCWA	400,000	Operating Revenue/complete
42	Admin. Backup Generator							HCWA	163,135	Operating Revenue/complete
43	SCADA System Upgrade							HCWA	1,300,000	Operating Revenue/complete
44	Towaliga WTP Filter Building Improvements							HCWA	204,635	Operating Revenue/complete
45	Lift Station Repair & Rehab							HCWA	617,274	Operating Revenue/complete
46	Fairview Rd Relocation			✓				HCWA	769,306	SPLOST/complete
47	SR 81 @ Mount Bethel Rd Relocation							HCWA	86,030	SPLOST/complete
48	SR 20 @ East Lake							HCWA	730,493	SPLOST/complete
49	SR 20 & East lake Relocation							HCWA	811,252	SPLOST/complete
24	Lake Dow @ Rosser & Rogers Relocation							HCWA	145,879	SPLOST/complete
26	Jodeco Rd @ Oak Grove Rd							HCWA	125,745	SPLOST/complete

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 21, 2018

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

Action requested by BOC

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Transmittal Resolution
3. Legal Ad
4. Capital Improvements Element Annual Update
5. Approval Sheet for Agenda Item

Presenter:

Stacey Jordan-Rudeseal, Chief Planner

Agenda Item:

CAPITAL IMPROVEMENTS ELEMENT (CIE) ANNUAL UPDATE TRANSMITTAL

The 2018 Capital Improvements Element Update (CIE) was facilitated by the Planning & Zoning Department with input from the Finance Department and the Henry County Water Authority 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.

Background/Summary:

Please see attached document.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

Staff recommends that the Board of Commissioners transmit the 2018 Capital Improvements Element (CIE) Update in accordance with the State requirements.



HENRY COUNTY BOARD OF COMMISSIONERS

Approval Sheet for Agenda Items

DEPARTMENT: Planning & Zoning

MEETING DATE: 21-Aug-18

AGENDA ITEM: Capital Improvement Element (CIE) Annual Update

The 2018 Capital Improvements Element Update (CIE) was facilitated by the Planning & Zoning Department with input from the Finance Department and the Henry County Water Authority 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.

Department Director or Designee: *Stephen R. Russell*, DATE: 7-30-18

Comments:

Chief Clerk

Budget Director (If Applicable): _____ DATE: _____

Comments:

Purchasing Director (If Applicable): _____ DATE: _____

Comments:

County Attorney Signature: *[Signature]* DATE: _____

Comments:

County Manager Signature: *Chris Hansen* DATE: 8.14.18

Comments: