

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Dawson County**

RC: **GMRC**

Submittal Type: **Annual CIE Update**

Preparer: ☐ RC ☒ Local Government ☐ Consultant: Specify

Cover Letter Date: **9/3/20**

Date Submittal Initially Received by RC: **9/4/2020**

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

**STATE OF GEORGIA
COUNTY OF DAWSON**

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF A DRAFT CAPITAL IMPROVEMENTS
ELEMENT 2020 ANNUAL UPDATE TO THE GEORGIA MOUNTAINS REGIONAL COMMISSION
FOR REGIONAL AND STATE REVIEW**

WHEREAS, Dawson County adopted a Capital Improvements Element in 2018 as an amendment to the *Dawson County Comprehensive Plan*; and

WHEREAS, Dawson County has drafted a 2020 Annual Update to the 2018 Capital Improvements Element, which incorporates an impact fee financial report for FY 2017 along with an updated Community Work Program; and

WHEREAS, the draft Capital Improvements Element 2020 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 September 3, 2020, at 4:00 p.m. in the Dawson County Government Center, 25 Justice Way, Dawsonville, Georgia; and

BE IT THEREFORE RESOLVED that the Board of Commissioners does hereby authorize the transmittal of the draft Capital Improvements Element 2020 Annual Update to the Georgia Mountains 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.

RESOLVED this 3 day of September, 2020


Billy Thurmond, Chairman

Attest:


Kristen Cloud, County Clerk



Capital Improvements Element 2020 Annual Update:

Financial Report & Community Work Program

Dawson County, GA

Introduction

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))

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 County’s fiscal year runs from January 1 to December 31. Thus, this financial report is based on the audit prepared for FY 2019. 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 7).

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvement a community

work program (CWP) 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 Community Work Programs annually.”¹

According to DCA’s requirements,² the CWP 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 Community Work Program portion of this document, beginning on page 8. This Community Work Program is based on the CIE adopted July 10, 2018.

¹ Note that the Compliance Requirements specify that the community 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 – DAWSON COUNTY, GA Fiscal Year 2019

DAWSON COUNTY

Annual Impact Fee Financial Report - Fiscal Year 2019

	Library Services	Fire Protection	Law Enforcement	Roads	Parks & Recreation	Administration	TOTAL
Service Area	County- wide	County- wide	County- wide	Ga 400 Corridor	County- wide		
Impact Fee Fund Balance January 1, 2018	\$59,876.67	\$103,143.93	\$45,913.37	\$52,463.16	\$241,671.25	(\$47,407.86)	\$455,660.51
Impact Fees Collected (January 1, 2018 through December 31, 2019)	\$159,448.22	\$132,797.04	\$0.00*	\$77,754.28	\$506,457.36	\$24,925.49	\$901,382.39
Subtotal: Fee Accounts	\$219,324.89	\$235,940.97	\$45,913.37	\$130,217.44	\$748,128.61	(\$22,482.37)	\$1,357,042.90
Accrued Interest	\$741.1	\$797.24	\$155.14	\$440.00	\$2,527.92	(\$75.97)	\$4,585.44
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(FY 2019 Expenditures)	\$0.00	\$122,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145,599.00
Impact Fee Fund Balance December 31, 2019	\$220,065.99	\$114,738.21	\$46,068.51	\$130,657.44	\$750,656.53	(\$22,558.34)	\$1,239,628.35
Impact Fees Encumbered	\$220,065.99	\$114,738.21	\$46,068.51	\$130,657.44	\$750,656.53		\$1,239,628.35

*Effective July 10, 2018, no impact fees allocated for law enforcement.

Public Facility:	Library Services							
Service Area:	County-wide							
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	Impact Fees Expended to Date	Impact Fees Encumbered	Status/ Remarks
Collection Materials	2018	2018	\$38,934.07	99.49%	\$38,735.51			Delayed
Collection Materials	2019	2019	\$38,934.07	99.49%	\$38,735.51			Delayed
Collection Materials	2020	2020	\$39,262.72	99.50%	\$39,066.41		\$ 39,262.72	
Collection Materials	2021	2021	\$39,350.36	99.50%	\$39,153.61		\$ 20,613.79	
Collection Materials	2022	2022	\$39,021.71	99.49%	\$38,822.70		\$39,021.71	
Collection Materials	2023	2023	\$38,605.42	99.49%	\$38,408.53		\$38,605.42	
Collection Materials	2024	2024	\$38,758.79	99.49%	\$38,561.12		\$38,758.79	
Collection Materials	2025	2025	\$38,671.15	99.49%	\$38,473.93		\$38,671.15	
Collection Materials	2026	2026	\$38,934.07	99.49%	\$38,735.51		\$5,132.41	
Collection Materials	2027	2027	\$39,087.44	99.50%	\$38,892.00			
Collection Materials	2028	2028	\$39,175.08	99.50%	\$38,979.20			
Collection Materials	2029	2029	\$39,087.44	99.50%	\$38,892.00			
Collection Materials	2030	2030	\$38,758.79	99.49%	\$38,561.12			
Collection Materials	2031	2031	\$38,846.43	99.49%	\$38,648.31			
Collection Materials	2032	2032	\$38,671.15	99.49%	\$38,473.93			
Collection Materials	2033	2033	\$38,517.78	99.49%	\$38,321.34			
Collection Materials	2034	2034	\$38,430.14	99.49%	\$38,234.15			
Collection Materials	2035	2035	\$38,254.86	99.49%	\$38,059.76			
Collection Materials	2036	2036	\$38,671.15	99.49%	\$38,473.93			
Collection Materials	2037	2037	\$39,262.72	99.50%	\$39,066.41			
Collection Materials	2038	2038	\$40,117.21	99.45%	\$39,896.57			
Collection Materials	2039	2039	\$40,796.42	99.46%	\$40,576.12			
Collection Materials	2040	2040	\$41,212.71	99.47%	\$40,994.28			
New library space (13,991 sf)	2026	2026	\$4,365,192.00	100.00%	\$4,365,192.00			
			\$5,264,553.68		\$5,259,953.93		\$ 220,065.99	

Public Facility:	Fire Protection							
Service Area:	County-wide							
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	Impact Fees Expended to Date	Impact Fees Encumbered	Status/ Remarks
Medic	2020	2020	\$250,000.00	100.00%	\$250,000.00		\$143,738.21	
Engine	2019	2019	\$400,000.00	100.00%	\$400,000.00	\$122,000.00		satisfied
Tender	2021	2021	\$300,000.00	100.00%	\$300,000.00			
Engine	2022	2022	\$400,000.00	100.00%	\$400,000.00			
Medic	2022	2022	\$250,000.00	100.00%	\$250,000.00			
Engine	2023	2023	\$400,000.00	100.00%	\$400,000.00			
Ladder	2023	2023	\$1,100,000.00	100.00%	\$1,100,000.00			
Engine	2028	2028	\$400,000.00	100.00%	\$400,000.00			
New Station 3	2023	2023	\$1,937,339.00	25.00%	\$484,334.75			
Station 11	2025	2025	\$133,894.00	100.00%	\$133,894.00			
Station 12	2028	2028	\$505,594.00	100.00%	\$505,594.00			
Station 13	2031	2031	\$140,997.00	100.00%	\$140,997.00			
Station 14	2034	2034	\$144,658.00	100.00%	\$144,658.00			
Station 15	2037	2037	\$2,184,961.00	100.00%	\$2,184,961.00			
Training Center	2024	2024	\$220,807.00	100.00%	\$220,807.00			
			\$8,768,250.00		\$7,315,245.75	\$122,000.00	\$ 143,738.21	

Public Facility:	Roads							
Service Area:	County wide							
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	Impact Fees Expended to Date	Impact Fees Encumbered	Status/ Remarks
Kelly Bridge Road, full depth reclamation and widening both lanes	2018	2018	\$2,262,592.57	44.6778557%	\$1,010,877.84			delayed
Lumpkin Campground Road, lane addition and lane widening	2019	2019	\$4,230,847.21	44.6778557%	\$1,890,251.81			delayed
Red Rider Road, right-of-way acquisition and road widening	2019	2019	\$1,269,254.16	44.6778557%	\$567,075.54			satisfied
Sweetwater Juno Road, road widening and resurfacing	2019	2019	\$1,375,025.34	44.6778557%	\$614,331.84			delayed
Couch Road, road wideing and resurfacing	2020	2020	\$3,807,317.28	44.6778557%	\$1,701,027.72		\$130,657.44	
Grant Road East, upgrade dirt to pavement and road widening	2020	2020	\$870,243.95	44.6778557%	\$388,806.34			
Shoal Creek - Shoal Creek Road Bridge, replacement with additional lanes and weight	2020	2020	\$2,719,512.35	44.6778557%	\$1,215,019.80			
Amicalola River - Goshen Church Bridgem replacement with additional lanes and weight	2021	2021	\$1,678,131.39	44.6778557%	\$749,753.12			
Whitmire Drive West, add third (center turn) lane	2021	2021	\$895,003.41	44.6778557%	\$399,868.33			satisfied
Prepare Transportation Plan (in house)	2020	2020		n/a				
			\$19,107,927.66		\$8,537,012.35		\$130,657.44	

*satisfied – Projects were satisfied through other means, therefore removed from CWP.

Public Facility:	Parks and Recreation							
Service Area:	County wide							
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	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Park Acres	2020	2020	\$2,995,770.00	84.76%	\$2,539,214.65		\$349,405.53	
Baseball/Softball Fields	tbd	tbd						
Basketball Courts (outdoor)	tbd	tbd	\$395,649.00	99.53%	\$393,789.45			
Multi-Purpose Fields	tbd	tbd	\$1,134,839.00	95.16%	\$1,079,912.79			
Picnic Pavilions	tbd	tbd	\$463,753.00	77.78%	\$360,707.08			
Playgrounds	tbd	tbd	\$695,626.00	66.66%	\$463,704.29			
Aquatic Center (deferred)	tbd	tbd		58.34%				
Tennis Courts	tbd	tbd	\$993,690.00	83.33%	\$828,041.88			
Gymnasium	tbd	tbd	\$2,550,964.00	100.00%	\$2,550,964.00			
Maintenance Sheds	tbd	tbd	\$415,646.00	100.00%	\$415,646.00			
Office/Concession	tbd	tbd	\$489,462.00	100.00%	\$489,462.00			
Recreation Center	tbd	tbd	\$5,402,116.00	100.00%	\$5,402,116.00			
Restroom/Concession	tbd	tbd	\$799,593.00	95.18%	\$761,052.62			
Senior Rec Center	2019	2021	\$401,251.00	100.00%	\$401,251.00		\$401,251.00	
Maintenance Yard	tbd	tbd	\$6,118.00	100.00%	\$6,118.00			
Walking Trails	tbd	tbd	\$569,373.00	100.00%	\$569,373.00			
Parking	tbd	tbd	\$1,898,284.00	100.00%	\$1,898,284.00			
			\$19,212,134.00		\$18,159,636.76	\$0.00	\$750,656.53	

2020-2024 COMMUNITY WORK PROGRAM DAWSON COUNTY, GA

DCA Category	Activity	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Com. Facilities	Purchase of collection materials	✓	✓	✓	✓	✓	Dawson County Library	\$194,186	99.5% impact fees; SPLOST
Com. Facilities	New Jail (Wrap-up to previous new jail project identified in the 2006 CIE)	✓					Sheriff's Office	\$45,715.05	100% impact fees
Com. Facilities	Purchase fire engine for Station 4			✓			Emergency Services	\$400,000	100% impact fees
Com. Facilities	Purchase medic vehicle for Station 4			✓			Emergency Services	\$250,000	100% impact fees
Com. Facilities	Purchase medic vehicle for Station 5		✓				Emergency Services	\$250,000	100% impact fees
Com. Facilities	Purchase fire engine for Station 9			✓			Emergency Services	\$400,000	100% impact fees
Com. Facilities	Purchase tender for Station 9			✓			Emergency Services	\$300,000	100% impact fees
Com. Facilities	Install fire hydrants (Annual installation in accordance with the Authority's schedule)	✓	✓	✓	✓	✓	EWSA	\$237,900	100% impact fees
Com. Facilities	Acquire park land (140 acres)			✓			Parks & Rec Dept., BOC	\$800,000	84.76% impact fees; SPLOST
Com. Facilities	Senior Rec Center (Cost excludes \$750,000 grant)	✓	✓				Senior Services	\$401,251	100% impact fees

*Fire Stations renumbered in 2018

*2019-2023 CWP lists impact fee eligible projects. A complete CWP can be found in the Comprehensive Plan.

DCA Category	Activity	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Transportation	Kelly Bridge Road, full depth reclamation and widening both lanes	✓	✓				PWD	\$2,200,000	44.68% impact fees; SPLOST
Transportation	Lumpkin Campground Road, lane addition and lane widening	✓	✓	✓	✓		PWD	\$4,000,000	44.68% impact fees; SPLOST
Transportation	Sweetwater Juno Road, road widening and resurfacing		✓	✓			PWD	\$1,300,000	44.68% impact fees; SPLOST
Transportation	Couch Road, road widening and resurfacing			✓	✓		PWD	\$3,500,000	44.68% impact fees; SPLOST
Transportation	Grant Road East, up-grade dirt to pavement and road widening				✓		PWD	\$800,000	44.68% impact fees; SPLOST
Transportation	Shoal Creek – Shoal Creek Road Bridge, replacement with additional lanes and weight limit					✓	PWD	\$2,500,000	44.68% impact fees; SPLOST
Transportation	Amicalola River – Goshen Church Bridge, replacement with additional lanes and weight			✓	✓		PWD	\$1,500,000	44.68% impact fees; SPLOST
Transportation	Transportation Plan (Prepared by staff)	✓	✓				PWD	\$0	Prepared by Staff
Transportation	Update impact fee Capital Improvements Element with road improvements (Consultant		✓	✓			PWD	\$0	Prepared by Staff