

RESOLUTION NO. 07-09-080

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 EXECUTE 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 4, 2007 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 Planning 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.

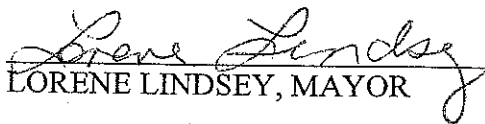
THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

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 4th 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**



STWP/CIE UPDATE

MAJOR UPDATE OF JOINT COMP. PLAN

Short Term Work Program 2008 – 2012

The City of Locust Grove is required to update its Short Term Work Program (STWP) element annually since adoption of Development Impact Fees in June of 2005. Additionally, the Capital Improvements Element (CIE) which is part of the overall STWP as programmed. For the current 5-year horizon (2008 – 2012), the City of Locust Grove has attached the spreadsheet. There is also a Report of Accomplishments (ROA) for the period of 2006 – 2007, as the city's projects fall within a calendar year budget cycle, with projects completed and reported on by October 31st as required under the Georgia Planning Act.

Highlights of Report of Accomplishments

The city witnessed several major events within the 2006-2007 year in all aspects of the STWP program elements. In terms of water and sewer infrastructure, there were small but important expansions of the water system, and the city is nearly complete on new interceptor lines that will finally eliminate the older and antiquated oxidation ponds throughout the city (2 have already been removed, with the West Pond pending final completion of the interceptor/force main project.

Transportation projects completed include the Strong Rock Parkway (Phase I) to serve the initial phase of Strong Rock Christian School. The 4-lane parkway replaces a portion of an existing dirt road (Price Drive) and involves a realignment and extension which will eventually connect Bill Gardner Parkway to Indian Creek Road. The project is more extensive than the original impact fee project to build only a 2-lane road. In addition, the continuous turning lane along Highway 42 south of Locust Road will aid in serving the development of Bridle Creek and prevent queuing of traffic for left-turning movements.

In terms of land use and economic development, the city, working jointly with Henry County, has adopted the Comprehensive Transportation Plan and has transmitted the Community Agenda portion of the Joint Land Use Plan comprehensive update. Adoption of the Comprehensive Plan is set to occur late this year or early 2008, followed late in 2008 by adoption of new codes.

Highlights of STWP for 2008 – 2012

There are over \$200 million in proposed projects, with the bulk being transportation-related projects, as is normal with most growing areas. Much of these projects are joint efforts between the City of Locust Grove, private developers, Henry County, and state/federal agencies through the ARC process. The proposed SPLOST III is the bulk of the funding sources, followed by federal/state, then private funding. Local funds are limited to general funds and development impact fees, although are leveraged where prudent.

Highlights of CIE for Impact Fees

For Fiscal Year 2006, the city collected over \$320,000 in development impact fees. For FY 2007, it is expected that this figure will be equal or lower due to the residential building situations nationally and regionally; however, commercial impact fees will continue to increase, especially within the police services area. Transportation impact fees will be low due to many projects constructing portions of the needs found in our Methodology Report, with likelihood that there will be excess capacity built in due to new modeling needs or GRTA NOD requirements. The city anticipates re-evaluating the transportation projects using the ARC costing tool and new CTP information for revisions.



STWP/CIE UPDATE

MAJOR UPDATE OF JOINT COMP. PLAN

Revisions to Future Land Use: 1.09 Acres

The city approved a land use change to 1.09 acres located at the SE Quadrant of the intersection of Jackson Street and Grove Road. A map of the area of the minor amendment is shown below.

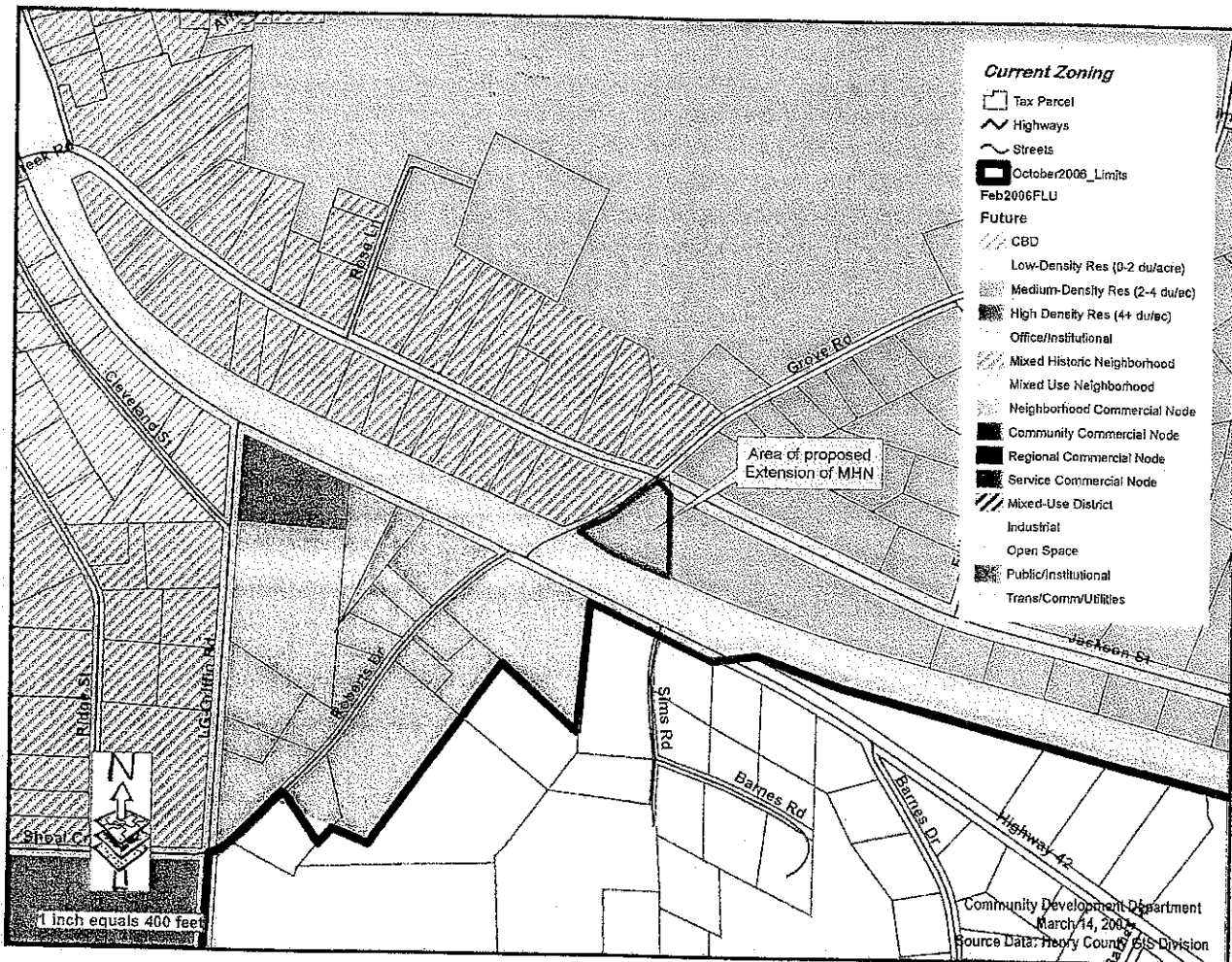


Figure 1. Location of current minor amendment in relation to surrounding area.

Attachments:

- STWP/CIE for 2008 – 2012
- ROA for CY 2006 – 2007
- Impact Fee CIE collections report
- Statement from Auditor of Impact Fee accounts

Short Term Work Program / CIE Update: 2008 - 2012						
STWP / CIE Element	Year of Implementation				Responsible Party(ies)	Estimate Cost / Source
	2008	2009	2010	2011		
Community Facilities						
Water/Sewer						
Install new water lines in the Skyland Community Interceptors C, D, E (sanitary sewer) and new, revised Interceptor F with pumping station on west side of I-75					City	\$1,000,000 CDBG and GEFA loan
New Well Development					City, EPD	\$2,100,000, connection fees, local, GEFA
Expansion of Indian Creek WWTP					City, EPD	\$200,000, local, connection fees
Wastewater re-use/reclamation					City, EPD, MNGWD	\$2,500,000, local, connection fees, GEFA
					City, EPD, MNGWD	\$1,000,000, local, connection fees, GEFA
Parks and Recreation						
Community/Conference Center (Bowden Street)						
Girls' Softball Complex (Locust Grove Station Amenity Agreement)					City	\$2,500,000 local (bonds) and impact fees
					City, Private	\$500,000, Private
Transportation						
Bowden Street Improvement (paving, drainage from Jackson St. to City Property)						
Strong Rock Parkway Phases II, III, and future (extend existing parkway both north and south)					City, County, Private	\$900,000, SPLOST
Signalization of Hwy 42 and Bethlehem Road					City, County, Private	est. \$3,250,000, Private, although portions subject to impact fee
Additional Left-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing through lane into optional left turning lane, with enhanced signalization and modification of existing intersection)					City, County, GaDOT, Private	\$400,000, Private, SPLOST, local/county
SR 42: Harris to Bethlehem Road (widen 2>4 lanes)					City, County, GaDOT, Private	\$100,000 private, local, county
SR 42: Bethlehem to Bill Gardner Parkway (widen 2>4 lanes)					local, GaDOT, 20% impact fees	\$1,861,500 total (moved to lack of other funding)
SR 42: Bill Gardner to Peeksville Road (widen 2>4 lanes)					local, GaDOT, 20% impact fees	\$6,825,500 total (moved to lack of other funding)
SR 42: Peeksville to Locust Grove Griffin Road (2>4 lanes)					local, GaDOT, 18% impact fees	\$1,241,500 total (see intersection project, improvement moved to lack of other funding)
SR 42: LG-Griffin to Grove Road (2>4 lanes)					local, GaDOT, 20% impact fees	\$1,642,500 total (moved to lack of other funding)
SR 42: Grove Road to Tanger Boulevard (2>4 lanes)					local, GaDOT, 20% impact fees	\$730,000 total (moved to lack of other funding)
					local, GaDOT, 20% impact fees	\$3,139,000 total (moved to lack of other funding)

Short Term Work Program / CIE Update: 2008 - 2012						
STWP / CIE Element	Year of Implementation				Responsible Party(ies)	Estimate Cost / Source
	2008	2009	2010	2011	2012	
SR 42: Tanger to Locust Road (2>4 lanes)						
SR 42: Locust Road to Buflis County Line (2>4 lanes)					local, GaDOT, 20% impact fees	\$949,000 total (moved to lack of other funding)
Intersection Improvement at Peeksville and SR 42 (turning lanes, signalization)					local, GaDOT, 20% impact fees	\$5,018,750 total (moved to lack of other funding)
Intersection Improvement at Tanger Boulevard and SR 42 (signalization)					local, SPLOST	\$1,250,000 total SPLOST II
Tanger Boulevard Extension from Bill Gardner Parkway north to Gardner peach orchard, temporary turn to SR 42 at water tank. (involves relocation of Zaxby's)					local, GaDOT, SPLOST III, private	\$250,000 total
Intersection Improvement: Grove Road and Peeksville (turning lanes, signalization where warranted) Potential SPLOST III					private, local, impact fees	\$3,200,000 private, portion subject to impact fees
Intersection Improvement: Indian Creek Road at Tanger Boulevard (turning lanes, signalization where warranted) Potential SPLOST III					SPLOST III	\$450,000 local, SPLOST III
Upgrade/Reconstruction of Bowden Street (aka South Bethany) from Jackson Street to Mose Brown Drive					SPLOST III	\$500,000 local, SPLOST III
Reconstruction of Cleveland Street from Indian Creek to LG-Griffin, drainage structures and general resurfacing, curb/gutter					SPLOST II (from Cleveland Street upgrade) and SPLOST III	\$1,500,000 local, SPLOST II and III
Intersection Improvement: Tanger Boulevard at Highway 42, including possible extension and realignment of Jackson Street - Potential SPLOST III					SPLOST III (move project)	\$500,000 local, SPLOST III
Bill Gardner Parkway (HE-126B, CR 562) Widen from 2>4 lanes from Hwy 155 to Lester Mill Road and from 2>6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)					SPLOST III, private (signalization per GRTA NOD), local	\$1,500,000 local, SPLOST III
General Facilities					SPLOST III, local, state, GRTA, private	\$56,000,000 state, local, SPLOST III, private
District Court and Police Station Facilities in Community Room and in Duplexes						
District Court and Police Station Facility (LGFBC site) construct new building(s) for continued expansion needs					City, Impact fees (52%)	\$400,000, local, impact fees (52%)
					City	\$2,200,000, local, impact fees (52%)

Short Term Work Program / CIE Update: 2008 - 2012						
STWP / CIE Element	Year of Implementation				Responsible Party(ies)	Estimate Cost / Source
	2008	2009	2010	2011	2012	
City Hall Renovations (ongoing) Re-organization of office space for Community Development, Better Hometown, Water/Sewer, and Stormwater Relocation of Public Works (Bowden Street)					City City	\$150,000, local \$350,000, local
Natural and Historic Resources						
Historic Preservation Commission/Historic Survey Establishment of Historic District(s) and Landmark Structures					City	\$25,000 (consultant, staff time)
					City	\$15,000 (local, staff and commission time)
Economic Development						
Downtown Streetscape Project						
Multituse Paths/Wide Sidewalks					City, GaDOT	\$762,000 (TE Grant, local, private) requesting \$100,000 increase from TE Phase II
Better Hometown Façade Program					City, ARC, GaDOT BHT Nonprofit	\$960,000 (Q23 Federal, state, local) \$25,000 private/nonprofit
TE Phase II, Trailhead/Improvements					City, GaDOT	\$350,000 (TE Grant, local, private) may be reduced to \$250,000 due to request for transfer of \$100,000 to TE Phase I
Land Use						
Develop unified development code: review and update land use regulations with county						
Central Business District Plan and Regulations/Overlay					City, County City, Atlanta Regional Commission	\$20,000 local, staff time \$80,000, LCI, local
Update Joint Comprehensive Plan with county					City, County	\$52,000 (per SDS)
Locust Grove Specific Plan (part of Joint Plan Update)					City, County City	\$52,000 (per SDS-part of Joint Comp Plan) \$10,000 (staff time)
Mixed-Historic District/Overlay regulations						
Update CIE, especially Transportation Element upon completion of countywide GTP model and project selection					City, Consultant	\$35,000 (staff time, consultant costs) ongoing effort
Intergovernmental Coordination						
Work with HCWSA on joint agreement for development within the Indian Creek and Tussahaw Watershed Protection Areas					City, HCWSA	\$3,000, staff time

Report of Accomplishments: 2006-2007 (calendar year budget)					
Community Facilities	2006	2007	Responsible Party(ies)	Est. Cost / Source	Status
<i>Water/Sewer</i>					
Install new water lines (replacement) in the Skyland Community			City	\$1,000,000 CDBG and GEFA funds	Groundbreaking for August 31, 2007. Completion set for Spring 2008
Interceptors C, D, E (sanitary sewer)			City, EPD	\$2,000,000 GEFA, local, connection fees	Construction began in 2006. Re-engineered with Interceptor "F" in 2007. Completion set for October 2007.
New Well Development			City, EPD	\$100,000, local, connection fees	Ongoing. Several sites drilled. Two sites chosen on the west side of the City north and south of Bill Gardner Parkway. One placed into service in 2007, with north site placed into service in 2008 as easements are acquired.
Relocation of Public Works (Bowden Street)			City	\$350,000, local	Ongoing. Road completed (Mose Brown Drive) connecting Bowden Street to Davis Lake Road. Move to be completed by early 2008.
<i>Parks and Recreation</i>					
Community/Conference Center (Bowden Street)			City	\$2,500,000 local and impact fees (90%)	Engineering underway, location secured on city property on Bowden Street at new Mose Brown Drive, across from the relocated Public Works Facility. Estimated completion in late 2008 or early 2009.
Warren Holder Park Expansion and improvements			City, County, SPLOST	\$1,700,000, SPLOST, local	Completed in 2007. See attached Henry County release of ribbon cutting.
<i>Transportation</i>					
Transportation Alternatives - Tanger Boulevard			City, County, Private	\$1,000,000, private	Ongoing. Extension was completed in late 2004. Awaiting SPLOST III to fund overlay/upgrade of a portion of the existing roadway for bypass routing and signalization.

Report of Accomplishments: 2006-2007 (calendar year budget)

Community Facilities	2006	2007	Responsible Party(ies)	Est. Cost / Source	Status
Turning lanes along Hwy 42 near Davis Road.			Private, GaDOT, GRTA	\$150,000, private	Nearing completion. Lanes installed. Final stabilization of banks and punch list items. Open to traffic. Lanes to serve the Bridle Creek Development, per GRTA Notice of Decision (NOD)
Strong Rock Parkway/Price Drive realignment (pave and improve parkway as part of Strong Rock Schools Development)			City, Private, GRTA	\$2,760,000, Private	Phase I substantially completed in August 2007, involving the re-alignment of the old portion of Price Drive and now called Strong Rock Parkway. Development impact fee credit eligible for certain elements of the construction.
<i>General Facilities</i>					
District Court and Police Department			City	\$363,000 local, impact fees	Purchase of adjoining property for renovation into more space in 2007. Additional expansion of court facilities into community room within the existing LGI building. Completed Summer 2007.
Natural and Historic Resources					
Historic District Overlay			City	\$1,000 in training (plus staff time)	Meetings underway. RFP let in late 2006 for selection of consultant for historic survey in 2007. Study possibly delayed until 2008 due to funding at this time. Estimated time for adoption of historic district is late 2009 to early 2010 at cost not to exceed \$25,000).
Economic Development					

Report of Accomplishments: 2006-2007 (calendar year budget)

Community Facilities	2006	2007	Responsible Party(ies)	Est. Cost / Source	Status
Downtown Streetscape Project/Development and Revitalization Efforts			City, GaDOT, DDA	\$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 Mid 2008.
Multiuse Paths/Wide Sidewalks			City, ARC, GaDOT	\$960,000 (Q23 Federal, state, local)	Engineering underway. Est. completion in 2008-2009
Land Use					
Develop unified development code: review and update land use regulations with county			City	\$100,000, local, staff time and consultant if necessary.	Ongoing. Reconsidering elements of Unified Code for application to city. Examination of development standards.
Central Business District Plan and Regulations/Overlay			City	\$80,000, LCI, local	Delayed due to lack of LCI Grant. May continue with local efforts only. Est. completion by mid 2009 following Joint Plan adoption
Update Joint Comprehensive Plan with county			City, County	\$53,000	Transmitted Community Agenda Element. Comprehensive Transportation Plan (separate document) adopted in August 2007. Anticipated adoption of Comp Plan in late 2007 or early 2008.
Locust Grove Specific Plan (part of Joint Plan Update)			City, County	see above	see above, anticipated adoption in late 2007 or early 2008

Impact Fee Collections, Fiscal Year 2006

Revenues

Prior Year	\$198,591
Receipts for 2006	\$321,451
Total Revenues	<u>\$520,042</u>

Expenditures

Expenditures Prior	\$31
Expenditures 2006	
Admin \$	6,024
Parks/Rec \$	48,594
Total Expenditures	<u>\$54,618</u>
Total On-hand	<u>\$465,393</u>

Source: Audited Financial Statement of City of Locust Grove, Meeks & Whitaker, P.C. dated April 7, 2007

JAMES L. WHITAKER, P.C.

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Certified Public Accountants

Member of
Georgia Society of
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON
SCHEDULE OF DEVELOPMENT IMPACT FEES

Honorable Mayor and Members of City Council
City of Locust Grove, Georgia

We have audited the accompanying Schedule of Development Impact Fees for the City of Locust Grove, Georgia for the year ended December 31, 2006. This schedule is the responsibility of the City of Locust Grove's management. Our responsibility is to express an opinion on the Schedule of Development Impact Fees based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedule of Development Impact Fees is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the Schedule of Development Impact Fees. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the Schedule of Development Impact Fees. We believe that our audit provides a reasonable basis for our opinion.

The accompanying Schedule of Development Impact Fees was prepared for the purpose of complying with the Official Code of Georgia Annotated, 36-71-8 on the modified accrual basis of accounting and is not intended to be a complete presentation of City of Locust Grove's revenues and expenditures.

In our opinion, the Schedule of Development Impact Fees referred to above presents fairly, in all material respects, the prior year receipts and expenditures, and the current year receipts and expenditures for each project in City of Locust Grove's resolutions or ordinances calling for the development impact fee, for the year ended December 31, 2006, in conformity with accounting principles generally accepted in the United States of America.

James L. Whitaker, P.C.

Snellville, Georgia
June 11, 2007

**CITY OF LOCUST GROVE, GEORGIA
SCHEDULE OF DEVELOPMENT IMPACT FEES
FOR THE YEAR ENDED DECEMBER 31, 2006**

	<u>ADMIN</u>	<u>CIE COST RECOVERY</u>	<u>PUBLIC SAFETY</u>	<u>HIGHWAYS & STREETS</u>	<u>PARKS & RECREATION</u>	<u>TOTAL</u>
Receipts -						
Prior years	\$ 5,699	\$ 1,417	\$ 10,923	\$ 28,890	\$ 151,662	\$ 198,591
Current year	<u>9,191</u>	<u>2,336</u>	<u>14,828</u>	<u>70,735</u>	<u>224,361</u>	<u>321,451</u>
Total Receipts	<u>14,890</u>	<u>3,753</u>	<u>25,751</u>	<u>99,625</u>	<u>376,023</u>	<u>520,042</u>
Expenditures -						
Prior years	31	-	-	-	-	31
Current year	<u>6,024</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>48,594</u>	<u>54,618</u>
Total Expenditures	<u>6,055</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>48,594</u>	<u>54,649</u>
Balance at end of year	<u>\$ 8,835</u>	<u>\$ 3,753</u>	<u>\$ 25,751</u>	<u>\$ 99,625</u>	<u>\$ 327,429</u>	<u>\$ 465,393</u>

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

PUBLIC HEARING NOTICE

Locust Grove City Council

September 4, 2007

7:00 PM - Locust Grove City Hall

Short Term Work Program/CIE Annual Update

Notice is hereby given as required by the Minimum Standards of the Department of Community Affairs that the City of Locust Grove seeks to transmit a major amendment to the Future Land Use Element of the Henry County/Cities Joint Comprehensive Development Plan concerning the Short Term Work Program and Capital Improvements Element of the city's Impact Fee Program.

The City will conduct a public hearing on Tuesday, September 4, 2007 at 7:00 PM to discuss the transmittal resolution of the update to the Georgia Department of Community Affairs and the Atlanta Regional Commission. The meeting will be held at City Hall, located at 3644 Highway 42 South, Locust Grove, Georgia 30248.

DATE @ "MMM d, yyyy" August 17, 2007

Tim Young, Director

City of Locust Grove Community Development

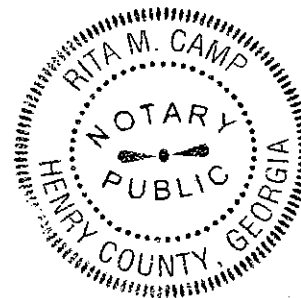
State of Georgia
County of Henry

Personally appeared before the undersigned, **Linda Brooks**, who after being first duly sworn states that she is the legal clerk for the Daily Herald, official legal organ of HENRY COUNTY, GEORGIA, and that upon her own personal knowledge she knows that the advertisement, a true copy of which is hereto annexed, was published in said newspaper of general circulation on the following dates:

August 21, 2007

Linda Brooks

Affiant



Sworn to and subscribed before me this
21 day of August, 2007

Rita M. Camp

Notary Public, Henry County, Georgia
My Commission Expires November 23, 2008