

DATE: July 18, 2023

TO: Mayor Sandra Vincent, City of McDonough
ATTN TO: Mike Clark, City of McDonough Finance Department
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: 2022 City of McDonough Annual CIE Update

Description: A regional review of the draft 2022 City of McDonough Annual CIE Update.

Submitting Local Government: City of McDonough

Action Under Consideration: Approval

Date Opened: July 18, 2023

Deadline for Comments: August 8, 2023

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF LOCUST GROVE
SPALDING COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF HAMPTON
CITY OF STOCKBRIDGE

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF LOVEJOY
FAYETTE COUNTY

Review information is attached.

Please submit comments to dshockey@atlantaregional.org. For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **August 8, 2023**, we will assume that your agency has no comments and will close the review. Please submit comments via email. More information on ARC's plan review program can be found at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

**City of McDonough
State of Georgia**

RESOLUTION NO. 23-07-06

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF A DRAFT CAPITAL
IMPROVEMENTS ELEMENT ANNUAL UPDATE REPORT FOR 2022 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 2023 Annual Update report, which incorporates an impact fee financial report for FY 2022 along with an updated Community Work Program; and

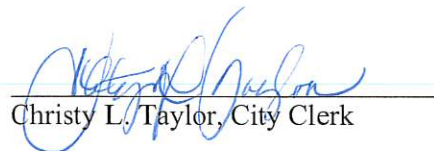
WHEREAS, the draft Capital Improvements Element 2022 Annual Update was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on July 6, 2023, 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 2022 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 6th day of July, 2023.


Sandra Vincent, Mayor

Attest:


Christy L. Taylor, City Clerk



Capital Improvements Element

2023 Annual Update:

FY 2022 Financial Report & Community Work Program

McDonough, Georgia

Draft: July 6, 2023

ROSS+associates

urban planning & plan implementation

in association with HatleyPlans, LLC

This CIE Annual Update covers the fiscal year 2021, and is 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 7.

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

Mathematical errors have been discovered in the 2022 Annual Update Report covering FY 2021.
The corrected summary table follows:

IMPACT FEE FINANCIAL REPORT

City of McDonough GA	Annual Impact Fee Financial Report - Fiscal Year 2021 Revised					
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, 2020	\$ 189,242.07	\$ -	\$ 544,459.73	\$ (25,438.87)	\$ 14,527.13	\$ 722,790.06
Impact Fees Collected (July 1, 2020 through June 30, 2021)	\$ 218,859.53	\$ 232,769.71	\$ 140,281.50	\$ 1,221.69	\$ 17,714.56	\$ 610,847.00
Accrued Interest	\$ 77.75	\$ 82.69	\$ 49.83	\$ 0.43	\$ 6.29	\$ 217.00
Subtotal: Fee Accounts	\$ 218,937.28	\$ 232,852.40	\$ 140,331.33	\$ 1,222.13	\$ 17,720.86	\$ 611,064.00
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ (100,300.89)	\$ (8,984.00)	\$ (7,200.00)	\$ (5,048.00)	\$ (8,400.00)	\$ (129,932.89)
Impact Fee Fund Balance June 30, 2021	\$ 307,878.46	\$ 223,868.40	\$ 677,591.06	\$ (29,264.74)	\$ 23,847.99	\$ 1,203,921.17
Impact Fees Encumbered	\$ 307,878.46	\$ 223,868.40	\$ 677,591.06			\$ 1,209,337.93

Note: All figures shown rounded to whole cents. City financial records maintain the actual amounts.

IMPACT FEE FINANCIAL REPORT

City of McDonough GA		Annual Impact Fee Financial Report - Fiscal Year 2022				
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, 2021	\$ 307,878.46	\$ 223,868.40	\$ 677,591.06	\$ (29,264.74)	\$ 23,847.99	\$ 1,203,921.17
Impact Fees Collected (July 1, 2021 through June 30, 2022)	\$ 365,568.99	\$ 388,803.66	\$ 828,034.75	\$ 3,057.27	\$ 44,330.42	\$ 1,629,795.09
Accrued Interest	\$ 120.45	\$ 128.10	\$ 272.82	\$ 1.01	\$ 14.61	\$ 536.98
Transfer of Administrative Funds to CIE Cost Recovery	\$ -	\$ -	\$ -	\$ 30,926.47	\$ (30,926.47)	\$ -
Total Net Receipts	\$ 365,689.44	\$ 388,931.76	\$ 828,307.57	\$ 33,984.74	\$ 13,418.56	\$ 1,630,332.07
Impact Fee Project Expenditures	\$ 35,519.70	\$ 143,936.60	\$ -	\$ -	\$ -	\$ 179,456.30
Transfer of Administrative Funds to City of McDonough	\$ -	\$ -	\$ -		\$ 8,400.00	\$ 8,400.00
CIE Annual Update	\$ -	\$ -	\$ -	\$ 4,720.00	\$ -	\$ 4,720.00
Impact Fee Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 35,519.70	\$ 143,936.60	\$ -	\$ 4,720.00	\$ 8,400.00	\$ 192,576.30
Net Revenue over (under) Expenditures	\$ 330,169.74	\$ 244,995.16	\$ 828,307.57	\$ 29,264.74	\$ 5,018.56	\$ 1,437,755.78
Impact Fee Fund Balance June 30, 2022	\$ 638,048.20	\$ 468,863.56	\$ 1,505,898.63	\$ -	\$ 28,866.55	\$ 2,641,676.93
Impact Fees Encumbered	\$ 638,048.20	\$ 468,863.56	\$ 1,505,898.63			\$ 2,612,810.39

FY 2022 Financial Report: Project Tables

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 2022 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Under CIE adopted in 2003								
Park B Facility Expansion (Avalon)	2018	2022	\$ 2,000,000.00	100.00%	\$ 2,000,000.00	-		
Park C Facility Expansion (Alexander)	2018	2022	\$ 1,330,000.00	100.00%	\$ 1,330,000.00			
Future Park D (Hope Park)	2018	2022	\$ 535,000.00	100.00%	\$ 535,000.00			
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	2022	2023	\$ 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	2022	2023	\$ 1,514,530.92	93.49%	1,416,006.87		\$ 166,023.53	2 playgrounds
Pavilions	2022	2024	\$ 484,636.75	100.00%	484,636.75		\$ 484,636.75	5 pavilions
Restroom Buildings	2023	2024	\$ 149,485.34	100.00%	149,485.34		\$ 149,485.34	2 buildings
Concessions Stands	**	**	\$ 93,428.34	72.72%	67,939.11			
Restroom/Concessions/Storage	2027	2030	\$ 603,690.79	96.96%	585,321.58			
Storage Buildings	**	**	\$ 215,603.85	72.72%	156,782.57			
Band Shell/Amphitheaters	2025	2026	\$ 1,068,066.16	63.15%	674,470.87			
Splash Pad	2022	2022	\$ 440,773.02	72.72%	320,520.83		\$ 320,520.83	Avalon Park
Disc Golf Courses	2023	2024	\$ 147,875.82	42.10%	62,258.85		\$ 62,258.85	2 courses
Walking Trails	2027	2030	\$ 385,029.58	100.00%	385,029.58			
Benches	2023	2030	\$ 29,571.06	96.96%	28,671.26		\$ 28,671.26	2 benches
Parking Spaces	2023	2026	\$ 4,529,135.81	99.98%	4,528,240.50		\$ 128,278.53	55 spaces
			\$ 34,777,268.61		\$ 33,539,241.86	\$ -	\$ 1,505,898.63	

* All dollar amounts are Net Present Value

** Not yet programmed.

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 2022 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2022	2022	\$ 51,904.35	100.00%	\$ 51,904.35			
Simpson Street Precinct	2022	2022	\$ 582,910.17	100.00%	\$ 582,910.17	\$ 82,879.30	\$ 468,863.56	Underway
Vehicle	2023	2023	\$ 35,459.48	100.00%	\$ 35,459.48	\$ 30,528.65		
Emergency Power Systems	2019	2019	\$ 101,312.80	100.00%	\$ 101,312.80			
Station 53	2020	--	\$ 2,002,852.76	100.00%	\$ 2,002,852.76			
Vehicle	2025	2026	\$ 36,396.61	100.00%	\$ 36,396.61	\$ 30,528.65		
Vehicle	2027	2027	\$ 37,358.51	100.00%	\$ 37,358.51			
Law Enforcement Complex Phase I	2028	2030	\$ 2,656,479	100.00%	\$ 2,656,478.63			
Vehicle	2028	2028	\$ 38,849.24	100.00%	\$ 38,849.24			
Vehicle	2030	2030	\$ 39,875.96	100.00%	\$ 39,875.96			
Vehicle	2032	2032	\$ 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	\$ 143,936.60	\$ 468,863.56	

* All dollar amounts are Net Present Value

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 2022 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2022	2022	\$ 22,302.65	100.00%	\$ 22,302.65		\$ 22,302.65	
Brush Truck	2022	2022	\$ 202,625.59	100.00%	\$ 202,625.59		\$ 202,625.59	
Command Vehicle	2023	2023	\$ 194,520.57	100.00%	\$ 194,520.57		\$ 194,520.57	
Rescue ATV	2027	2027	\$ 19,452.06	100.00%	\$ 19,452.06			
Station 53	2020	--	\$ 3,719,584.54	100.00%	\$ 3,719,584.54		\$ 153,818.20	Delayed
Simpson Street Precinct	2021	2022	\$ 52,220.00	100.00%	\$ 52,220.00	\$ 35,519.70	\$ 16,700.30	
Ladder Truck	2023	2023	\$ 872,464.04	100.00%	\$ 872,464.04			
Pumper Truck	2024	2024	\$ 359,249.90	100.00%	\$ 359,249.90			
Brush Truck	2025	2025	\$ 205,285.66	100.00%	\$ 205,285.66			
Administrative Vehicle	2021	2021	\$ 48,080.89	100.00%	\$ 48,080.89		\$ 48,080.89	
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			
			\$ 8,814,243.17		\$ 8,814,243.17	\$ 35,519.70	\$ 638,048.20	

* All dollar amounts are Net Present Value

2023-2027 COMMUNITY WORK PROGRAM
Impact Fee Projects only, based on CIE of March 18, 2019

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	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Storage Building Expansion (Fire Dept. portion)	✓					Fire Department	\$ 22,302.65	100% Impact Fees
Fire Protection	Purchase Brush Truck	✓					Fire Department	\$ 202,625.59	100% Impact Fees
Fire Protection	Purchase Command Vehicle	✓					Fire Department	\$ 194,520.57	100% Impact Fees
Fire Protection	Construct Station 53 (Fire Dept. portion) - Delayed						Fire Department	\$ 3,719,584.54	100% Impact Fees
Fire Protection	Purchase Ladder Truck	✓					Fire Department	\$ 872,464.04	100% Impact Fees
Fire Protection	Purchase Pumper Truck		✓				Fire Department	\$ 359,249.90	100% Impact Fees
Fire Protection	Purchase Brush Truck			✓			Fire Department	\$ 205,285.66	100% Impact Fees

Category	Action/Item	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Purchase Administrative Vehicle				✓		Fire Department	\$ 48,080.89	100% Impact Fees
Law Enforcement	Construct Storage Building Expansion (Police Dept. portion)	✓					Police Department	\$ 51,904.35	100% Impact Fees
Law Enforcement	Construct Simpson St. Precinct	✓					Police Department	\$ 582,910.17	100% Impact Fees
Law Enforcement	Construct Station 53 (Police Dept. portion) - Delayed						Police Department	\$ 2,002,852.76	100% Impact Fees
Law Enforcement	Purchase Police Vehicle		✓				Police Department	\$ 36,396.61	100% Impact Fees
Law Enforcement	Purchase Police Vehicle					✓	Police Department	\$ 37,358.51	100% Impact Fees
Parks & Recreation	Construct 6 Pickleball Courts	✓	✓				Public Works Department	\$ 166,023.53	42.11% Impact Fees; SPLOST
Parks & Recreation	Construct 2 Playgrounds	✓					Public Works Department	\$ 166,023.53	93.49% Impact Fees; SPLOST
Parks & Recreation	Construct 5 Pavilions	✓					Public Works Department	\$ 484,636.75	100% Impact Fees
Parks & Recreation	Construct 2 Restroom Buildings	✓	✓				Public Works Department	\$ 149,485.34	100% Impact Fees

Category	Action/Item	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
Parks & Recreation	Construct Splash Pad		✓				Public Works Department	\$ 320,520.83	72.72% Impact Fees; SPLOST
Parks & Recreation	Construct 2 Disc Golf Courses		✓				Public Works Department	\$ 62,258.85	42.10% Impact Fees; SPLOST
Parks & Recreation	Provide 2 Benches				✓		Public Works Department	\$ 28,671.26	96.96% Impact Fees; SPLOST
Parks & Recreation	Add 55 Parking Spaces					✓	Public Works Department	\$ 128,278.53	99.98% Impact Fees; SPLOST