

DRAFT

**Capital Improvements Element
2013 Annual Update:**

**Financial Report
Short Term Work Program**

Troup County, GA
July 15, 2014

This Capital Improvements Element 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 the 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))

This Annual Update itself is based on the Troup County Capital Improvements Element (CIE), as adopted by the County on September 15, 2009. (Note that although the CIE has been

adopted, no impact fees have been collected.)

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(d)(1))

The required financial information for each public facility category appears in the main financial table (page 3); service area designations appear in the project tables that follow (pages 4 through 8).

The County’s fiscal year runs from July 1 to June 30.

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements—a short

term work program (STWP)—as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Short Term Work Programs annually.”¹

According to DCA’s requirements,² the STWP must include:

- A brief description of the activity;
- 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 Short Term Work Program, which follows the financial report (pages 9 through 12).

¹ Note that the Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the Standards and Procedures for Local Comprehensive Planning. The correct current description of a STWP is found at Chapter 110-12-1-.05(2)(c)(i).

² Chapter 110-12-1-.05(2)(c)(i).

**IMPACT FEES FINANCIAL REPORT – TROUP COUNTY, GA
Fiscal Year 2013**

Troup County, GA	Annual Impact Fee Financial Report - Fiscal Year 2013
-------------------------	--

Public Facility	Library	Fire	Sheriff's Office	911	Parks	Roads	Admin-istration	TOTAL
Service Area	County-wide	County-wide except LaGrange and West Point	County-wide	County-wide except West Point	County-wide	County-wide		
Impact Fee Fund Balance July 1, 2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fees Collected (July 1, 2009 through June 30, 2013)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal: Fee Accounts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Accrued Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(Expenditures)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fee Fund Balance June 30, 2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Note: The County adopted a CIE in September of 2009, but no impact fee collections have taken place.

Public Facility: Library									
Service Area: County-wide									
Project Description	Units	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Hogansville (square feet)	3,000	2014	2014	\$607,167.95	100.0%	\$607,167.95	\$0.00		
West Point Library (square feet)	15,000	2023	2023	\$3,090,403.82	73.7%	\$2,278,247.26	\$0.00		
Collection Materials	1,459	2009	2009	\$32,719.36	99.0%	\$32,405.37	\$0.00		delayed from 2009
Collection Materials	1,475	2010	2010	\$33,091.47	99.0%	\$32,754.91	\$0.00		
Collection Materials	2,104	2011	2011	\$51,783.98	99.0%	\$51,267.23	\$0.00		
Collection Materials	2,135	2012	2012	\$52,545.07	99.0%	\$52,028.23	\$0.00		
Collection Materials	2,166	2013	2013	\$53,317.48	99.0%	\$52,800.56	\$0.00		
Collection Materials	2,198	2014	2014	\$54,131.34	99.0%	\$53,589.65	\$0.00		
Collection Materials	2,230	2015	2015	\$54,926.90	99.0%	\$54,385.12	\$0.00		
Collection Materials	2,108	2016	2016	\$51,113.13	99.0%	\$50,603.99	\$0.00		
Collection Materials	2,137	2017	2017	\$51,813.46	99.0%	\$51,304.23	\$0.00		
Collection Materials	2,166	2018	2018	\$52,523.50	99.0%	\$52,014.18	\$0.00		
Collection Materials	2,196	2019	2019	\$53,273.37	99.0%	\$52,739.65	\$0.00		
Collection Materials	2,226	2020	2020	\$54,003.24	99.0%	\$53,469.44	\$0.00		
Collection Materials	3,129	2021	2021	\$80,880.84	99.0%	\$80,079.60	\$0.00		
Collection Materials	3,189	2022	2022	\$82,442.84	99.0%	\$81,615.58	\$0.00		
Collection Materials	3,249	2023	2023	\$84,004.20	99.0%	\$83,176.79	\$0.00		
Collection Materials	3,311	2024	2024	\$85,625.48	99.0%	\$84,772.03	\$0.00		
Collection Materials	3,373	2025	2025	\$87,247.24	99.0%	\$86,393.64	\$0.00		
Collection Materials	3,139	2026	2026	\$80,011.40	99.0%	\$79,221.35	\$0.00		
Collection Materials	3,194	2027	2027	\$81,426.92	99.0%	\$80,611.19	\$0.00		
Collection Materials	3,249	2028	2028	\$82,836.67	99.0%	\$82,020.81	\$0.00		
Collection Materials	3,306	2029	2029	\$84,301.17	99.0%	\$83,459.62	\$0.00		
Collection Materials	3,362	2030	2030	\$85,760.75	99.0%	\$84,919.05	\$0.00		
				\$5,127,351.57		\$4,301,047.45	\$0.00	\$0.00	

Public Facility: Fire									
Service Area: County-wide except LaGrange and West Point									
Project Description	Units	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Station A (square feet)	3,400	2017	2017	\$640,305.20	100.0%	\$640,305.20	\$0.00		
Station B (square feet)	3,400	2020	2020	\$644,118.58	100.0%	\$644,118.58	\$0.00		
Station C (square feet)	3,400	2025	2025	\$650,524.74	100.0%	\$650,524.74	\$0.00		
Station D (square feet)	3,400	2029	2029	\$655,695.52	95.1%	\$623,517.84	\$0.00		
Engine	1	2017	2017	\$350,638.50	100.0%	\$350,638.50	\$0.00		
Engine	1	2020	2020	\$350,851.59	100.0%	\$350,851.59	\$0.00		
Engine	1	2023	2023	\$351,064.81	100.0%	\$351,064.81	\$0.00		
Engine	1	2025	2025	\$351,207.03	100.0%	\$351,207.03	\$0.00		
Engine	1	2027	2027	\$351,350.31	100.0%	\$351,350.31	\$0.00		
Engine	1	2029	2029	\$351,493.65	100.0%	\$351,493.65	\$0.00		
Tanker	1	2017	2017	\$325,592.89	100.0%	\$325,592.89	\$0.00		
Tanker	1	2020	2020	\$325,790.76	100.0%	\$325,790.76	\$0.00		
Tanker	1	2025	2025	\$326,120.82	100.0%	\$326,120.82	\$0.00		
Tanker	1	2029	2029	\$326,386.10	100.0%	\$326,386.10	\$0.00		
Ladder Truck	1	2018	2018	\$450,912.23	100.0%	\$450,912.23	\$0.00		
Ladder Truck	1	2026	2026	\$451,643.35	100.0%	\$451,643.35	\$0.00		
				\$6,903,696.10		\$6,871,518.42	\$0.00	\$0.00	

Public Facility: Sheriff's Office									
Service Area: County-wide									
Project Description	Units	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Facility Expansion (square feet)	25,000	2018	2018	\$4,742,954.27	100.0%	\$4,742,954.27	\$0.00		
Facility Expansion (square feet)	25,000	2025	2025	\$4,809,125.68	95.5%	\$4,592,449.58	\$0.00		
				\$9,552,079.95		\$9,335,403.85	\$0.00	\$0.00	

Public Facility: Emergency Communications (911)									
Service Area: County-wide except West Point									
Project Description	Units	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
New Space (square feet)	6,000	2008	2008	\$1,608,000.00	20.0%	\$321,600.00	\$0.00		
Facility Expansion (square feet)	184	2019	2019	\$50,397.41	100.0%	\$50,397.41	\$0.00		
				\$1,658,397.41		\$371,997.41	\$0.00	\$0.00	

Public Facility: Parks									
Service Area: County-wide									
Project Description	Units	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
New Park A (acres)	125.0	2016	2016	\$3,130,066.94	100.0%	\$3,130,066.94	\$0.00		
New Park B (acres)	106.2	2025	2025	\$2,664,156.20	100.0%	\$2,664,156.20	\$0.00		
New Park C (acres)	125.0	2030	2030	\$3,138,953.86	100.0%	\$3,138,953.86	\$0.00		
Swimming Pool	1	2010	2010	\$610,294.31	100.0%	\$610,294.31	\$0.00		
Swimming Pool	1	2020	2020	\$664,476.55	100.0%	\$664,476.55	\$0.00		
Ball Fields	3	2016	2016	\$802,811.41	100.0%	\$802,811.41	\$0.00		
Ball Fields	4	2025	2025	\$1,155,576.18	100.0%	\$1,155,576.18	\$0.00		
Gymnasium	1	2018	2018	\$816,585.39	100.0%	\$816,585.39	\$0.00		
Gymnasium	2	2030	2030	\$1,808,672.81	70.0%	\$1,266,070.97	\$0.00		
Tennis Courts	3	2014	2014	\$189,424.74	100.0%	\$189,424.74	\$0.00		
Soccer Fields	2	2020	2020	\$442,984.37	20.0%	\$88,596.87	\$0.00		
Concess./Rest Room	2	2009	2009	\$453,843.95	100.0%	\$453,843.95	\$0.00		delayed from 2009
Concess./Rest Room	2	2014	2014	\$473,561.86	100.0%	\$473,561.86	\$0.00		
Concess./Rest Room	1	2025	2025	\$260,004.64	100.0%	\$260,004.64	\$0.00		
Playgrounds	2	2009	2009	\$322,733.47	100.0%	\$322,733.47	\$0.00		delayed from 2009
Playgrounds	2	2014	2014	\$336,755.10	100.0%	\$336,755.10	\$0.00		
Senior Center (square feet)	18,070	2016	2016	\$2,417,825.54	100.0%	\$2,417,825.54	\$0.00		
Recreation Center (square feet)	36,140	2025	2025	\$5,220,369.75	100.0%	\$5,220,369.75	\$0.00		
				\$24,909,097.08		\$24,012,107.74	\$0.00	\$0.00	

Public Facility: Roads											
Service Area: County-wide											
Project Name	Project Description	from	to	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Bass Cross Rd	Arterial Widening	US 29	SR 54	2009	2010	\$1,490,826.94	100.0%	\$1,490,826.94	\$0.00		delayed from 2009
Callaway Church Rd	Arterial Widening	SR 109	Upper Glass Springs	2010	2011	\$1,109,718.48	100.0%	\$1,109,718.48	\$0.00		
Cameron Mill Rd	Arterial Widening	SR 219	Whitaker Rd	2011	2012	\$2,742,906.61	100.0%	\$2,742,906.61	\$0.00		
Colquitt St	Arterial Widening	US 27	Davis Rd	2011	2012	\$1,454,239.07	100.0%	\$1,454,239.07	\$0.00		
Davis Rd	Arterial Widening	SR 109	US 27	2012	2013	\$3,370,134.46	100.0%	\$3,370,134.46	\$0.00		
Davis Rd	Arterial Widening	SR 109	Hammett Rd	2012	2013	\$2,261,240.83	100.0%	\$2,261,240.83	\$0.00		
Gabbettville Rd	Arterial Widening	US 29	Bartley Rd	2013	2014	\$2,914,345.97	100.0%	\$2,914,345.97	\$0.00		
Greenwood St	Arterial Widening	US 29	Mooty Bridge Rd	2013	2014	\$810,966.59	100.0%	\$810,966.59	\$0.00		
Lukkens Industrial Blvd	Arterial Widening	US 29	US 27	2014	2015	\$3,262,315.04	100.0%	\$3,262,315.04	\$0.00		
Lukkens Industrial Blvd (West Ext)	New Roadway	US 29	South LaGrange Loop	2014	2015	\$645,517.43	100.0%	\$645,517.43	\$0.00		
Lukkens Industrial Blvd (East Ext)	New Roadway	US 27	Davis Rd	2015	2016	\$1,173,427.52	100.0%	\$1,173,427.52	\$0.00		
Hammett Rd	Arterial Widening	I-185 Connector	Young's Mill Rd	2015	2016	\$2,219,917.69	100.0%	\$2,219,917.69	\$0.00		
Young's Mill Rd	Connector Widening	Waugh Rd	Hammett Rd	2016	2017	\$1,108,093.83	100.0%	\$1,108,093.83	\$0.00		
South LaGrange Loop	New Roadway	SR 109	SR 219	2016	2017	\$4,435,586.57	100.0%	\$4,435,586.57	\$0.00		
North LaGrange Loop	New Roadway	SR 109	US 27	2017	2018	\$5,411,612.42	100.0%	\$5,411,612.42	\$0.00		
Mooty Bridge Rd	Arterial Widening	US 27	Wares Cross Rd	2017	2018	\$3,793,137.85	100.0%	\$3,793,137.85	\$0.00		
Orchard Hill Rd	Arterial Widening	Lukkens Ind Blvd	SR 219	2018	2019	\$1,839,385.81	100.0%	\$1,839,385.81	\$0.00		
Tin Bridge Rd	Arterial Widening	Hammett Rd	US 29	2019	2020	\$1,870,251.55	100.0%	\$1,870,251.55	\$0.00		
Upper Big Springs Rd	Arterial Widening	Davis Rd	Knott Rd	2020	2021	\$2,184,355.92	100.0%	\$2,184,355.92	\$0.00		
Wares Cross Rd	Arterial Widening	SR 219	US 27	2021	2022	\$1,384,088.46	100.0%	\$1,384,088.46	\$0.00		
SR 54	Arterial Widening	US 29	Meriwether County	2022	2023	\$2,203,359.33	100.0%	\$2,203,359.33	\$0.00		
SR 109	Arterial Widening	US 29	Alabama	2023	2024	\$6,304,358.33	100.0%	\$6,304,358.33	\$0.00		
SR 109	Arterial Widening	Callaway Church Rd	Meriwether County	2024	2025	\$3,711,209.70	100.0%	\$3,711,209.70	\$0.00		
SR 219	Arterial Widening	US 27	Davis Rd	2025	2026	\$1,652,011.71	100.0%	\$1,652,011.71	\$0.00		
SR 219	Arterial Widening	I-85	Bartley Rd	2026	2027	\$1,787,329.88	100.0%	\$1,787,329.88	\$0.00		

continued on next page

Public Facility: Roads											
Service Area: County-wide											
Project Name	Project Description	from	to	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
US 27	Arterial Widening	I-85	I-185	2027	2028	\$3,115,287.07	100.0%	\$3,115,287.07	\$0.00		
US 27	Arterial Widening	I-185	Old Chipley Rd	2028	2029	\$2,384,637.18	100.0%	\$2,384,637.18	\$0.00		
US 29	Arterial Widening	Young's Mill Rd	SR 54	2029	2030	\$9,918,920.29	100.0%	\$9,918,920.29	\$0.00		
						\$76,559,182.53		\$76,559,182.53	\$0.00	\$0.00	

SHORT TERM WORK PROGRAM – TROUP COUNTY, GA 2010 – 2015

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Economic Development				
Set up workforce development website to coordinate job availability and training opportunities	2010-2015	Troup, LaGrange	\$100,000	Public, Private partnership
Work with West Georgia Technical College and local industries to meet industry needs for employees	2010-2015	Troup	unknown	Grants, partnership with local industry
Use TAD's to attract businesses and aid in re-development of appropriate areas	2011-2015	Troup and municipalities and developers	unknown	Troup and municipalities and developers
Implement recommendations in the Multi-Modal Transportation Plan to provide connectivity and good traffic flow to major employers	2010-2015	Troup, GDOT	unknown	Grants, Troup, GDOT
Housing				
Complete Housing Survey	2010-2011	Troup Staff	\$5,000	Troup
Rehabilitate substandard housing	2011-2015	Troup	\$500,000	CHIP, HOME, Troup, DASH
Educate homebuyers on importance of good credit and budget management	2011-2015	Troup, DASH	\$10,000	Grants, Troup Public/Private partnerships
Review minimum standards for housing units to ensure that affordable housing units are not "zoned out"	2011	Troup Staff	\$0	N/A
Provide for special needs housing in the zoning ordinance	2012	Troup Staff	\$0	N/A
Community Facilities				
Feasibility Study to determine the feasibility of a countywide water and sewer system	2010-2011	Troup, Consultant	\$50,000	Troup
Review Troup Transit routes and ridership and develop a plan to enhance and improve public transportation	2010-2012	Troup staff, GDOT	\$25,000	Troup, GDOT, grants
Utilize Impact Fees to pay for public safety, road improvements, parks and recreation and libraries	2010-2015	Troup	unknown	New development

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Review code of ordinances to insure equal and consistent regulations	2011	Troup Staff	\$0	N/A
Coordinate with School System to assist with projects to decrease dropout rate and increase graduation rates.	2010	Troup, Troup County Board of Education	unknown	Troup, Troup BOE
Training for Code enforcement officers	2010-2015	Troup	\$5,000	Troup
Construct a multi-purpose recreational facility at Pyne Road Park	2010-2013	Troup	\$8 million	Troup, Public-private partnerships, Grants, and fund raisers
Develop Education program for citizens on codes and ordinances	2011-2012	Troup	\$7,500	Troup
Educational program about littering and enforce littering ordinances	2010-2015	Troup	\$7,500	Troup
Actively and financially support Boys and Girls Clubs and other activities that provide positive reinforcement for county's youth	2010-2015	Troup	Unknown	Troup
Natural and Cultural Resources				
Increase lot sizes for areas with individual well and septic tanks.	2010	Troup	\$0	N/A
Provide density bonuses in areas where appropriated for increased stream buffers and preservation of historic and cultural structures and areas.	2011	Troup Staff	\$0	N/A
Develop a recycling program that requires residential recycling	2010-2015	Troup Staff	\$1 mil	Troup, Grants, Loans, Jurisdictional partnerships
Enforce Part V Environmental Standards as adopted	2010	Troup Staff	\$0	N/A
Hire a full time Certified Arborist to enforce Tree Protection Ordinance	2010	Troup	\$40,000	Troup
Develop regulations for large acreage developments that preserve greenspace, protect habitat and provide public or decentralized sewer system and public or community water system	2010	Troup Staff	\$0	Troup
Identify areas of endangered flora and fauna	2010	Troup Staff, DNR	\$10,000	Troup

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Develop program for citizens to upgrade home hardware and bathroom facilities for water conservation models.	2012-2015	Troup Staff, DASH, CAFI	\$500,000	Troup, public-private partnership
Land Use				
Review and rewrite or amend zoning ordinance as necessary to be consistent with comprehensive plan and identified land use issues (manage growth, maintain rural character, provide flexibility of design and protect trees)	2010	Troup staff	\$5,000	Troup
Educate citizens on high density development	2011	Troup Staff, UGA	\$6,000	Troup, grants
Study various methods of farmland protection	2010-2012	Troup Staff, UGA,	\$5,000	Troup, grants
Promote and educate on right to farm laws	2010-2011	Troup, RC, UGA	unknown	Troup, grants
Develop a joint planning committee with other jurisdictions	2010	Troup, LaGrange, Hogansville, West Point	\$10,000	Troup and all municipalities
Develop additional programs and policies to protect environmentally sensitive areas	2010	Troup, DNR, DCA, RC	unknown	Troup
Study and develop alternatives to individual septic systems and wells	2010	Troup, consultant	\$50,000	Troup
Develop transferrable or purchase of development rights programs	2011-2012	Troup Staff, local committees	unknown	Troup
Review character area map, future development map and zoning on an annual basis to adjust as necessary for changing conditions.	2010-2015	Troup Staff, Planning Commission	\$0	N/A
Transportation				
Develop work program to implement recommendations from the Multi-Modal Transportation Plan including development of bike and pedestrian trails and public transit.	2010-2015	Troup Roads and Engineering, GDOT	unknown	Troup, grants and public/private partnerships
Improve east-west corridor for traffic flow	2013	Troup Roads and Engineering, GDOT	\$5 mil	GDOT, Troup, LaGrange, grants
Develop a road maintenance schedule	2010-2015	Troup Roads and Engineering	unknown	Troup
Develop regulations to provide connectivity between developments	2010	Troup Staff	\$0	N/A
Intergovernmental Cooperation				
Develop Joint Planning Commission	2010-2011	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities
Hold quarterly meetings with planning staff of other jurisdictions	2010	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Promote and be a leader in regional initiatives (Chattahoochee Trace project)	2010-2015	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities