



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: _____
Hearing Date: 11/7/24
Voting Date: _____

Department: Community Development **Presenter(s) & Title:** Brittany Anderson
City Planner

Agenda Item Title:

Public Hearing and Discussion of Annual Update to Capital Improvements Plan and 5 Year Short Term Work Plan for Impact Fees.

Summary:

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, 2025. To meet this deadline, the City must conduct a public hearing and pass a resolution to transmit for Georgia DCA and ARC review and comment. Staff has advertised to conduct the required public hearing on Thursday, November 7, 2024. At the November 21, 2024 City Council meeting, a Resolution to Transmit will be on the agenda for approval. The state review period is 50 days. After the review period, the City of Canton will have to approve a resolution to adopt the annual update CIE and 5 Year STWP Addendum. After adoption, the staff is required to submit executed Resolution to Adopt to Georgia DCA and ARC prior to February 28, 2025. Failure to meet the February 28, 2025 deadline would result in Canton losing "Qualified Local Government Status." Loss of QLG status would mean the City would not be eligible for grant or loan funding administered through Georgia DCA and GEFA.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

There is no staff recommendation at this time. Staff recommendation will be presented along with the Resolution to Transmit at the November 21, 2024 City Council meeting.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

Year End Financial Statement
Capital Improvement Element
Resolution to Transmit

ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024

1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balace	2,508,141.95	95,887.34	-	1,527,818.65	(0.83)	4,131,847.11
(4) Impact Fees Collected	2,848,762.02	90,054.12	619,596.68	368,169.60	127,551.15	4,054,133.57
* Adminstration fees exceed 3% due to \$41,362.02 in Road Impact Fee credits being issued						
* Administration fees exceed 3% due to \$286,560.84 in Parks & Recreation Impact Fee credits being issued						
(5) Accrued Interest	129.45	2,895.35		63,673.80	4.51	66,703.11
(6) Project Expenditures	(828,318.27)	-	(619,596.68)	(54,605.76)	(86.60)	(1,502,607.31)
(7) Administrative Costs					(127,468.23)	(127,468.23)
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	4,528,715.15	188,836.81	-	1,905,056.29	-	6,622,608.25
(10) Impact Fees Encumbered	4,528,715.15	188,836.81	-	1,905,056.29	-	6,622,608.25

5-Year Work Program: Impact Fee Eligible Projects

2025 CIE Annual Update 1 CITY-WIDE DISTRICT

Project Description	2025	2026	2027	2028	2029	Cost Estimate	Funding Source	Responsible Party
Administrative								
Impact Fee Program Methodology Update	X					\$92,264	100% Impact Fees	Planning & Zoning
Fire Protection								
Fire Station 16	X	X	X			\$6,000,000	100% Impact Fees	Cherokee Co. Fire and Emergency Services
Police Services								
Police Station & Facilities	X	X	X	X	X	\$1,519,608	64.2% Impact Fees; SPLOST	Canton Police Dept.
Parks and Recreation								
Heritage Park Trail			X	X	X	\$500,000	63.8% Impact Fees; SPLOST	Canton Public Works Dept.
Splash Pad			X	X		\$1,000,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Heritage Park Community Pavilion				X		\$305,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Etowah River Trail Phase 1 (Heritage Park to Cherokee High)	X	X				\$2,250,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 2 (Cherokee High to Boling Park)	X	X				\$750,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.

Project Description	2025	2026	2027	2028	2029	Cost Estimate	Funding Source	Responsible Party
Boling Park Trailhead			X	X	X	\$3,050,000	45.01% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4A – Pedestrian Crossing	X	X	X			\$6,100,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4B – Pedestrian Crossing	X	X	X			\$3,500,000	63.8% Impact Fees; SPLOST; General Fund; Grants	Canton Public Works Dept.
Etowah River Trail Phase 5			X	X	X	\$11,225,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 6 (Harmon Park Connection)			X	X	X	\$850,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 7 – Wildlife					X	\$2,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
South Canton Park	X	X	X			\$7,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Hickory Log Reservoir Trail – Phase 1 Design		X	X			\$2,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
New Park Acres (30 Acres)	X	X	X	X	X	\$400,000	100% Impact Fees	Canton Public Works Dept.
Road Improvements								
Business Hwy. 5 - Marietta Hwy. Widening			X	X	X	\$10,000,000	34.2% Impact Fees; Grants; Cherokee Co.	Canton Community Dev. Dept.
SR Business 5 Intersection Improvements	X	X	X	X	X	\$1,647,000	34.2% Impact Fees; Grants	Canton Community Dev. Dept.

Project Description	2025	2026	2027	2028	2029	Cost Estimate	Funding Source	Responsible Party
Heard Road Extension	x	x	x	x	x	\$1,525,736	34.2% Impact Fees; SPLOST; Developer	Canton Community Dev. Dept.
Eastside Connector		x	x	x	x	\$8,928,930	34.2% Impact Fees; Cherokee Co.; SPLOST	Canton Community Dev. Dept.
Marietta Hwy./Riverstone Pkwy./Waleska Rd. Intersection	x	x	x	x	x	\$7,000,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy./Waleska Rd. Intersection	x	x	x	x	x	\$5,000,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy./ Reservoir Drive Intersection Improvements	x	x	x			\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Marietta Road – Bridge Replacement		x	x	x	x	\$3,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Reservoir Drive – Intersection Improvements	x	x				\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Marietta Rd./Hickory Flat Hwy. Intersection Conversion to a Roundabout		x	x	x		\$1,600,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Prominence Point Parkway Intersection Improvements	x	x				\$750,000	34.2% Impact Fees; SPLOST	Canton Community Dev. Dept.
Downtown Master Plan Traffic Improvement Projects	x	x	x	x	x	\$1,500,000	34.2% Impact Fees; SPLOST; TAD	Canton Community Dev. Dept.
Northside Hospital Cherokee Secondary Entrance	x	x				\$600,000	34.2% Impact Fee; Cherokee County; Northside Hospital	Northside Hospital

City of Canton
State of Georgia
County of Cherokee
Resolution No. 2024-

**RESOLUTION
TO TRANSMIT CERTAIN AMENDMENTS
OF THE COMPREHENSIVE LAND USE PLAN
CANTON 2045 – COMPREHENSIVE PLAN
CIE ANNUAL UPDATE**

WHEREAS, the City of Canton, Georgia has prepared an annual update to a Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs, and a Public Hearing was held on November 7, 2024, at Canton City Hall, 110 Academy Street, Canton, Georgia 30114;

BE IT THEREFORE RESOLVED, that the City of Canton, Georgia does hereby submit the annual update of the Capital Improvements Element and covering the five-year period 2025-2029 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989. Approved this 21st day of November 2024.

BY: _____

Bill Grant, Mayor

ATTEST: _____

Annie Fortner, City Clerk

Approved as to Form and Content: _____

Robert M. Dyer, City Attorney