

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: February 22, 2021

ARC REVIEW CODE: P2102221

TO: Mayor Billy Copeland, City of McDonough
ATTN TO: Mike Clark, Finance
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2020 City of McDonough CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2020 City of McDonough Capital Improvement Element (CIE) annual update.

Submitting Local Government: City of McDonough

Action Under Consideration: Approval

Date Opened: February 22, 2021

Deadline for Comments: March 15, 2021

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF STOCKBRIDGE

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
HENRY COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or 470-378-1531. If ARC staff does not receive comments from you on or before **Monday, March 15, 2021**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of McDonough	Date Received:	February 19, 2021			
Local Contact:	Mike Clark, Finance, Director					
Phone:	678-782-6208	E-Mail:	mclark@mcdonoughga.org			
Fax:		Website:	http://www.mcdonoughga.org/			
Street	136 Keys Ferry Street	City State, Zip:	McDonough, GA 30253			
Department of Community Affairs Review Required						
Review Title:	2020 City of McDonough CIE Annual Update					
Description:	<p>A regional review of the draft 2020 City of McDonough Capital Improvement Element (CIE) annual update.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of McDonough.</p>					
The submitted documents are available for review at ARC and the local government.						
Reviewing Regional Commission:						
<p>Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303</p> <p>Phone 404-463-3100</p>						
Contact Person:	Greg Giuffrida, Plan Reviews Program Manager					
E-Mail	ggiuffrida@atlantaregional.org					

DATE: February 22, 2021

TO: ARC Managers

Community Development: Giuffrida, Greg

Natural Resources: Santo, Jim

Aging & Health Resources: Perumbeti, Katie

Transportation Access & Mobility: Mangham, Marquitrice

Research & Analytics: Skinner, Jim

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2020 City of McDonough Capital Improvement Element (CIE) annual update.

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- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

City of McDonough
State of Georgia

Resolution No. 21-02-15 (B)

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF A DRAFT CAPITAL IMPROVEMENTS
ELEMENT ANNUAL UPDATE REPORT FOR 2020 TO THE ATLANTA REGIONAL COMMISSION
FOR REGIONAL AND STATE REVIEW**

WHEREAS, the City of McDonough previously adopted a Capital Improvements Element as an amendment to the *McDonough Comprehensive Plan*; and

WHEREAS, the City of McDonough has drafted a Capital Improvements Element 2020 Annual Update report, which incorporates an impact fee financial report for FY 2020 along with an updated Community Work Program; and

WHEREAS, the draft Capital Improvements Element 2020 Annual Update 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 was held on February 15, 2021, at 6:00 p.m. in the City of McDonough City Hall, 136 Keys Ferry Street, McDonough, Georgia;

BE IT HEREBY RESOLVED that the Mayor and Council does authorize the transmittal of the draft Capital Improvements Element 2020 Annual Update report to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989.

ADOPTED this 15th Day of February, 2021.


Hon. Billy Copeland, Mayor

Attest:


Janis Price, City Clerk



Capital Improvements Element

2020 Annual Update: FY 2020 Financial Report & Community Work Program

McDonough, Georgia

Draft: February 15, 2021

ROSS+associates urban planning &
plan implementation in association with HatleyPlans,
LLC

This CIE Annual Update covers the fiscal year 2019, and is initially based on the *Capital Improvements Element* adopted by the City in 2003, and subsequently amended March 18, 2019.

The City's fiscal year runs from July 1 through June 30.

This 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))

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); all of the public facility categories have a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables beginning on page 3.

requirements in a previous version of the *Standards and Procedures for Local Comprehensive*

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.

Planning. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

² Chapter 110-12-1-.03(3).

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

IMPACT FEE FINANCIAL REPORT

City of McDonough GA	Annual Impact Fee Financial Report - Fiscal Year 2020					
Public Facility	Fire Department	Police Department	Parks & Recreation	CIE Cost Recovery	Administration	TOTAL
Service Area	City-wide	City-wide	City-wide			
Impact Fee Fund Balance June 30, 2019	\$ 376,858.65	\$ 389,346.98	\$ 584,288.58	\$ (24,246.62)	\$ 13,595.63	\$ 1,339,843.21
Impact Fees Collected (July 1, 2019 through June 30, 2020)	\$ 94,456.08	\$ 100,459.48	\$ 116,885.42	\$ 643.55	\$ 9,331.51	\$ 321,776.04
Subtotal: Fee Accounts	\$ 471,314.73	\$ 489,806.46	\$ 701,173.99	\$ (23,603.07)	\$ 22,927.13	\$ 1,661,619.25
Accrued Interest	\$ 1,177.26	\$ 1,252.08	\$ 1,456.81	\$ 8.02	\$ 116.30	\$ 4,010.47
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ 280,820.58	\$ 491,058.55	\$ 156,714.27	\$ 1,835.80	\$ 8,400.00	\$ 938,829.20
Impact Fee Fund Balance June 30, 2020	\$ 191,671.40	\$ -	\$ 545,916.53	\$ (25,430.85)	\$ 14,643.43	\$ 726,800.52
Impact Fees Encumbered	\$ 191,671.40	\$ -	\$ 545,916.53			\$ 737,587.93

Note: The beginning fund balances for the Fire and Police Departments reflect the percentage of the previous Public Safety balance based on the percentage of the total that was based on the actual projects for which each was collected.

Public Facility: Fire Stations and Equipment
Responsible Party: Fire Department
Service Area: Citywide

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 2020 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2020	2020	\$ 22,302.65	100.00%	\$ 22,302.65			
Brush Truck	2020	2020	\$ 202,625.59	100.00%	\$ 202,625.59			
Command Vehicle	2020	2020	\$ 194,520.57	100.00%	\$ 194,520.57			
Rescue ATV	2019	2019	\$ 19,452.06	100.00%	\$ 19,452.06			
Station 53	2020	2021	\$ 3,719,584.54	100.00%	\$ 3,719,584.54	\$ 280,820.58	\$ 191,671.40	Underway
Ladder Truck	2021	2021	\$ 872,464.04	100.00%	\$ 872,464.04			
Pumper Truck	2021	2021	\$ 359,249.90	100.00%	\$ 359,249.90			
Brush Truck	2021	2021	\$ 205,285.66	100.00%	\$ 205,285.66			
Administrative Vehicle	2023	2023	\$ 33,564.21	100.00%	\$ 33,564.21			
Pumper Truck	2030	2030	\$ 409,298.09	100.00%	\$ 409,298.09			
Ladder Truck	2030	2030	\$ 872,464.04	100.00%	\$ 872,464.04			
Command Vehicle	2030	2030	\$ 98,537.12	100.00%	\$ 98,537.12			
New Future Station	2030	2030	\$ 1,654,302.44	100.00%	\$ 1,654,302.44			
Administrative Vehicle	2034	2034	\$ 40,288.09	100.00%	\$ 40,288.09			
Administrative Vehicle	2040	2040	\$ 43,567.48	100.00%	\$ 43,567.48			
			\$ 8,747,506.48		\$ 8,747,506.48	\$ 280,820.58	\$ 191,671.40	

* All dollar amounts are Net Present Value

Public Facility: Police Buildings and Equipment
Responsible Party: Police Department
Service Area: Citywide

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 2020 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2020	2020	\$ 51,904.35	100.00%	\$ 51,904.35			
Simpson Street Precinct	2019	2021	\$ 582,910.17	100.00%	\$ 582,910.17	491,058.55		Underway
Vehicle	2020	2020	\$ 35,459.48	100.00%	\$ 35,459.48			
Emergency Power Systems	2019	2019	\$ 101,312.80	100.00%	\$ 101,312.80			
Station 53	2020	2021	\$ 2,002,852.76	100.00%	\$ 2,002,852.76			
Vehicle	2022	2022	\$ 36,396.61	100.00%	\$ 36,396.61			
Vehicle	2024	2024	\$ 37,358.51	100.00%	\$ 37,358.51			
Law Enforcement Complex Phase I	2025	2025	\$ 2,656,479	100.00%	\$ 2,656,478.63			
Vehicle	2026	2026	\$ 38,849.24	100.00%	\$ 38,849.24			
Vehicle	2028	2028	\$ 39,875.96	100.00%	\$ 39,875.96			
Vehicle	2031	2031	\$ 41,467.13	100.00%	\$ 41,467.13			
Law Enforcement Complex Phase II	2033	2033	\$ 3,225,782	100.00%	\$ 3,225,781.97			
Vehicle	2033	2033	\$ 42,563.04	100.00%	\$ 42,563.04			
Vehicle	2036	2036	\$ 44,261.44	100.00%	\$ 44,261.44			
Vehicle	2038	2038	\$ 45,431.20	100.00%	\$ 45,431.20			
Vehicle	2040	2040	\$ 46,631.86	100.00%	\$ 46,631.86			
			\$ 9,029,535.15		\$ 9,029,535.15	\$ 491,058.55	\$ -	

* All dollar amounts are Net Present Value

Public Facility: Parks & Recreation
Responsible Party: Public Services Department
Service Area: Citywide

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 2020 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Under CIE adopted in 2003								
Park B Facility Expansion (Avalon)	2018	2020	\$ 2,000,000.00	100.00%	\$ 2,000,000.00	\$ 122,580.00		
Park C Facility Expansion (Alexander)	2018	2020	\$ 1,330,000.00	100.00%	\$ 1,330,000.00	\$ 1,147.49		
Future Park D (Hope Park)	2018	2020	\$ 535,000.00	100.00%	\$ 535,000.00	\$ 14,236.78		
Under CIE adopted March 18, 2019								
Park Acres	2025	2040	\$ 17,097,495.74	100.00%	17,097,495.74			
Baseball/Softball Fields	**	**	\$ 4,348,423.80	96.96%	4,216,123.71			
Batting Cages	**	**	\$ 21,028.31	100.00%	21,028.31			
Football Fields	**	**	\$ 884,831.71	100.00%	884,831.71			
Multi-Purpose Fields	**	**	\$ 289,960.63	100.00%	289,960.63			
Tennis Courts	**	**	\$ 1,740,749.50	96.96%	1,687,775.87			
Pickleball Courts	2020	2021	\$ 394,280.75	42.11%	166,023.53		\$ 166,023.53	6 Courts
Basketball Courts (Full Court)	**	**	\$ 290,289.20	96.96%	281,456.23			
Basketball Courts (Half Court)	**	**	\$ 48,381.53	72.72%	35,182.03			
Playgrounds	2020	2021	\$ 1,514,530.92	93.49%	1,416,006.87		\$ 159,434.48	1 Playground
Pavilions	2020	2021	\$ 484,636.75	100.00%	484,636.75		\$ 96,927.35	1 Pavilion
Restroom Buildings	2020	2022	\$ 149,485.34	100.00%	149,485.34		\$ 74,742.67	1 Restroom Bldg
Concessions Stands	**	**	\$ 93,428.34	72.72%	67,939.11			
Restroom/Concessions/Storage	2020	2020	\$ 603,690.79	96.96%	585,321.58			
Storage Buildings	**	**	\$ 215,603.85	72.72%	156,782.57			
Band Shell/Amphitheaters	2020	2021	\$ 1,068,066.16	63.15%	674,470.87			
Splash Pad	2020	2020	\$ 440,773.02	72.72%	320,520.83			
Disc Golf Courses	2020	2020	\$ 147,875.82	42.10%	62,258.85	\$ 18,750.00	\$ 43,508.85	Complete project
Walking Trails	2020	2021	\$ 385,029.58	100.00%	385,029.58			
Benches	2020	2021	\$ 29,571.06	96.96%	28,671.26		\$ 3,822.84	2 benches
Parking Spaces	2020	2021	\$ 4,529,135.81	99.98%	4,528,240.50			
			\$ 34,777,268.61		\$ 33,539,241.86	\$ 156,714.27	\$ 544,459.72	

* All dollar amounts are Net Present Value

** Not yet programmed.

2020-2024 COMMUNITY WORK PROGRAM
Impact Fee Projects only, based on CIE of April 2003

The following impact fee funded projects are contained in this Capital Improvements Element Annual Update Report and amend the Community Work Program contained in the McDonough portion of the Henry County Joint Comprehensive Plan.

Category	Action/Item	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Storage Building Expansion (Fire Dept. portion)						Fire Department	\$ 22,302.65	100% Impact Fees
Fire Protection	Brush Truck						Fire Department	\$ 202,625.59	100% Impact Fees
Fire Protection	Command Vehicle						Fire Department	\$ 194,520.57	100% Impact Fees
Fire Protection	Station 53 (Fire Dept. portion)						Fire Department	\$ 3,719,584.54	100% Impact Fees
Fire Protection	Ladder Truck						Fire Department	\$ 872,464.04	100% Impact Fees
Fire Protection	Pumper Truck						Fire Department	\$ 359,249.90	100% Impact Fees
Fire Protection	Brush Truck						Fire Department	\$ 205,285.66	100% Impact Fees

Category	Action/Item	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Administrative Vehicle						Fire Department	\$ 33,564.21	100% Impact Fees
Law Enforcement	Storage Building Expansion (Police Dept. portion)						Police Department	\$ 51,904.35	100% Impact Fees
Law Enforcement	Simpson St. Precinct						Police Department	\$ 582,910.17	100% Impact Fees
Law Enforcement	Police Vehicle						Police Department	\$ 35,459.48	100% Impact Fees
Law Enforcement	Station 53 (Police Dept. portion)						Police Department	\$ 2,002,852.76	100% Impact Fees
Law Enforcement	Police Vehicle						Police Department	\$ 36,396.61	100% Impact Fees
Law Enforcement	Police Vehicle						Police Department	\$ 37,358.51	100% Impact Fees
Parks & Recreation	2 Pickleball Courts, Jonesboro Road Park						Public Works Department	\$ 97,600.00	42.11% Impact Fees; SPLOST
Parks & Recreation	2 Pickleball Courts, Jonesboro Road Park						Public Works Department	\$ 97,600.00	42.11% Impact Fees; SPLOST
Parks & Recreation	Playground, Avalon Park						Public Works Department	\$ 160,674.00	93.49% Impact Fees; SPLOST

Category	Action/Item	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Parks & Recreation	Playground, Jonesboro Rd. Park						Public Works Department	\$ 160,674.00	93.49% Impact Fees; SPLOST
Parks & Recreation	Pavilion, Avalon Park						Public Works Department	\$ 71,980.00	100% Impact Fees
Parks & Recreation	Pavilion, Alexander Park West						Public Works Department	\$ 71,980.00	100% Impact Fees
Parks & Recreation	Pavilion, Jonesboro Road Park						Public Works Department	\$ 71,980.00	100% Impact Fees
Parks & Recreation	Restroom Building, Avalon Park						Public Works Department	\$ 63,440.00	100% Impact Fees
Parks & Recreation	Restroom Building, Jonesboro Road Park						Public Works Department	\$ 63,440.00	100% Impact Fees
Parks & Recreation	Restroom/Concessions Building, Avalon Park						Public Works Department	\$ 170,800.00	96.96% Impact Fees; SPLOST
Parks & Recreation	Band Shell / Amphitheater, Avalon Park						Public Works Department	\$ 396,500.00	63.15% Impact Fees; SPLOST
Parks & Recreation	Band Shell / Amphitheater, Alexander Park West						Public Works Department	\$ 396,500.00	63.15% Impact Fees; SPLOST
Parks & Recreation	Splash Pad, Avalon Park						Public Works Department	\$ 327,326.00	72.72% Impact Fees; SPLOST

Category	Action/Item	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Parks & Recreation	Disc Golf Course, Alexander Park West						Public Works Department	\$ 54,900.00	42.10% Impact Fees; SPLOST
Parks & Recreation	Walking Trail, Avalon Park						Public Works Department	\$ 142,965.00	100% Impact Fees
Parks & Recreation	Walking Trail, Jonesboro Road Park						Public Works Department	\$ 142,965.00	100% Impact Fees
Parks & Recreation	6 Benches, Avalon Park						Public Works Department	\$ 8,784.00	96.96% Impact Fees; SPLOST
Parks & Recreation	5 Benches, Jonesboro Road Park						Public Works Department	\$ 7,320.00	96.96% Impact Fees; SPLOST
Parks & Recreation	275 Parking Spaces (total), Avalon West and Alexander Park West						Public Works Department	\$ 637,450.00	99.98% Impact Fees; SPLOST
Parks & Recreation	150 Parking Spaces, Jonesboro Road Park						Public Works Department	\$ 347,700.00	99.98% Impact Fees; SPLOST