

**A RESOLUTION TRANSMITTING THE CAPITAL IMPROVEMENTS  
ELEMENT 2019 ANNUAL UPDATE TO THE ATLANTA REGIONAL  
COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

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

**WHEREAS**, Rockdale County has prepared a 2019 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2018; and

**WHEREAS**, the Capital Improvements Element 2019 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 24, 2019 at 10:00 A.M. in the Rockdale County Commission Chambers, 901 Main Street, Conyers, Georgia.

**BE IT THEREFORE RESOLVED** that the Board of Commissioners of Rockdale County does hereby submit the Capital Improvements Element 2019 Annual Update 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.

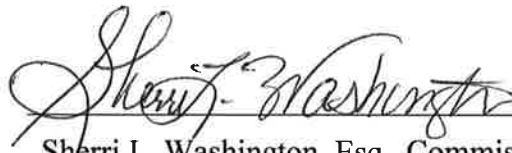
**BE IT FURTHER RESOLVED** that any resolution in conflict with this resolution is hereby repealed.

This 24<sup>th</sup> day of September, 2019.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I




Dr. Doreen Williams, Commissioner Post II

Resolution No. \_\_\_\_\_

Attest:

By:   
Jennifer Rutledge, County Clerk

Approved as to form:

By:   
M. Qader A. Baig, County Attorney

First reading: \_\_\_\_\_

Second reading: \_\_\_\_\_



# Capital Improvements Element

## 2019 Annual Update:

## FY 2018 Financial Report & Community Work Program

Rockdale County, Georgia

DRAFT July 16, 2019

## 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))

<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 requirements in a previous version of the *Standards and*

This Annual Update itself is based on the Rockdale County **Capital Improvements Element**, as amended by the County on **March 22, 2011**.

## 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, the financial report included here is based on the audit prepared for FY 2018. The required financial information is shown on the table on page 2, and detailed information for each public facility category appears in the tables on pages 3 through 5.

*Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

## Schedule of Improvements

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

This information for impact fee eligible appears in the Community Work Program portion of this document, beginning on page 6.

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

**IMPACT FEES FINANCIAL REPORT – ROCKDALE COUNTY, GA  
Fiscal Year 2018**

ROCKDALE COUNTY	Annual Impact Fee Financial Report - Fiscal Year 2018				
Public Facility	Libraries	Fire Protection	Parks & Recreation	Admin-istration*	TOTAL
<b>Impact Fee Fund Balance December 31, 2017</b>	\$185,428.25	\$317,484.44	\$1,270,161.85	\$89,091.44	\$1,862,165.98
<b>Impact Fees Collected (January 1, 2018 through December 31, 2018)</b>	\$40,340.86	\$127,736.43	\$330,340.73	\$18,389.71	\$516,807.73
<b>Subtotal: Fee Accounts</b>	\$225,769.11	\$445,220.87	\$1,600,502.58	\$107,481.15	\$2,378,973.71
<b>Accrued Interest</b>	\$379.04	\$1,184.51	\$2,984.96	\$189.52	\$4,738.03
<b>(Impact Fee Refunds)</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>(Expenditures)</b>	\$0.00	\$0.00	(\$63,310.00)	(\$21,350.00)	(\$84,660.00)
<b>Impact Fee Fund Balance December 31, 2018</b>	\$226,148.15	\$446,405.38	\$1,540,177.54	\$86,320.67	\$2,299,051.74
<b>Impact Fees Encumbered</b>	\$ 226,148.15	\$ 446,405.38	\$ 1,540,177.54		\$ 2,212,731.07

\* Revenue collected in the Administration category includes the 3% administrative fee (\$14,614.78) and a surcharge for CIE Preparation costs (\$3,774.93).

Public Facility:		Library								
Responsible Party:		Conyers-Rockdale Library System Board								
Service Area:		County-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Main Branch Expansion	2007	2011	\$ 7,881,667.33	3.20%	\$ 252,213.35	\$ -	\$ 228,758.19	\$ 228,758.19	\$ -	Project Completed
Collection Materials	2005	2005	1,185,233.55	0.00%	-	-	-	-	-	
Collection Materials	2016	2021	96,212.49	92.59%	89,080.89	-	-	-	89,080.89	Delayed
Collection Materials	2017	2022	98,744.48	92.59%	91,424.87	-	-	-	91,424.87	Delayed
Collection Materials	2018	2023	101,255.28	92.59%	93,749.22	-	-	-	45,642.39	Delayed
Collection Materials	2019	2024	103,906.31	92.60%	96,212.58	-	-	-	-	
Collection Materials	2020	2025	106,889.85	92.60%	98,980.32	-	-	-	-	
Collection Materials	2021	2026	64,047.43	92.60%	59,306.36	-	-	-	-	
Collection Materials	2022	2027	65,004.36	92.60%	60,196.12	-	-	-	-	
Collection Materials	2023	2028	65,974.42	92.58%	61,079.43	-	-	-	-	
Collection Materials	2024	2029	66,895.78	92.59%	61,936.26	-	-	-	-	
Collection Materials	2025	2030	67,798.85	92.59%	62,776.13	-	-	-	-	
Collection Materials	2026	2031	89,295.68	92.59%	82,675.62	-	-	-	-	
Collection Materials	2027	2032	91,241.55	92.60%	84,491.75	-	-	-	-	
Collection Materials	2028	2033	93,200.14	92.60%	86,299.63	-	-	-	-	
Collection Materials	2029	2034	95,140.42	92.59%	88,090.57	-	-	-	-	
Collection Materials	2030	2035	97,062.06	92.58%	89,864.25	-	-	-	-	
Future facility or expansion (20,000 new square feet)	2022	2024	3,323,020.00	80.1%	2,662,013.11	-	-	-	-	
			<b>\$ 13,692,589.99</b>		<b>\$ 4,120,390.46</b>	<b>\$ -</b>	<b>\$ 228,758.19</b>	<b>\$ 228,758.19</b>	<b>\$ 226,148.15</b>	

\* All costs are Net Present Value per CIE adopted March 22, 2011

**NOTE:** For projects that have been completed and paid for (or are not eligible for impact fee funding), the cells in the "FY2018 Impact Fees Expended" column are shaded out, indicating that no impact fees or additional impact fees may be expended on those projects.

**NOTE:** For projects that are not 100% impact fee funded, funding may be provided from the County General Fund, the Capital Projects Fund or other local taxation sources, as determined during the annual budget adoption process, or through separate funds of the Conyers-Rockdale Library System.

Public Facility:		Fire Protection									
Responsible Party:		Fire-Rescue Department									
Service Area:		County-wide									
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks	
Heavy Vehicle	2008	2008	\$ 365,400.53	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
Heavy Vehicle	2020	2020	515,000.00	62.9%	323,902.12	-	-	-	-	Delayed	
Heavy Vehicle	2020	2020	515,000.00	100.0%	515,000.00	-	-	-	-	Delayed	
Heavy Vehicle	2009	2012	484,230.18	100.0%	484,230.18	-	484,230.18	484,230.18	-	Project Completed	
Heavy Vehicle	2024	2024	474,479.33	100.0%	474,479.33	-	-	-	-	Delayed	
Heavy Vehicle	2026	2026	474,479.33	100.0%	474,479.33	-	-	-	-	Delayed	
Heavy Vehicle-Brush Truck	2015	2016	216,939.00	100.0%	216,939.00	-	16,939.00	16,939.00	-	Project Completed	
Heavy Vehicle	2024	2024	473,439.70	100.0%	473,439.70	-	-	-	-	Delayed	
Klondike @ Hurst Road Station (FS#6)	2008	2009	1,294,864.00	0.0%	-	-	-	-	-	Project Completed	
Fire Station No. 9	2009	2010	1,497,033.99	1.5%	22,628.00	-	22,628.00	22,628.00	-	Project Completed	
New Fire Station No. 10	2021	2022	1,505,949.66	100.0%	1,505,949.66	-	-	-	446,405.38	Delayed	
New Station No. 11	2024	2026	1,511,922.93	100.0%	1,511,922.93	-	-	-	-	Delayed	
Future Station E	2023	2024	1,517,919.88	100.0%	1,517,919.88	-	-	-	-	Delayed	
			<b>\$ 10,846,658.53</b>		<b>\$ 7,520,890.13</b>	<b>\$ -</b>	<b>\$ 523,797.18</b>	<b>\$ 523,797.18</b>	<b>\$ 446,405.38</b>		

\* All costs are Net Present Value per CIE adopted March 22, 2011.

NOTE: For projects that have been completed and paid for (or are not eligible for impact fee funding), the cells in the "FY2018 Impact Fees Expended" column are shaded out, indicating that no impact fees or additional impact fees may be expended on those projects.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund or other local taxation sources, as determined during the annual budget adoption process.

Public Facility: Parks & Recreation										
Responsible Party: Recreation and Maintenance Department										
Service Area: County-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
<b>Recreation Facilities**</b>										
Trails	2007	2007	\$ 48,520.03	100.0%	\$ 48,520.03	\$ -	\$ 48,520.00	\$ 48,520.00	\$ -	Project Completed
American Legion Fields	2006	2007	1,838,963.00	18.0%	331,013.34	-	-	-	-	Project Completed
Earl O'Neal Sports Complex	2006	2007	2,158,048.00	16.0%	345,287.68	-	-	-	-	Project Completed
Pine Log Trail (2.5 miles)	2008	2009	896,060.34	40.0%	358,424.14	-	15,540.17	15,540.17	-	Project Completed
Johnson Park	2006	2007	2,049,024.00	7.0%	143,431.68	-	2,049.68	2,049.68	-	Project Completed
Pine Log	2006	2007	942,784.00	21.0%	197,984.64	-	-	-	-	Project Completed
Rockdale River Trail Phase B (2 miles)	2011	2012	1,240,956.79	100.0%	1,240,956.79	-	-	-	-	Project Completed
Black Shoals Park	2013	2016	1,505,275.14	60.4%	909,003.51	-	-	-	-	Project Completed
DeCastro Community	2016	2021	403,379.09	30.8%	124,409.37	-	-	-	-	Delayed
Earl O'Neal Sports Complex	2012	2022	695,907.45	35.1%	244,587.90	14,000.00	-	14,000.00	-	Ongoing
Dinky Trail (3 miles)	2017	2018	1,095,184.86	0.0%	-	-	-	-	-	Project Completed
Black Shoals connector (8 miles)	2017	2020	8,689,069.95	0.0%	-	-	-	-	-	Delayed
Bonner Park Spur Trail (0.3 miles)	2008	2020	162,920.06	0.0%	-	-	-	-	-	Delayed
Rockdale River Trail Phase D (1 mile)	2014	2016	596,009.68	100.0%	596,009.68	-	-	-	-	Project Completed
Rockdale River Trail Phase E (1 mile)	2006	2014	596,009.68	100.0%	596,009.68	-	300,135.90	300,135.90	-	Project Completed
Rockdale River Trail Phase F (1 mile)	2012	2014	1,335,030.39	100.0%	1,335,030.39	-	-	-	-	Project Completed
Grimes Street	2014	2020	115,693.62	100.0%	115,693.62	-	-	-	115,693.62	Ongoing
Johnson Park	2013	2020	976,318.70	55.4%	540,461.60	-	-	-	540,461.60	Ongoing
Milstead Pool	2014	2016	401,844.88	23.7%	95,371.18	-	-	-	-	Project Completed
Northwest Community	2017	2025	17,300,317.59	24.2%	4,187,012.45	49,310.00	-	49,310.00	270,015.69	Delayed
Oglesby Region	2015	2023	1,595,982.26	81.6%	1,302,590.41	-	-	-	-	Delayed
Parker Road Community	2007	2023	1,698,182.87	79.4%	1,348,318.29	-	467,169.44	467,169.44	-	Ongoing
Pine Log	2014	2020	496,385.77	100.0%	496,385.77	-	-	-	614,006.63	Ongoing
Richardson	2014	2015	133,281.57	0.0%	-	-	-	-	-	Project Completed
S. Rockdale Community	2008	2020	481,293.56	72.1%	346,796.33	-	-	-	-	Ongoing
Shady Grove	2013	2020	115,862.82	0.0%	-	-	-	-	-	Ongoing
Southwest Community	2017	2020	5,991,604.36	87.0%	5,214,263.27	-	-	-	-	Delayed
American Legion Fields	2018	2020	947,893.11	100.0%	947,893.11	-	-	-	-	Delayed
<b>Land Acquisitions</b>										
Southwest Community Park	2017	2020	3,900,000.00	100.0%	3,900,000.00	-	-	-	-	Delayed
River Trail right-of-way	2013	2020	810,000.00	100.0%	810,000.00	-	-	-	-	Completed
			<b>\$ 59,217,803.56</b>		<b>\$ 25,775,454.87</b>	<b>\$ 63,310.00</b>	<b>\$ 833,415.19</b>	<b>\$ 896,725.19</b>	<b>\$ 1,540,177.54</b>	

\* All costs are Net Present Value per CIE adopted March 22, 2011. Includes SPLOST-funded projects.

\*\* Summarized by park. See Capital Improvements Element adopted March 22, 2011, for project details.

**NOTE:** For projects that have been completed and paid for (or are not eligible for impact fee funding), the cells in the "FY2018 Impact Fees Expended" column are shaded out, indicating that no impact fees or additional impact fees will be expended on those projects.

**NOTE:** For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined during the annual budget adoption process.



**COMMUNITY WORK PROGRAM – ROCKDALE COUNTY, GA  
2020 – 2024**

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Collection Materials Purchase	2016 (delayed)	2021	Conyers-Rockdale Library System Board	\$96,212	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2017 (delayed)	2022	Conyers-Rockdale Library System Board	\$98,744	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2018 (delayed)	2023	Conyers-Rockdale Library System Board	\$101,255	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2019	2024	Conyers-Rockdale Library System Board	\$103,906	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2020	2025	Conyers-Rockdale Library System Board	\$106,890	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2021	2026	Conyers-Rockdale Library System Board	\$64,047	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2022	2027	Conyers-Rockdale Library System Board	\$65,004	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2023	2028	Conyers-Rockdale Library System Board	\$65,974	93% Impact Fees 7% Local Taxation Sources*

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Collection Materials Purchase	2024	2029	Conyers-Rockdale Library System Board	\$66,896	93% Impact Fees 7% Local Taxation Sources*
New Fire Truck	2020	2020	Rockdale County Fire-Rescue Dept.	\$515,000	63% Impact Fees 37% General Fund
New Fire Truck	2021	2021	Rockdale County Fire-Rescue Dept.	\$515,000	100% Impact Fees, and/or General Fund and/or SPLOST
New Fire Station No. 10	2021	2022	Rockdale County Fire-Rescue Dept.	\$1,505,950	100% Impact Fees, and/or SPLOST
New Station E	2023	2024	Rockdale County Fire-Rescue Dept.	1,517,920	100% Impact Fees, and/or SPLOST
New Fire Trucks (2)	2024	2024	Rockdale County Fire-Rescue Dept.	\$947,919	100% Impact Fees, and/or General Fund and/or SPLOST
New Station No. 11	2024	2026	Rockdale County Fire-Rescue Dept.	\$1,511,923	100% Impact Fees, and/or SPLOST
DeCastro Community Park	2016 (delayed)	2021	Rockdale County Rec. & Maintenance Dept.	\$403,379	Max. 31% Impact Fees Min. 69% SPLOST
Earl O'Neal Sports Complex	2012 (ongoing)	2022	Rockdale County Rec. & Maintenance Dept.	\$695,907	Max. 35% Impact Fees Min. 65% SPLOST

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Black Shoals Connector	2017 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$8,869,070	100% SPLOST
Bonner Park Spur Trail	2008 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$162,920	100% SPLOST
Grimes Street Park - Renovations and Additions	2014 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$115,694	Max. 100% Impact Fees
Johnson Park	2013 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$976,319	Max. 55% Impact Fees Min. 45% SPLOST
Northwest Community Park	2017 (delayed)	2025	Rockdale County Rec. & Maintenance Dept.	\$17,300,318	Max. 24% Impact Fees Min. 76% SPLOST
Oglesby Region	2015 (delayed)	2023	Rockdale County Rec. & Maintenance Dept.	\$1,595,982	Max. 82% Impact Fees Min. 18% SPLOST
Parker Rd Community Park - Renovations and Additions	2007 (ongoing)	2023	Rockdale County Rec. & Maintenance Dept.	\$1,698,183	Max. 79% Impact Fees Min. 21% SPLOST
Pine Log Park	2014 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$496,386	Max. 60% Impact Fees Min. 40% SPLOST
South Rockdale Community Park - Renovations and Additions	2008 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$481,294	Max. 72.1% Impact Fees Min. 27.9% SPLOST

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Shady Grove Park - Renovations and Additions	2013 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$115,863	100% SPLOST
Southwest Community Park - Improvements	2017 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$5,991,604	Max. 87% Impact Fees Min. 13% SPLOST
American Legion Fields	2018 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$947,893	Max. 100% Impact Fees
Southwest Community Park - Land Acquisition	2017 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$3,900,000	100% Impact Fees

\*Local Taxation Sources include but are not limited to the County General Fund, the Capital Projects Fund or other County taxation sources, as determined during the annual budget adoption process, or separate funds of the Conyers-Rockdale Library System.

NOTE: A new Parks & Recreation Plan will be completed in 2019, which will result in a re-evaluation of all previously planned and scheduled parks and recreation projects shown in the current Community Improvements Element.