

RESOLUTION NO. 06-09-082

A RESOLUTION TO TRANSMIT A MAJOR UPDATE TO THE SHORT TERM WORK PROGRAM / CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE DEVELOPMENT PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECTUE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia ("City") held a public hearing on September 5, 2006 to transmit an update the Short Term Work Program Element and CIE for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Development Plan;

WHEREAS, the City has prepared an amendment in accordance with the guidance in the Minimum Standards under the Georgia Planing Act and the Rules and Regulations by the Georgia Department of Community Affairs as shown in **Exhibit "A"**;

WHEREAS, notice of this matter (as attached hereto and incorporated herein as **Exhibit "B"**) has been provided in accordance with applicable state law and local ordinances;

WHEREAS, the Mayor and City Council wish to submit the amendment of the Short Term Work Program and CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council wish to submit a Statement of Accomplishments of the Short Term Work Program and CIE, including all elements of land use changes within the reporting year, to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.


THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

1. **Authorization.** That the Locust Grove City Council hereby authorizes the Mayor to submit the Short Term Work Program Element and CIE updates to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.
2. **Public Purpose.** The City finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are,

therefore, consistent with its public purposes and powers.

3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 5th day of September, 2006


LORENE LINDSEY, MAYOR

ATTEST:


THERESA BREEDLOVE, CITY CLERK
(seal)

EXHIBIT "A"

**AMENDMENT TO SHORT TERM WORK PROGRAM ELEMENT AND CAPITAL
IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF
THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE DEVELOPMENT PLAN**



Short Term Work Program and CIE Update

The City of Locust Grove has undergone tremendous growth since 2000, adding over 8 square miles of land area into the city limits through an aggressive annexation policy. In addition, the city constructed a major wastewater treatment facility along Indian Creek at the Butts County line. This major facility opened up a large area of the southern portion of Henry County for more intense development of commercial and residential land use.

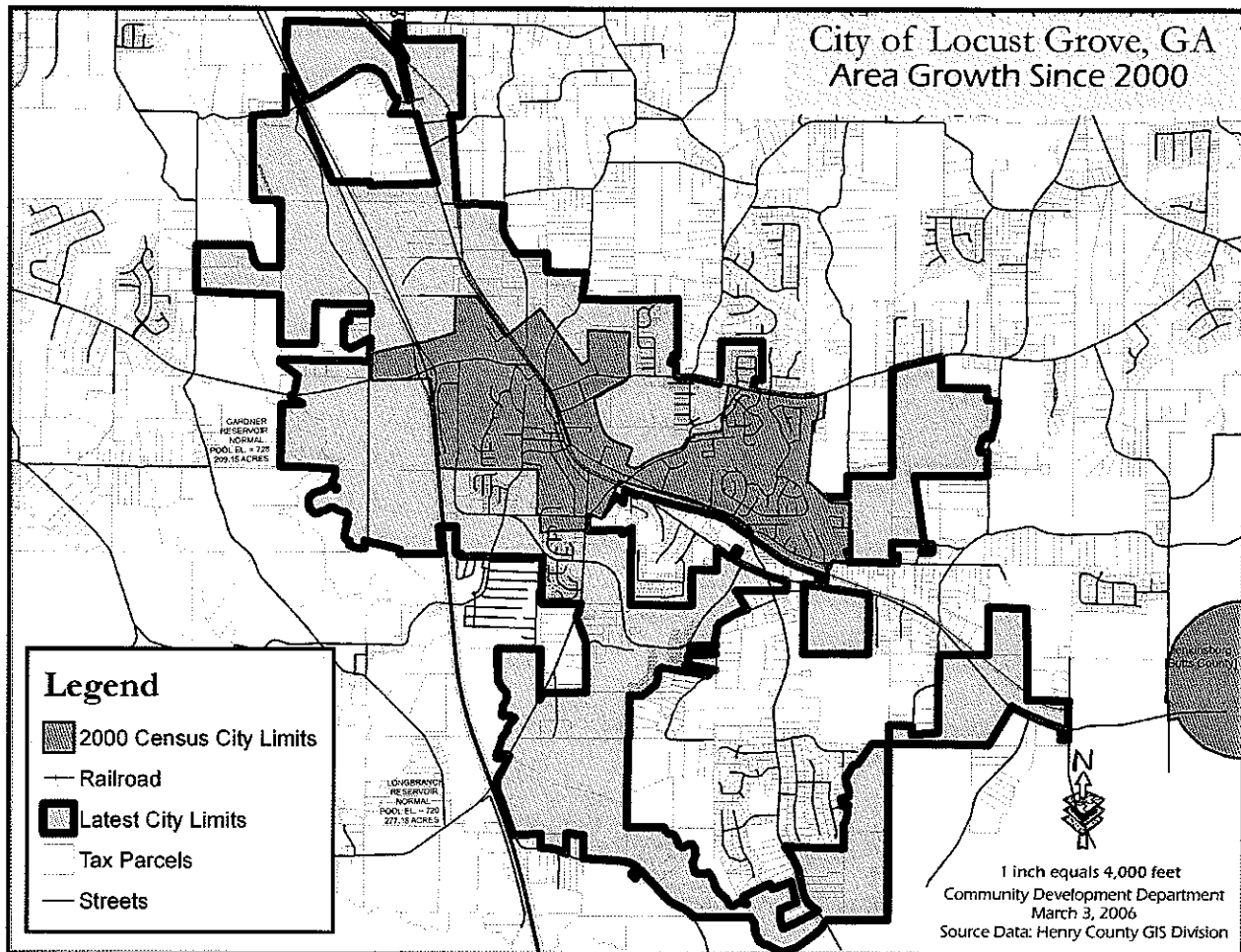


Figure 1. Growth in city limits since 2000. Area in orange shows new territory added into the city. Area in magenta is the old 2000 Census Boundary for the City of Locust Grove.

Adjustment in Reporting Due to New Development Impact Fee Ordinance

The city adopted a Development Impact Fee Ordinance with a revised CIE in June of 2005. The reporting period was adjusted accordingly for the timing of audited financial statement of the first partial year of impact fees, which is attached as part of this report.



Report of Accomplishments for 2005 – 2006 Interim Reporting Period

From the attached report of accomplishments for the interim reporting period, a majority of the projects were either completed or underway.

Major Accomplishments:

- Completion of the Indian Creek Wastewater Treatment Plant off Locust Road at Indian Creek/Butts County line. This project was completed at a cost of just over \$10,000,000 and replaces two oxidation ponds, one aging package treatment plant, and a spray irrigation field. The project also was designed to increase capacity initially, with modular expansion possible at lower costs in the future.
- Water Tower and improvements on the city's south side. This project, completed at a cost of \$1,093,000 more than doubles the city's ability to store water for adequate pressure and delivery.

Projects Underway:

- Sewer Interceptors C, D, and E. A \$2 million project to extend sanitary sewer to the city's new northwestern properties and to take pumping stations offline, as well as the West Oxidation Pond. Engineering and planning are complete, with construction underway. Estimated completion in 2007.
- Warren Holder Park Expansion. This project adds much-needed football fields to this busy park at a projected cost of nearly \$2 million, including additional parking and a new street. The project is substantially complete, with stabilization of fields for use later in the Fall.
- Streetscape Project. Engineering is complete, with ROW acquisition underway on the downtown streetscape project. This is a TE-funded project and should be under construction by the end of 2006 or early 2007. Delays related to GaDOT review process contributed to this project moving at a slower pace (mainly ROW).
- Joint Comprehensive Plan. This element comes from the 2005 Service Delivery Strategy Agreement (SDS) between Henry County and the four cities. All governments have contributed for both land use and transportation planning. The plans should be completed and adopted in 2007.

Projects that were delayed or under reconsideration were mainly due to funding issues, as those projects were tied to federal, state, or regional funding. The Skyland water line replacement was delayed due to lack of CDBG; however, the city recently awarded \$500,000 for this project, scheduled for construction in Spring of 2007. Another project was the downtown overlay, which was anticipating LCI grant money. The city is now considering using in-house staff or another grant application for the same funding source.

In terms of CIE elements, the Courts/Police facility completed building plan assessment for construction in late 2007 or mid 2008.



2007 – 2011 Short Term Work Program and CIE Element

The attached, new 2007 – 2011 Short Term Work Program and CIE Element is attached, with some of the major elements addressed below:

- **Water and Sewer**
 - The largest investment scheduled is to double the capacity of the Indian Creek Plan to 3 MGD. This investment is only 25% of the original investment and allows for more capacity as needed in the future.
 - Water Improvements are necessary to serve the growing population. In addition, there is replacement of older lines in the Skyland Community, a traditionally underserved population.
- **Transportation**
 - Much of the growing concern is with traffic in the City of Locust Grove.
 - Many projects moving forward are private investments.
 - Much of the Impact-Fee projects are moving back due to funding concerns from state and federal sources. This shortfall is not unusual, as it is being faced throughout the region. An element in Planning is to reassess this portion of impact fees as part of the new CTP and methodology for assessment.
- **Parks and Recreation**
 - One of our parks is to be completed in 2007 by private development as part of an agreement for new facilities for girls' softball.
 - The Community Center/Conference Center is a desired facility to offer places to gather and for other social events. This comprises a major element of the new STWP.

Other projects are continuation of current planning efforts and the Courts Facility/Police Station.

Impact Fee Collection

In the reporting year of 2005 (partial year), the development impact fees amounted to just under \$200,000, with only a minor portion expended as part of administration of the new program. These fees will be expended on projects on the CIE within the next six years as required under the Impact Fee enabling legislation.

Land Use Changes

The city approved a major update for an Interim Future Land Use Plan and Map to account for the new annexation areas. This is to be combined with the joint planning efforts in 2007. No new activity has occurred in the reporting period.

Report of Accomplishments: 2005 - 2006 (includes 2005 partial year Impact Fees/CIE)

	Years		Responsible Party(ies)	Est. Cost / Source	Status
	2005	2006			
Community Facilities					
Water/Sewer					
Install new water lines (replacement) in the Skyland Community			City	\$1,300,000 CDBG and local funds	Delayed. Grant obtained in 2006. Delayed due to failure for CDBG in Fall 2005. Est. Completion 2008
Water Tower Southside Development			City, EPD	\$1,093,000 GEFA, local, connection fees	Completed June 2006 at cost shown to left
Interceptors C, D, E (sanitary sewer)			City, EPD	\$2,000,000 GEFA, local, connection fees	Engineering completed, Construction underway in 2006.
New Well Development			City, EPD	\$100,000, local, connection fees	Ongoing. Several sites drilled. Only one to be placed into operation on west side of city by 2009.
Relocation of Public Works (Bowden Street)			City	\$350,000, local	Engineering completed, Grading of new road and drainage/pads completed late 2005. Further development and relocation to occur in 2007 - 2008
Indian Creek WWTP (new plant)			City, EPD, MNGWD	\$10,400,000, local, private, GEFA	Completed November 2005. New Plant replaces 2 oxidation ponds, 1 package plant, and spray irrigation system. Actual cost shown to the left
Parks and Recreation					
Community/Conference Center (Bowden Street)			City	\$2,500,000 local and impact fees (90%)	Engineering underway, location secured on city property on Bowden Street.
Warren Holder Park Expansion and Improvements			City, County, SPLOST	\$1,700,000, SPLOST, local	Under construction in early 2006. Est. Completion in October 2006.
Transportation					
Transportation Alternatives - Tanger Boulevard			City, County, Private	\$1,000,000, private	Extension of Tanger Boulevard completed in 2004. Signalization and marking for bypass route to cost additional \$800,000 for overlay of older portion by Tanger Mall. That portion is not complete

Report of Accomplishments: 2005 - 2006 (includes 2005 partial year Impact Fees/CIE)

	Years			
<i>General Facilities</i>				
District Court and Police Department				
Natural and Historic Resources				
Historic District Overlay				
Economic Development				
Downtown Streetscape Project/Development and Revitalization Efforts				
Multituse Paths/Wide Sidewalks				
Land Use				
Develop unified development code: review and update land use regulations with county				
Central Business District Plan and Regulations/Overlay				

\$3,347,931, local and impact fees (52%)

Building plans completed at cost of \$286,000. Site and construction delayed due to relocation of building to LGI complex at LGFBC property. (Est. completion Summer 2008)

City

Not completed in 2004. New Commission established by council March/April 2006. Initial meetings and work are underway.

\$762,000 (TE Grant, local, private)

Underway. Design Completed. ROW Plans approved and acquisition underway. Awaiting final ROW for commencement of construction drawings and bid. Est. completion early 2008.

\$960,000 (Q23 Federal, state, local)

Engineering underway. Est. completion in 2008-2009

100000 local, staff time

Delayed, reconsideration of this effort until implementation is completed in Henry County. City has different standards and may only revise and adopt local regulations for subdivision, commercial development, and zoning.

\$80,000, LCI, local

Delayed due to lack of LCI Grant. May continue with local efforts only. Est. completion in 2008 following Joint Plan adoption

Report of Accomplishments: 2005 - 2006 (includes 2005 partial year Impact Fees/CIE)

	Years			
Update Joint Comprehensive Plan with county		City, County	40,000 (per SDS)	departure from 2000 efforts to new plan with county under the SDS Agreement. Includes money for the Comprehensive Transportation Plan. Underway. Adoption tentative 2007
Locust Grove Specific Plan (part of Joint Plan Update)		City, County	\$40,000 (per SDS)	Part of Joint Comprehensive Plan Update as part of SDS. Part of Community Agenda Element.

Short Term Work Program / CIE Update: 2007 - 2011								
	Years							
	2007	2008	2009	2010	2011	Responsible Party(ies)	Est. Cost / Source	
Community Facilities								
Water/Sewer								
Install new water lines in the Skyland Community						City	\$1,300,000 CDBG and local funds	
Water System Improvements (various locations)						City, EPD	\$960,000, GEFA, local, connection fees	
Interceptors C, D, E (sanitary sewer)						City, EPD	\$2,000,000, connection fees, local, GEFA	
New Well Development						City, EPD	\$200,000, local, connection fees	
Expansion of Indian Creek WWTP						City, EPD, MNGWD	\$2,500,000, local, connection fees, GEFA	
Wastewater re-use/reclamation						City, EPD, MNGWD	\$1,000,000, local, connection fees, GEFA	
Parks and Recreation								
Community/Conference Center (Bowden Street)						City	\$2,200,000 local and impact fees	
Girls' Softball Complex (Locust Grove Station Amenity Agreement)						City, Private	\$500,000, Private	
Transportation								
Bowden Street Improvement (paving, drainage from Jackson St. to City Property)						City, County, Private	\$900,000, SPLOST	
Strong Rock Parkway/Price Drive realignment (pave and improve parkway as part of Strong Rock Schools Development)						City, County, Private	\$2,000,000, Private	

Short Term Work Program / CIE Update: 2007 - 2011

	Years						
	2007	2008	2009	2010	2011		
Signalization of Hwy 42 and Bethlehem Road						City, County, GADOT, Private	\$400,000, Private
Additional Left-turn lane, Hwy 42 NB onto Bill Gardner Parkway						City, County, GADOT, Private	\$800,000
SR 42: Harris to Bethlehem Road (widen 2>4 lanes)						local, GADOT, 20% impact fees	\$1,861,500 total (moved to lack of other funding)
SR 42: Bethlehem to Bill Gardner Parkway (widen 2>4 lanes)						local, GADOT, 20% impact fees	\$6,825,500 total (moved to lack of other funding)
SR 42: Bill Gardner to Peeksville Road (widen 2>4 lanes)						local, GADOT, 18% impact fees	\$1,241,500 total (see intersection project, improvement moved to lack of other funding)
SR 42: Peeksville to Locust Grove Griffin Road (2>4 lanes)						local, GADOT, 20% impact fees	\$1,642,500 total (moved to lack of other funding)
SR 42: LG-Griffin to Grove Road (2>4 lanes)						local, GADOT, 20% impact fees	\$730,000 total (moved to lack of other funding)
SR 42: Grove Road to Tanger Boulevard (2>4 lanes)						local, GADOT, 20% impact fees	\$3,139,000 total (moved to lack of other funding)
SR 42: Tanger to Locust Road (2>4 lanes)						local, GADOT, 20% impact fees	\$949,000 total (moved to lack of other funding)
SR 42: Locust Road to Butts County Line (2>4 lanes)						local, GADOT, 20% impact fees	\$5,018,750 total (moved to lack of other funding)
Intersection Improvement at Peeksville and SR 42 (turning lanes, signalization)						local, SPLOST	\$1,250,000 total
Intersection Improvement at Tanger Boulevard and SR 42 (signalization)						local, GADOT, SPLOST	\$250,000 total

Short Term Work Program / CIE Update: 2007 - 2011

General/Facilities	Years						
	2007	2008	2009	2010	2011		
District Court and Police Station Facility (LGFCB site)						City	\$3,500,000, local, impact fees (52%)
City Hall Renovations (ongoing)						City	\$500,000 for electrical and lighting (completion 2007) Additional work ongoing
Relocation of Public Works (Bowden Street)						City	\$350,000, local
Natural and Historic Resources							
Historic Preservation Commission/Historic Survey						City	\$25,000 (consultant, staff time)
Establishment of Historic District(s) and Landmark Structures						City	\$7,500 (local, staff and commission time)
Economic Development							
Downtown Streetscape Project						City, GaDOT	\$762,000 (TE Grant, local, private)
Multituse Paths/Wide Sidewalks						City, ARC, GaDOT	\$960,000 (Q23 Federal, state, local)
Better Hometown Facade Program						BHT Nonprofit	\$25,000 private/nonprofit
TE Phase II, Trailhead/Improvements						City, GaDOT	\$350,000 (TE Grant, local, private)
Land Use							
Develop unified development code: review and update land use regulations with county						City	100000 local, staff time

Short Term Work Program / CIE Update: 2007 - 2011

	Years						
Central Business District Plan and Regulations/Overlay						City	\$80,000, LCI, local
Update Joint Comprehensive Plan with county						City, County	40,000 (per SDS)
Locust Grove Specific Plan (part of Joint Plan Update)						City, County	\$40,000 (per SDS)
Mixed-Historic District/Overlay regulations						City	\$10,000 (staff time)
Update CIE, especially Transportation Element upon completion of countywide CTP model and project selection						City, Consultant	\$35,000 (staff time, consultant costs)

Impact Fee Collections, Fiscal Year 2005

Revenues

Impact Fees	\$197,446
Interest Revenue	\$1,145

Total Revenues	<u>\$198,591</u>
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Expenditures

Administration	\$31
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Total Expenditures	<u>\$31</u>
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Total On-hand	<u><u>\$198,560</u></u>
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Source: Audited Financial Statement of City of Locust Grove, Weeks & Whitaker, P.C. dated April 7, 2006

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

