



# 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:** April 22, 2024

**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:** 2023 City of McDonough Annual CIE Update

**Description:** A regional review of the draft 2023 City of McDonough Annual CIE Update.

**Submitting Local Government:** City of McDonough

**Action Under Consideration:** Approval

**Date Opened:** April 22, 2024

**Deadline for Comments:** May 13, 2024

## 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 HAMPTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF LOCUST GROVE  
CITY OF LOVEJOY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF STOCKBRIDGE  
HENRY COUNTY

## Review information is attached.

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If no comments are received by **Monday May 13, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>

**CITY OF MCDONOUGH  
STATE OF GEORGIA**

**RESOLUTION NO. 24-04-15.2**

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF A DRAFT CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE REPORT FOR 2024 TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW**

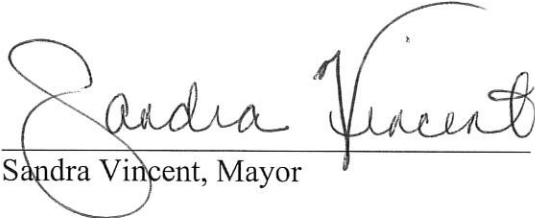
**WHEREAS** the City of McDonough previously adopted a Capital Improvements Element as an amendment to the *McDonough Comprehensive Plan*; and

**WHEREAS**, the City of McDonough has drafted a Capital Improvements Element 2024 Annual Update report, which incorporates an impact fee financial report for FY 2023 along with an updated Community Work Program; and

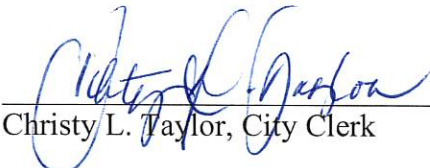
**WHEREAS** the draft Capital Improvements Element 2024 Annual Update was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on April 15, 2024, 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 2024 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 April 2024.

  
Sandra Vincent, Mayor

ATTEST:

  
Christy L. Taylor, City Clerk



# Capital Improvements Element

## **2024 Annual Update: FY 2023 Financial Report & Community Work Program**

McDonough, Georgia

Draft: March 26, 2024

**ROSS+associates**

urban planning & plan implementation

in association with HatleyPlans, LLC

This CIE Annual Update covers the fiscal year 2023, 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."<sup>1</sup>

According to DCA's requirements,<sup>2</sup> 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.

<sup>2</sup> Chapter 110-12-1-.03(3).

<sup>1</sup> 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 2023				
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, 2022	\$ 638,048.20	\$ 468,863.56	\$ 1,505,898.63	\$ (8,400.00)	\$ 45,666.54	\$ 2,650,076.93
Impact Fees Collected (July 1, 2022 through June 30, 2023)	\$ 418,156.03	\$ 444,733.01	\$ 896,546.64	\$ 3,631.45	\$ 52,655.97	\$ 1,815,723.10
Accrued Interest	\$ 2,122.72	\$ 2,257.64	\$ 4,551.22	\$ 18.43	\$ 267.30	\$ 9,217.31
Total Net Receipts	\$ 420,278.75	\$ 446,990.65	\$ 901,097.86	\$ 3,649.88	\$ 52,923.27	\$ 1,824,940.41
Impact Fee Project Expenditures	\$ (3,161.76)	\$ (7,377.43)	\$ (1,304,733.00)	\$ -	\$ -	\$ (1,315,272.19)
Transfer of Administrative Funds to City of McDonough	\$ -	\$ -	\$ -	\$ -	\$ (8,400.00)	\$ (8,400.00)
Impact Fee Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ (3,161.76)	\$ (7,377.43)	\$ (1,304,733.00)	\$ -	\$ (8,400.00)	\$ (1,323,672.19)
Net Revenue over (under) Expenditures	\$ 417,116.99	\$ 439,613.22	\$ (403,635.14)	\$ 3,649.88	\$ 44,523.27	\$ 501,268.22
Impact Fee Fund Balance June 30, 2023	\$ 1,055,165.19	\$ 908,476.78	\$ 1,102,263.49	\$ (4,750.12)	\$ 90,189.81	\$ 3,151,345.15
Impact Fees Encumbered	\$ 1,055,165.19	\$ 908,476.78	\$ 1,102,263.49			\$ 3,065,905.46



## FY 2023 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 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
<b>Under CIE adopted in 2003</b>								
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			
<b>Under CIE adopted March 18, 2019</b>								
Park Acres	2025	2040	\$ 17,097,495.74	100.00%	17,097,495.74	\$ 1,304,733.00		Acquisitions*
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	2025	2026	\$ 394,280.75	42.11%	166,023.53		\$ 166,023.53	
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	2025	2027	\$ 1,514,530.92	93.49%	1,416,006.87		\$ 373,053.77	
Pavilions	2025	2029	\$ 484,636.75	100.00%	484,636.75			
Restroom Buildings	2024	2026	\$ 149,485.34	100.00%	149,485.34		\$ 149,485.34	
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	**	**	\$ 1,068,066.16	63.15%	674,470.87			
Splash Pad	**	**	\$ 440,773.02	72.72%	320,520.83			
Disc Golf Courses	**	**	\$ 147,875.82	42.10%	62,258.85			
Walking Trails	2024	2030	\$ 385,029.58	100.00%	385,029.58		\$ 385,029.58	
Benches	2024	2036	\$ 29,571.06	96.96%	28,671.26		\$ 28,671.26	
Parking Spaces	2028	2027	\$ 4,529,135.81	99.98%	4,528,240.50			
			<b>\$ 34,777,268.61</b>		<b>\$ 33,539,241.86</b>	<b>\$ 1,304,733.00</b>	<b>\$ 1,102,263.49</b>	

\*\* Not yet programmed.

\*\$451,705.84 for Alexander Park and \$853,027.36 for Geranium Park.

**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 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2023	2023	\$ 51,904.35	100.00%	\$ 51,904.35		\$ 51,904.35	
Simpson Street Precinct	2022	2024	\$ 582,910.17	100.00%	\$ 582,910.17	\$ 7,377.43	\$ 856,572.43	Underway
Vehicle	2022	2022	\$ 35,459.48	100.00%	\$ 35,459.48			
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	2022	2022	\$ 36,396.61	100.00%	\$ 36,396.61			
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			
			<b>\$ 9,029,535.15</b>		<b>\$ 9,029,535.15</b>	<b>\$ 7,377.43</b>	<b>\$ 908,476.78</b>	

**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 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2023	2023	\$ 22,302.65	100.00%	\$ 22,302.65		\$ 22,302.65	
Brush Truck	2023	2023	\$ 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	\$ 3,161.76	\$ 49,058.24	
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	2026	2026	\$ 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			
			<b>\$ 8,814,243.17</b>		<b>\$ 8,814,243.17</b>	<b>\$ 3,161.76</b>	<b>\$ 1,055,165.19</b>	



**2024-2028 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	2024	2025	2026	2027	2028	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	2024	2025	2026	2027	2028	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	2024	2025	2026	2027	2028	Responsible Party	Cost Estimate	Funding Source
Parks & Recreation	Walking Trails	✓		✓			Public Works Department	\$ 385,029.58	100% Impact Fees
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