



COUNCIL AGENDA REPORT

FROM: Community Development Department
Prepared by: Ken Patton

CC: City Clerk
Public Information

SUBJECT: Resolution to Adopt Capital Improvements Element and 5 Year STWP Annual Update

DATE: December 12, 2016

RECOMMENDATION

The staff is requesting that the Mayor and City Council approve the Resolution to Adopt the Annual Update of Capital Improvements Element and 5 Year Short Term Work Plan Addendum.

REPORT-IN-BRIEF

The City of Canton is required to submit an annual update to Georgia DCA and ARC for its impact fee program. Canton's annual update deadline is February 28, 2017. To meet this deadline, The City conducted a public hearing and passed a resolution to transmit for Georgia DCA and ARC review and comment. **The City has received notice from ARC and Georgia DCA that the City's Annual Update meets the requirements of State law and the City needs to formally adopt the Annual Update.** After adoption, the staff is required to submit executed Resolution to Adopt to Georgia DCA and ARC prior to February 28, 2017. Failure to meet the February 28, 2017 deadline would result in Canton losing "Qualified Local Government Status." Loss of QLG status would mean Canton would not be eligible for grant or loan funding administered through Georgia DCA and GEFA.

DISCUSSION

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments

November 30, 2016

Mayor Gene Hobgood
City of Canton
151 Elizabeth Street
Canton, Georgia 30114

RE: 2017-2021 Capital Improvements Element (CIE) Annual Update

Dear Mayor Hobgood,

ARC has completed the regional review of the 2017-2021 CIE Annual Update for the City of Canton. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update is in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent on adoption of the update as an amendment to the City's Comprehensive Plan. The update may be adopted at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" update document so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Canton for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com if you have any questions or if we can provide further assistance.

Sincerely,



Jared Lombard, AICP
Senior Principal Planner

Enclosure

Cc: Ken Patton, Community Development Director



Andrew Smith

From: Jon West <Jon.West@dca.ga.gov>
Sent: Tuesday, November 22, 2016 1:47 PM
To: Jared Lombard; Andrew Smith; Jonathan Tuley
Cc: PEMD OPQG Administration
Subject: Canton CIE Annual Update Approval

Jared, Andrew and Jon,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for the City of Canton and finds that it adequately addresses applicable requirements. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Thanks,



Learn more about our commitment to [fair housing](#).

Jon A. West, AICP
Senior Planner: Local & Intergovernmental
Programs
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329
Direct 404-327-6872
Fax 770-302-9703
Jon.West@dca.ga.gov

City of Canton
State of Georgia
County of Cherokee
Resolution No. 2017-

RESOLUTION
TO ADOPT CERTAIN AMENDMENTS
OF THE COMPREHENSIVE LAND USE PLAN

WHEREAS; the City of Canton, Georgia is a member of the Atlanta Regional Commission, an agency created to provide regional planning and intergovernmental coordination among the ten county governments and their cities in the metropolitan area of Atlanta; and

WHEREAS; the City of Canton is governed by the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Land Use Plan in order to maintain the status of a Qualified Local Government; and

WHEREAS; contained within the Comprehensive Land Use Plan is the Capital Improvement Element for Roads, Parks and Recreation, Police Protection and Fire Safety for the planning horizon to 2030; along with the Short Term Work Program; and

WHEREAS; to maintain the certified local government status as a Qualified Local Government, the City of Canton has prepared documents in accordance with state law;

IT IS HEREBY RESOLVED that the amendments to the Capital Improvements Element (CIE) and the 5 Year Short Term Work Program of the Canton Comprehensive Plan have been determined to meet the Minimum Standards and Procedures for Local Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989;

NOW THEREFORE BE IT RESOLVED that the Mayor and City Council hereby adopts the Capital Improvements Element (CIE) and 5 Year Short Term Work Program of the Canton Comprehensive Plan as required by the rules governing the Planning Act of 1989.

BE IT SO RESOLVED on this the 19th day of January, 2017.

BY: _____
Gene Hobgood, Mayor

ATTEST: _____
Susan C. Stanton, City Clerk

Approved as to Form and Content: _____
Robert M. Dyer, City Attorney

First Reading _____
Adopted by Council _____
Approved by Mayor _____
Veto by Mayor _____
Second Vote by Council _____
Effective Date _____

CITY OF CANTON ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2016

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	371,915.12	133,242.88	143,712.93	798,716.50	34,784.74	1,482,372.17
(4) Impact Fees Collected	689,367.12	52,385.57	215,656.76	512,527.76	46,030.74	1,515,967.95
(5) Accrued Interest	148.06	57.74	75.75	88.77	6.54	376.86
(6) Project Expenditures	(243,406.80)			(395,420.88)		(638,827.68)
(7) Administrative Costs					(20,000.00)	(20,000.00)
(8) Impact Fee Refunds						
Transfers From Other Funds						
Transfers To Other Funds	(180,000.00)					(180,000.00)
(9) Ending Impact Fee Fund Balance	638,023.50	185,686.19	359,445.44	915,912.15	60,822.02	2,159,889.30
(10) Impact Fees Encumbered	638,023.50	185,686.19	359,445.44	915,912.15	60,822.02	2,159,889.30

1 project (Northside Cherokee Hospital) received \$350,416.11 road impact fee credit and \$147,444.79 fire impact fee credit for contributions made - administrative impact fee assessment collected on total assessment amount since administrative duties are required to maintain documentation relative to credits issued (City's impact fee consultant also stated that full administrative assessment should include credit amounts for calculation of administrative fees).

Transfer to Other Fund - Parks & Recreation Fund -\$180,000.00 to City General Fund to pay for 60% of the cost of golf course

**SCHEDULE OF IMPROVEMENTS-STWP ADDENDUM
2017-2021**

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
FIRE							
Fire Station-NW	City-Wide	2017	2018	\$1,500,000.00	100	Impact Fees - 100%	City of Canton
Fire Station-NE	City-Wide	2019	2021	\$2,000,000.00	100	Impact Fees - 100%	City of Canton
Platform Truck	City-Wide	2020	2021	\$1,500,000.00	100	Impact Fees - 100%	City of Canton
Fire Station-E							
Land	City-Wide	2017	2018	\$300,000.00	100	Impact Fees - 100%	City of Canton
Station	City-Wide	2018	2019	\$2,500,000.00	100	Impact Fees - 100%	City of Canton

**SCHEDULE OF IMPROVEMENTS-STWP ADDENDUM
2017-2021**

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact	(7) Sources of Funds (& Share)	(8) Responsible Party
Park/Recreation/OpenSpace							
Golf Course	City-Wide	2017	2017	\$2,100,000.00	100	Impact Fees - 100%	City of Canton
Boling Park	City-Wide	2017	2021	\$900,000.00	100	Impact Fees - 100%	City of Canton
Etowah River Greenway							
Phase 2 - Multi-Use Trail	City-Wide	2017	2017	\$2,981,182.00	100	Impact Fees - 100%	City of Canton
Phase 3 - Canton Mill Apartments to Waleska St.	City-Wide	2017	2018	\$4,643,002.00	100	Impact Fees - 100%	City of Canton
Phase 4 - Waleska St. to Marietta Hwy.	City-Wide	2018	2021	\$4,887,441.00	100	Impact Fees - 100%	City of Canton
Phase 5 - Marietta Hwy. to Harmon Field	City-Wide	2018	2020	\$3,692,863.00	100	Impact Fees - 100%	City of Canton
Etowah River Greenway Other Costs & Contingency	City-Wide	2017	2021	\$7,880,678.00	100	Impact Fees - 100%	City of Canton

Canton Mill Apartments formerly noted as Mill #2 in prior annual updates

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2017-2021**

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact	(7) Sources of Funds (& Share)	(8) Responsible Party
Police							
Station - Laurel Canyon	City-Wide	2017	2018	\$250,000	100	Impact Fees - 100%	City of Canton
Station 4 - Bluffs	City-Wide	2019	2021	\$500,000.00	100	Impact Fees - 100%	City of Canton
Station 5 - Canton Place	City-Wide	2018	2020	\$500,000.00	100	Impact Fees - 100%	City of Canton

SCHEDULE OF IMPROVEMENTS-STWP ADDENDUM

2017-2021

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Road Improvements							
SR Business 5 Intersection Improvements	City- Wide	2017	2021	\$1,647,000.00	60%	Impact Fees-60% Grants-40%	City of Canton GDOT
Reservoir Drive	City- Wide	2017	2021	\$5,281,474.00	60%	Impact Fees-60.00% SPLOST 20%	City of Canton Developer GDOT
Heard Road Extension	City- Wide	2017	2021	\$1,525,736.00	60%	Impact Fees-60.00% SPLOST 20%	City of Canton Developer GDOT
Business Hwy. 5 - Marietta Hwy.	City- Wide	2018	2021	\$10,000,000.00	60%	Impact Fees-60% Grants-40%	City of Canton
Bluffs Parkway	City -Wide	2017	2021	\$2,288,377.00	60%	Impact Fees-60.00% SPLOST 20%	City of Canton Developer GDOT
Prominence Boulevard-Keeter Road	City -Wide	2017	2021	\$3,661,632.00	60%	Impact Fees-60.00% SPLOST 20%	City of Canton Developer GDOT
Northside-Cherokee Boulevard (formerly Commerce Boulevard)	City- Wide	2017	2021	\$8,137,257	60%	Impact Fees-60.00% SPLOST 20% GDOT-13.33% SPLOST-13.33%	City of Canton Developer GDOT