

R-16-19

Transmittal Resolution

Capital Improvements Element 2019 Annual Update

City of Fayetteville, Georgia

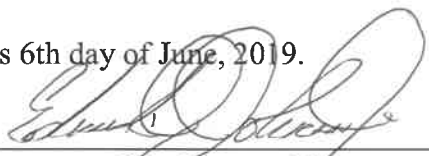
WHEREAS, The City of Fayetteville has adopted a Capital Improvements Element as an amendment to the *City of Fayetteville Comprehensive Plan*; and

WHEREAS, a 2019 Annual Capital Improvements Element Update report for fiscal year 2018 was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing in accordance with Section (9)(a) of Chapter 110-12-2-.04 of the Development Impact Fee Compliance Requirements was held on June 6, 2019, beginning at 6:00 p.m. at the Fayetteville City Hall;

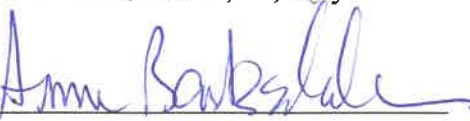
BE IT THEREFORE RESOLVED that the City Council of Fayetteville does hereby submit the 2019 Annual Capital Improvements Element Update for fiscal year 2018 to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 6th day of June, 2019.

BY:


Edward J. Johnson, Jr., Mayor

ATTEST:


Anne Barksdale, City Clerk

Capital Improvements Element

2019 Annual Update

FY 2018 Financial Report & Community Work Program

Fayetteville, Georgia

Draft: June 6, 2019



This Capital Improvements Element 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 DCA's 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))

The Annual Update Financial Report covers FY 2018, while the Community Work Program is based on the most recent City of

Fayetteville *Capital Improvements Element*, which was adopted July 19, 2018.

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(c))

The required financial information for each public facility category appears in the main financial table (page 2); each of the public facility categories has a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables on pages 3, 4, and 5.

The City's fiscal year runs from August 1 to July 31.

of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

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 DCA's 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 6.

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

² Chapter 110-12-1-.03(3).

IMPACT FEES FINANCIAL REPORT – FAYETTEVILLE, GA
Fiscal Year 2018

Public Facility	Parks & Recreation	Fire Protection	Police	Roads	Admin- istration	CIE Prep*	TOTAL
Service Area	City-wide	City-wide	City-wide	City-wide			
Impact Fee Fund Balance August 1, 2017	\$ 216,149.11	\$ 1,113,217.67	\$ 283,731.38	\$ 337,917.80	\$ 12,016.67	\$ -	\$ 1,963,032.63
Impact Fees Collected (August 1, 2017 through July 31, 2018)	\$ 149,869.27	\$ 79,447.67	\$ 77,509.88	\$ 51,023.77	\$ 10,734.88	\$ -	\$ 368,585.47
Accrued Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal: Fee Accounts	\$ 366,018.38	\$ 1,192,665.34	\$ 361,241.26	\$ 388,941.57	\$ 22,751.55	\$ -	\$ 2,331,618.10
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ (69,920.00)	\$ (161,038.53)	\$ (100,000.00)	\$ (415,000.00)	\$ (15,000.00)	\$ -	\$ (760,958.53)
Impact Fee Fund Balance July 31, 2018	\$ 296,098.38	\$ 1,031,626.81	\$ 261,241.26	\$ (26,058.43)	\$ 7,751.55	\$ -	\$ 1,570,659.57
Impact Fees Encumbered	\$ 296,098.38	\$ 1,031,626.81	\$ 261,241.26	\$ (26,058.43)			\$ 1,562,908.02

PROJECT FINANCIAL TABLES: Fiscal Year 2018

Public Facility: Parks & Recreation										
Responsible Party: Public Services Department										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Carry-Over Projects**										
P.K. Dixon Park (219 acres)	2003	**	\$ 499,265.64	44.0%	\$ 248,763.62	\$ -	\$ -	\$ -	\$ -	Debt Service**
Holiday Dorsey Fife House	2003	**	\$ 1,564,823.95	100.0%	\$ 1,826,287.00	\$ 38,456.00	266,067.02	\$ 304,523.02	\$ 148,049.19	Debt Service**
Amphitheater	2003	**	\$ 2,560,364.00	49.7%	\$ 1,365,726.17	\$ 31,464.00	\$ 340,132.98	\$ 371,596.98	\$ 148,049.19	Debt Service**
Total Carry-Over Projects			\$ 4,624,453.59		\$ 3,440,776.79	\$ 69,920.00	\$ 606,200.00	\$ 676,120.00	\$ 296,098.38	
New Park Lands										
Park Acres	2019	2040	\$ 2,759,071.89	100.0%	\$ 2,759,071.89	\$ -	\$ -	\$ -	\$ -	
New Recreation Facilities										
Picnic Pavillion	2016	2018	\$ 24,663.74	76.07%	\$ 18,763.09	\$ -	\$ -	\$ -	\$ -	
Playground (Tot Lot)	2016	2018	\$ 10,276.56	76.07%	\$ 7,817.96	\$ -	\$ -	\$ -	\$ -	
Gazebo	2018	2019	\$ 10,223.03	76.07%	\$ 7,776.66	\$ -	\$ -	\$ -	\$ -	
Community Building	2019	2020	\$ 1,465,058.54	76.07%	\$ 1,114,470.03	\$ -	\$ -	\$ -	\$ -	
Splash Pad	2019	2020	\$ 522,551.49	43.21%	\$ 225,770.76	\$ -	\$ -	\$ -	\$ -	
Other Improvements 1	2016	2030	\$ 193,815.89	76.07%	\$ 147,446.65	\$ -	\$ -	\$ -	\$ -	
Other Improvements 2	2018	2030	\$ 95,074.16	76.07%	\$ 72,322.91	\$ -	\$ -	\$ -	\$ -	
New Trails										
The Ridge Trails 1	2016	2021	\$ 3,699.83	100.0%	\$ 3,699.83	\$ -	\$ -	\$ -	\$ -	
The Ridge Trails 2	2018	2022	\$ 10,631.95	100.0%	\$ 10,631.95	\$ -	\$ -	\$ -	\$ -	
The Ridge Boardwalk	2018	2022	\$ 205,278.40	100.0%	\$ 205,278.40	\$ -	\$ -	\$ -	\$ -	
Other Trails	2025	2040	\$ 99,591.01	100.0%	\$ 99,591.01	\$ -	\$ -	\$ -	\$ -	
Total New Projects			\$ 5,399,936.49		\$ 4,672,641.14	\$ -	\$ -	\$ -	\$ -	
Total Parks & Recreation			\$10,024,390.08		\$ 8,113,417.93	\$ 69,920.00	\$ 606,200.00	\$ 676,120.00	\$ 296,098.38	

* Actual figures related to impact fee funding shown for completed projects. See CIE for Maximum Funding calculation. All figures are shown in Net Present Value.

When impact fees were initially calculated for the carry-over projects, their actual construction costs were already known. Because each project created capacity to serve future growth and development, the percentage of the cost that is impact fee eligible was calculated based on the Level of Service standards in the Capital Improvements Element, which yielded the proportion of the project that was required to meet the needs of future growth and development.

** The noted projects are eligible for impact fee funding but were initially financed through the issuance of GO bonds. The City is recouping the impact fee share of the portion of the debt service attributable to the projects, to the extent of the percentage of the costs that created new capacity to serve new growth and development, but limited to the extent of impact fee collections and accumulations on hand. Because the pace of impact fee collections cannot be predicted, the date at which the recoupment will be completed cannot be determined.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

Public Facility: Fire Protection										
Responsible Party: Fire Department										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
New Fire Truck (Quint)*	2016	2021	\$ 1,005,779.06	100%	\$ 1,005,779.06	\$ 87,680.00	\$ 308,573.96	\$ 396,253.96	\$ 87,680.00	Lease-Purchase
New Station 93 (14,997 sf)	2018	2021	\$ 7,454,430.00	83.8%	\$ 6,248,292.56	\$ -	\$ -	\$ -	\$ 410,415.40	
New Fire Truck	2018	2019	\$ 606,889.41	100.00%	\$ 606,889.41	\$ 73,358.00	\$ -	\$ 73,358.00	\$ 533,531.41	Lease-Purchase
Station 91 Expansion (1,254 sf)	2019	2020	\$ 126,247.08	100.00%	\$ 126,247.08	\$ -	\$ -	\$ -		
New Station 94 (4,846 sf)	2026	2028	\$ 2,203,386.00	43.9%	\$ 967,022.56	\$ -	\$ -	\$ -		
New Fire Trucks (2)	2026	2028	\$ 1,390,915.05	100.00%	\$ 1,390,915.05	\$ -	\$ -	\$ -		
			\$11,781,867.54		\$ 9,339,366.66	\$ 161,038.00	\$ 308,573.96	\$ 469,611.96	\$ 1,031,626.81	

* The Quint was purchased in 2016 with lease-purchase financing, and is included in the impact fee calculations for recoupment. All dollar figures are shown in Net Present Value.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

Public Facility: Police Department										
Responsible Party: Police Department										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Carry-Over Project Police (HQ)	2006	**	\$ 6,746,135.00	38.1%	\$ 1,817,803.74	\$ 100,000.00	\$1,108,440.13	\$1,208,440.13	\$ 100,000.00	Debt Service**
Crime Scene Vehicle	2018	2019	\$ 101,148.24	68.1%	\$ 68,925.18	\$ -	\$ -	\$ -	\$ 68,925.18	
Office space expansion (6,218 sf)	2021	2023	\$ 626,796.27	100.0%	\$ 626,796.27	\$ -	\$ -	\$ -	\$ 92,316.08	
Expansion (7,372 sf)	2027	2030	\$ 3,391,932.23	100.0%	\$ 3,391,932.23	\$ -	\$ -	\$ -	\$ -	
			\$ 6,746,135.00		\$ 1,817,803.74	\$ 100,000.00	\$1,108,440.13	\$1,208,440.13	\$ 261,241.26	

* Actual figures related to impact fee funding shown for completed projects. See CIE for Maximum Funding calculation. All dollar figures are shown in Net Present Value.

When the impact fee was initially calculated for this project (the Police Headquarters), its actual construction cost was already known. Because the project created capacity to serve future growth and development, the percentage of the cost that is impact fee eligible was calculated based on the Level of Service standards in the Capital Improvements Element, which yielded the proportion of the project that was required to meet the needs of future growth and development.

** The Police Headquarters is eligible for impact fee funding but was initially financed and constructed through the issuance of a GO bond. The City is recouping the impact fee share of the portion of the debt service attributable to the project, to the extent of the percentage of the cost that created new capacity to serve new growth and development, but limited to the extent of impact fee collections and accumulations on hand. Because the pace of impact fee collections cannot be predicted, the date at which the recoupment will be completed cannot be determined.

NOTE: The portion of the Police Headquarters project that is not eligible for impact fee funding was provided from taxes levied and applied to the bond issue sinking fund.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

Public Facility: Road Improvements										
Responsible Party: Public Services Department										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Lafayette Ave Extension	Ongoing	2022	\$ 952,090.12	37.437%	\$ 356,436.87	\$ -	\$ 8,873.37	\$ 8,873.37	\$ -	
Lafayette/Glynn Street	Ongoing	2020	\$ 257,622.51	37.437%	\$ 96,446.92	\$ -	\$ 8,873.37	\$ 8,873.37	\$ -	
Jeff Davis Shoulder	Ongoing	2022	\$ 492,786.47	37.437%	\$ 184,485.97	\$ -	\$ 20,820.25	\$ 20,820.25	\$ -	
Stonewall/85 Left Turn	Ongoing	2022	\$ 142,234.04	37.437%	\$ 53,248.59	\$ -	\$ 8,873.38	\$ 8,873.38	\$ -	
LaFayette/Tiger Trail	Ongoing	2022	\$ 1,228,345.38	37.437%	\$ 459,859.39	\$ -	\$ 50,307.07	\$ 50,307.07	\$ -	
Highway 54/Gingercake	Ongoing	2022	\$ 11,752.53	37.437%	\$ 4,399.83	\$ -	\$ -	\$ -	\$ -	
Hood Ave Conn/SR92	Done	2017	\$ 7,709,121.05	37.437%	\$ 2,886,087.05	\$ 415,000.00	\$ 261,574.68	\$ 676,574.68	\$ -	Completed
Highway 85 Median Design	Ongoing	2020	\$ 80,130.88	37.437%	\$ 29,998.84	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 1	Ongoing	2020	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 2	Ongoing	2020	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 3	Ongoing	2020	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Streetscape	Ongoing	2020	\$ 30,231.78	37.437%	\$ 11,317.96	\$ -	\$ -	\$ -	\$ -	
Redwine/Ramah Road Roundabout	Ongoing	2022	\$ 1,282,094.04	37.437%	\$ 479,981.44	\$ -	\$ -	\$ -	\$ -	
Veterans Pkwy Large Roundabout	Done	2022	\$ 1,451,580.34	37.437%	\$ 543,432.54	\$ -	\$ -	\$ -	\$ (26,058.43)	Completed
Veterans Pkwy Small Roundabout (Sndy Crk)	Ongoing	2022	\$ 1,004,940.23	37.437%	\$ 376,222.53	\$ -	\$ -	\$ -	\$ -	
Veterans Pkwy 4-lane expansion (1.5 mile)	Ongoing	2022	\$ 8,932,802.07	37.437%	\$ 3,344,200.23	\$ -	\$ -	\$ -	\$ -	
Habersham Extension	Ongoing	2022	\$ 1,004,940.23	37.437%	\$ 376,222.53	\$ -	\$ -	\$ -	\$ -	
Fischer Road Extension (Downtown Expan.)	Ongoing	2022	\$ 16,026,175.47	37.437%	\$ 5,999,767.97	\$ -	\$ -	\$ -	\$ -	
Highway 54/Grady Avenue	Ongoing	2022	\$ 783,827.24	37.437%	\$ 293,443.78	\$ -	\$ -	\$ -	\$ -	
			\$12,453,572.59		\$ 4,662,281.78	\$ 415,000.00	\$ 359,322.12	\$ 774,322.12	\$ (26,058.43)	

NOTE: All dollar figures are shown in Net Present Value.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

2019-2023 COMMUNITY WORK PROGRAM³
Impact Fee Projects only

Project	Start Year	Comp. Year	Cost Estimate (NPV)	Funding Source	Responsible Party
Impact Fee Related Projects					
New Fire Truck (Quint)	2016	2021	\$1,005,779	100% Impact Fees	Fire Department
Design/Construct New Fire Station 93	2018	2021	\$7,454,430	83.8% Impact Fees; 16.2% SPLOST	Fire Department
Fire Apparatus - Engine	2018	2019	\$606,889	100% Impact Fees	Fire Department
Fire Station 91 Expansion	2019	2020	\$126,247	100% Impact Fees	Fire Department
Crime Scene Vehicle	2018	2019	\$101,148	68.1% Impact Fees; 31.9% General Fund (CP)	Police Department
Police Dept. Office Space Expansion	2021	2022	\$626,796	100% Impact Fees	Police Department
Park Land Acquisitions	2019	2040	\$2,759,071	100% Impact Fees	Public Services
Park improvements: Gazebo	2018	2019	\$10,223	76.1% Impact Fees; 23.9% General Fund (CP)	Public Services
Park improvements: Community Building	2019	2020	\$1,465,059	76.1% Impact Fees; 23.9% General Fund (CP)	Public Services
Park improvements: Splash Pad	2019	2020	\$522,551	43.2% Impact Fees; 56.8% General Fund (CP)	Public Services
Park improvements: The Ridge Phase 1	2016	2030	\$193,816	76.1% Impact Fees; 23.9% SPLOST and/or General Fund (CP)	Public Services
Park improvements: The Ridge Phase 2	2018	2030	\$95,074	76.1% Impact Fees; 23.9% SPLOST and/or General Fund (CP)	Public Services
The Ridge Trails 1	2016	2021	\$3,700	100% Impact Fees	Public Services

³ Projects included in the most recently adopted Capital Improvements Element, July 19, 2018.

Project	Start Year	Comp. Year	Cost Estimate (NPV)	Funding Source	Responsible Party
The Ridge Trails 2	2018	2022	\$10,632	100% Impact Fees	Public Services
The Ridge Boardwalk	2018	2022	\$205,278	100% Impact Fees	Public Services
Lafayette Ave Extension	On-going	2022	\$952,090	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Lafayette/Glynn Street	On-going	2020	\$257,623	37.4% Impact Fees; General Fund (CP)	Public Services
Jeff Davis Shoulder	On-going	2022	\$492,786	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Stonewall/85 Left Turn	On-going	2022	\$142,234	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Lafayette/Tiger Trail	On-going	2022	\$1,228,345	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 54/Gingercake	On-going	2022	\$11,753	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Median Design	On-going	2020	\$80,131	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 1	On-going	2020	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 2	On-going	2020	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 3	On-going	2020	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Streetscape	On-going	2020	\$30,232	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Redwine/Ramah Road Roundabout	On-going	2022	\$1,282,094	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Veterans Pkwy Small Roundabout (Sandy Creek)	On-going	2022	\$1,004,940	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Veterans Pkwy 4-lane expansion (1.5 mile)	On-going	2022	\$8,932,803	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services

Project	Start Year	Comp. Year	Cost Estimate (NPV)	Funding Source	Responsible Party
Habersham Extension	On-going	2022	\$1,004,940	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Fischer Road Extension (Downtown Expansion)	On-going	2022	\$16,026,175	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 54/Grady Avenue	On-going	2022	\$783,827	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services