

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
AUTHORIZING THE TRANSMITTAL OF THE
2019 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 May 16, 2019 at 6:30 P.M. in the City Hall Council Chambers at 151 Willowbend Road in Peachtree City; and

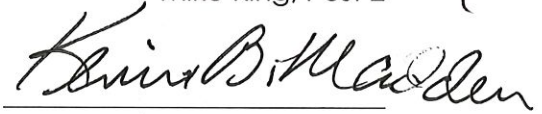
BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Peachtree City does hereby submit the annual update of the Capital Improvements Element (CIE) covering the five-year period 2019 – 2023 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 16th day of May, 2019.


Vanessa Fleisch, Mayor

Phil Prebor, Post 1


Mike King, Post 2


Kevin Madden, Post 3


Terry Ernst, Post 4

Attest: _____


City Clerk

Capital Improvements Element

2019 Annual Update

Financial Report & Community Work Program

*TO BE Adopted by Mayor and City Council
On June 20, 2019*

City of Peachtree City, Georgia

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 2018. The required financial information is summarized in Table 1, and detailed information for each public facility category appears in Tables 2 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 2018						
Public Facility	Parks/Recreation	Libraries	Police	Fire	Administrative Fees	TOTAL
Service Area- Citywide						
Impact Fee Fund Balance at September 30, 2017	\$ 891,981	\$ 46,483	\$ 164,657	\$ 1,016,035	\$ -	\$ 2,119,156
Impact Fees Collected in Fiscal Year 2018	816,196	166	41,981	208,654	32,083	1,099,080
Accrued Interest	-	-	-	-		-
(Project Expenditures)	(49,915)	-	(8,400)	(24,079)	-	(82,394)
FY 2017 (Administrative/Other Costs)	-	-	-	-	(32,083)	(32,083)
(Impact Fee Refunds)	-	-	-	-	(172)	(172)
Impact Fee Fund Balance at September 30, 2018	\$ 1,658,262	\$ 46,649	\$ 198,238	\$ 1,200,610	\$ (172)	\$ 3,103,587
Impact Fees Encumbered	\$ 1,658,262	\$ 46,649	\$ 198,238	\$ 1,200,610	\$ -	\$ 3,103,760

Updated to reflect Revised Methodology Report adopted April 6, 2017

TABLE 2: PARKS & RECREATION
City of Peachtree City Annual Impact Fee Financial Report FY 2018

Project Description	Project Start Date	Project End Date	Actual / Estimated Cost of Project	Percentage Funding from Impact Fees	Other Funding Sources	Previous FY Impact Fees Applied	FY19 - FY24 Impact Fees Identified	Status/ Remarks
Drake Field Park Pavilion & Path Connection*	FY2012	FY2019	\$ 274,915	36%	General Fund	\$ 49,915	\$ 50,003	to be completed in FY2019
Cart Path to Spillway Bridge	FY2018	FY2019	\$ 22,000	66%	General Fund	\$ -	\$ 14,520	to be completed in FY2019
Crosstown Dr. crossing	FY2019	FY2020	\$ 180,000	66%	SPLOST17	\$ -	\$ 118,800	in design
SR 54 E (Peachtree East to PTC UMC)	FY2018	FY2020	\$ 88,000	66%	SPLOST17	\$ -	\$ 58,080	pre-planning
SR 54 W multi-use gateway bridge	FY2018	FY2020	\$ 3,200,000	66%	SPLOST17	\$ -	\$ 2,112,000	in design
Flat Creek Nature Area (bridge to PAC)	FY2019	FY2019	\$ 230,405	66%	SPLOST17	\$ -	\$ 152,067	to be completed in FY2019
Flat Creek Nature Area (Crosstown to Parkade Ct)	FY2018	FY2021	\$ 275,000	66%	SPLOST17	\$ -	\$ 181,500	in design
Paschall Rd. connection	FY2019	FY2020	\$ 45,150	66%	SPLOST17	\$ -	\$ 29,799	in design
Police Station connection	FY2019	FY2020	\$ 54,635	66%	SPLOST17	\$ -	\$ 36,059	in design
Kedron Village retail path realignment	FY2018	FY2020	\$ 19,285	66%	SPLOST17	\$ -	\$ 12,728	pre-planning
Robinson Rd. (Windgate to McIntosh Trl)	FY2019	FY2020	\$ 85,820	66%	SPLOST17	\$ -	\$ 56,641	in design
Robinson Rd (McIntosh Trl to Crosstown Dr)	FY2019	FY2020	\$ 133,490	66%	SPLOST17	\$ -	\$ 88,103	in design
SR 54 parallel bridge at Lake Peachtree	FY2020	FY2023	\$ 645,129	66%	SPLOST17	\$ -	\$ 425,785	in design
N Peachtree Pkwy Walt Banks to Lake	FY2022	FY2023	\$ 359,070	66%	SPLOST17	\$ -	\$ 236,986	pre-planning
American Walk path connection	FY2019	FY2019	\$ 246,561	66%	SPLOST17	\$ -	\$ 162,730	underway
Huddleston Road path	FY2022	FY2023	\$ 257,720	66%	SPLOST17	\$ -	\$ 170,095	pre-planning
N Peachtree Pkwy Flat Creek Rd to Interlochen	FY2021	FY2023	\$ 48,657	66%	SPLOST17	\$ -	\$ 32,114	pre-planning
N Peachtree Pkwy North Hill connection	FY2021	FY2023	\$ 257,333	66%	SPLOST17	\$ -	\$ 169,840	pre-planning
Path connectivity to neighboring communities	FY2018	FY2023	\$ 465,495	66%	SPLOST17	\$ -	\$ 307,227	pre-planning
			\$ 6,888,665				\$ 4,415,078	

Notes: All figures are Net Present Value 2018. 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.

TABLE 3: LIBRARIES
City of Peachtree City Annual Impact Fee Financial Report FY 2018

Project Description	Project Start Date	Project End Date	Actual / Estimated Cost of Project	Percentage Funding from Impact Fees	Other Funding Sources	Previous FY Impact Fees Applied	FY19 - FY24 Impact Fees Identified	Status/ Remarks
Electronic Media Collections	FY2016	FY2019	\$ 62,463	97%	General Fund	\$ 18,647	\$ 41,692	to be completed in FY2019
			\$ 62,463				\$ 41,692	

* All Libraries projects funded under the Impact Fee Methodology adopted by the City for pre-FY2017

TABLE 4: POLICE
City of Peachtree City Annual Impact Fee Financial Report FY 2018

Project Description	Project Start Date	Project End Date	Actual / Estimated Cost of Project	Percentage Funding from Impact Fees	Other Funding Sources	Previous FY Impact Fees Applied	FY19 - FY24 Impact Fees Identified	Status/ Remarks
Building Expansion	FY2015	FY2025	\$ 691,738	100%	N/A	\$ 8,400	\$ 683,338	in design
			\$ 691,738				\$ 683,338	

Notes: All figures are Net Present Value 2018. 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.

TABLE 5 FIRE PROTECTION
City of Peachtree City Annual Impact Fee Financial Report FY 2018

Project Description	Project Start Date	Project End Date	Actual / Estimated Cost of Project	Percentage Funding from Impact Fees	Other Funding Sources	Previous FY Impact Fees Applied	FY19 - FY24 Impact Fees Identified	Status/ Remarks
Station 85	FY2017	FY2023	\$ 1,810,070	13%	General Fund	\$ 32,922	\$ 209,628	underway
Station 86	FY2019	FY2026	\$ 1,160,000	100%	N/A	\$ -	\$ 1,160,000	in pre-planning
Medic vehicle	FY2016	FY2019	\$ 526,503	100%	N/A	\$ -	\$ 526,503	to be completed in FY2019
Engine F550	FY2019	FY2024	\$ 592,842	100%	N/A	\$ -	\$ 592,842	to be completed in FY2019
Heavy Vehicle	FY2026	FY2026	\$ 610,694	100%	N/A	\$ -	\$ 610,694	
			\$ 4,700,109				\$ 3,099,667	

Notes: All figures are Net Present Value 2018. 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.

**TABLE 6:
COMMUNITY WORK PROGRAM ADDENDUM /
SCHEDULE OF IMPROVEMENTS
2019 – 2023**

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection & EMS</i>							
Station 85	City-wide	FY2017	FY2019	\$1,810,070	13%	13% Impact Fees On-Hand / 87% General Fund	Fire Department
Station 86	City-wide	FY2019	FY2026	\$1,160,000	100%	100% Impact Fees On-Hand	Fire Department
Medic vehicle	City-wide	FY2016	FY2019	\$526,503	100%	100% Impact Fees On-Hand	Fire Department
Engine F550	City-wide	FY2019	FY2024	\$592,842	100%	100% Impact Fees On-Hand	Fire Department
Heavy Vehicle	City-wide	FY2026	FY2026	\$610,694	100%	100% Impact Fees On-Hand	Fire Department
<i>Police Services</i>							
Building Expansion	City-wide	FY2015	FY2025	\$691,738	100%	100% Impact Fees	Police Department
<i>Recreation Facilities</i>							
Drake Field Park Pavilion & Path Connection	City-wide	FY2018	FY2019	\$225,000	22%	36% Impact Fees On-Hand / 64% General Fund & Donation	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, Continued</i>							
Spillway Bridge Path	City-wide	FY2018	FY2019	\$22,000	66%	66% Impact Fees On-Hand / 34% General Fund	Public Works
Crosstown Drive crossing	City-wide	FY2019	FY2020	\$180,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 54 eastside path from PTC UMC to Peachtree East Shopping Center	City-wide	FY2018	FY2020	\$88,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 54 W multi-use path bridge and gateway feature	City-wide	FY2018	FY2020	\$3,200,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Flat Creek Nature Area from Flat Creek bridge to PAC	City-wide	FY2019	FY2019	\$230,405	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Flat Creek Nature Area from Crosstown Drive to Parkade Court	City-wide	FY2018	FY2021	\$275,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Paschall Road connection	City-wide	FY2019	FY2020	\$45,150	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Police Station connection	City-wide	FY2019	FY2020	\$54,635	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, Continued</i>							
Kedron Village retail path realignment	City-wide	FY2018	FY2020	\$19,285	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Robinson Road path from Windgate Road to McIntosh Trail	City-wide	FY2019	FY2020	\$85,820	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Robinson Road path from McIntosh Trail to Crosstown Drive	City-wide	FY2019	FY2020	\$133,490	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 54 parallel bridge at Lake Peachtree	City-wide	FY2020	FY2023	\$645,129	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
N Peachtree Parkway from Walt Banks to Lake Kedron	City-wide	FY2022	FY2023	\$359,070	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
American Walk connection to Evesham Avenue	City-wide	FY2019	FY2019	\$246,561	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Huddleston Road path	City-wide	FY2022	FY2023	\$257,720	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
N Peachtree Parkway from Flat Creek Road to Interlochen	City-wide	FY2021	FY2023	\$48,657	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, Continued</i>							
N Peachtree Parkway North Hill connection	City-wide	FY2021	FY2023	\$257,333	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Path connectivity to neighboring communities	City-wide	FY2018	FY2023	\$465,495	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
<i>Library Services</i>							
Electronic Media	City-wide	FY2019	FY2019	\$46,313	100%	100% Impact Fees On-Hand	Library Services

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.