

Cherokee County

September 6, 2011



**Annual Impact Fee Financial Report
& Short Term Work Plan Update
2011**

CHEROKEE COUNTY	Annual Impact Fee Financial Report - 2011*						
Public Facility	Libraries	Fire Protection	Sheriff's Patrol	Public Safety Facility	Parks/Recreation	Transportation	TOTAL
Impact Fee Fund Balance Jan 1, 2010	\$574,148	(\$597,914)	\$22,051	\$1,739,830	\$661,152	\$1,046,260	\$3,445,527
Impact Fees Collected (January 2010 through December 2010)	\$6,506	\$21,283	\$384	\$10,094	\$6,505	\$60,977	\$105,748
Accrued Interest	\$1,548	\$0	\$0	\$4,502	\$1,718	\$1,979	\$9,748
Administrative/Other Costs	\$193	(\$192)	\$7	\$581	\$222	\$368	\$1,179
(Administrative/Other Costs)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Impact Fee Refunds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Project Expenditures)	(\$134,672)	\$599,241	\$0	(\$545,723)	\$0	\$0	(\$81,154)
Impact Fee Fund Balance Jan 1, 2011	\$447,723	\$22,419	\$22,442	\$1,209,284	\$669,597	\$1,109,583	\$3,481,048
Impact Fees Encumbered	\$2,831,789	\$7,740,267	\$463,930	\$4,601,180	\$4,175,944	\$5,559,612	\$25,372,721

*This annual report covers the last completed fiscal year - January to December, 2010

Correction from a prior period

CHEROKEE COUNTY		Capital Improvements Project Update 2010-2014*						
Public Facility: Libraries								
Service Area: County-wide								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for 2010	Impact Fees Encumbered*	Status/Remarks
New Woodstock Library Facility	2003	2005	\$4,400,000	29%	General Fund, State of Georgia	\$0	\$1,500,000	Complete
R.T. Jones Library Facility Addition	2009	2010	\$1,402,007	30%	General Fund, State of Georgia	\$134,672	\$420,000	Delayed from 2001
Northeast Library Facility	2010	2010	\$5,616,857	64%	General Fund, State of Georgia	\$0	\$0	
Library Collection Materials	2003	2003	\$272,344	56%	General Fund	\$0	\$152,513	Complete
Library Collection Materials	2003	2003	\$194,741	55%	General Fund	\$0	\$107,108	Complete
Library Collection Materials	2003	2003	\$367,845	74%	General Fund	\$0	\$397,986	Complete
Library Collection Materials	2004	2004	\$98,973	55%	General Fund	\$0	\$54,435	Complete
Library Collection Materials	2005	2005	\$65,314	53%	General Fund	\$0	\$34,616	Complete
Library Collection Materials	2006	2006	\$217,873	52%	General Fund	\$0	\$113,294	In Process
Library Collection Materials	2007	2007	\$223,690	52%	General Fund	\$0	\$51,837	
Library Collection Materials	2008	2008	\$353,088	92%	General Fund	\$0	\$0	
Total of Costs, Expenditures & Impact Fees Encumbered			\$13,212,732			\$134,672	\$2,831,789	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2010.

CHEROKEE COUNTY		Capital Improvements Project Update 2010-2014*						
Public Facility: Fire Protection								
Service Area: County-wide except Canton and Woodstock								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for 2010	Impact Fees Encumbered*	Status/Remarks
Station 2 Renovation/Expansion	2003	2004	\$65,000	96%	Fire District ⁺	\$0	\$62,400	Complete
Fire Engine 9	2003	2003	\$275,000	89%	Fire District ⁺	\$0	\$244,750	Complete
Fire Engine 20	2003	2003	\$306,000	87%	Fire District ⁺	\$0	\$266,220	Complete
Training Van	2003	2003	\$50,000	88%	Fire District ⁺	\$0	\$44,000	Complete
Holly Springs Fire Station 8	2003	2004	\$1,200,000	100%	None	\$0	\$677,683	Complete
Rescue Unit (Mass Response)	2003	2004	\$216,000	100%	Fire District ⁺	\$0	\$216,000	Complete
Air Truck	2003	2004	\$355,000	100%	Fire District ⁺	\$0	\$355,000	Complete
Fire Engine	2003	2004	\$400,000	87%	Fire District ⁺	\$0	\$348,000	Complete
Station 1 Expansion	2003	2005	\$150,000	88%	Fire District ⁺	\$0	\$132,000	Complete
Station 19 Replacement	2004	2006	\$1,500,000	81%	Fire District ⁺	\$0	\$558,505	Complete
Ambulance Purchase	2004	2009	\$2,050,000	100%	None	\$0	\$2,392,426	Complete
Supply Warehouse	2005	2008	\$2,325,000	90%	Fire District ⁺	\$0	\$850,000	Complete
Station 13 Replacement	2010	2011	\$1,200,000	81%	Fire District ⁺	\$0	\$0	
Fire Engine	2007	2007	\$350,000	100%	None	\$0	\$370,086	Complete
Fire Engine x 3	2008	2008	\$1,125,000	100%	None	\$0	\$1,076,637	Complete
Station 15 Relocation & Replacement	2010	2011	\$1,500,000	81%	Fire District ⁺	\$0	\$0	
Heavy Vehicles x 3	2009	2009	\$971,000	90%	Fire District ⁺	\$0	\$0	
Airport Crash Truck	2010	2010	\$800,000	90%	Fire District ⁺	\$0	\$0	
Fire-Emergency Services Training Facility	2010	2012	\$3,141,850	100%	Fire District ⁺	\$0	\$146,560	In Process
Total of Costs, Expenditures & Impact Fees Encumbered			\$17,979,850			\$0	\$7,740,267	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2010.

* A combination of the Fire District, SPLOST and the Insurance Premium Tax Funds

CHEROKEE COUNTY		Capital Improvements Project Update 2010-2014*						
Public Facility:		Public Safety Facility						
Service Area:		County-wide (except fire administration)						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for 2010	Impact Fees Encumbered	Status/Remarks
Public Safety Facility	2000	2002	\$33,599,204	58%	General Fund	\$0	\$4,475,669	In Process
Special Purpose Vehicle Garage	2006	2007	\$125,512	100%	None	\$0	\$125,511	Complete
Total of Costs, Expenditures & Impact Fees Encumbered			\$33,599,204			\$0	\$4,601,180	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2010.

CHEROKEE COUNTY		Capital Improvements Project Update 2010-2014*						
Public Facility:		Parks and Recreation						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for 2010	Impact Fees Encumbered	Status/Remarks
Clayton Area / Weatherby Park	2004	2007	\$2,000,000	20%	General Fund	\$0	\$406,890	Complete
Fields Landing Park Expansion (was Sutallee Area Community Park)	2003	2009	\$700,000	35%	General Fund	\$0	\$245,000	Complete
Biello Park (Little River/Mill Creek County-wide Park Phase I)	2003	2010	\$4,000,000	83%	General Fund	\$0	\$2,387,574	Under Construction
Waleska City Park (Cline Park)	2004	2005	\$375,000	93%	General Fund	\$0	\$399,553	Complete
Creighton Road Park (Ray)	2009	2009	\$375,000	83%	General Fund	\$0	\$311,250	Complete
Hobgood Park	2006	2007	\$425,000	100%	General Fund	\$0	\$425,676	Complete
Total of Costs, Expenditures & Impact Fees Encumbered			\$7,875,000			\$0	\$4,175,944	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2010.

CHEROKEE COUNTY		Capital Improvements Project Update 2010-2014*						
Public Facility:		Transportation						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for 2010	Impact Fees Encumbered	Status/Remarks
Towne Lake Parkway (road improvement)	2000	2001	\$4,577,900	42%	GADOT, General Fund	\$0	\$3,039,334	Construction Complete - Reimbursement Phase
Business 5 (road widening and relocation)	2000	2001	\$5,430,756	22%	GADOT, General Fund	\$0	\$1,194,766	Construction Complete - Reimbursement Phase
Riverstone Boulevard (new road construction)	2000	2001	\$1,145,349	22%	GADOT, General Fund	\$0	\$251,977	Construction Complete - Reimbursement Phase
Bell Ferry Road (design and safety planning)	2000	2003	\$784,956	46%	General Fund	\$0	\$361,080	Construction Complete - Reimbursement Phase
Rope Mill Road (new road construction)	2000	2001	\$5,252,228	15%	GADOT, General Fund	\$0	\$712,455	Construction Complete - Reimbursement Phase
Reinhardt College Road (new road construction)	2000	2001	\$718,580	21%	GADOT, General Fund	\$0	\$0	Construction Complete - Reimbursement Phase
Eagle Drive (road widening)	2004	2006	\$5,504,074	35%	GADOT, General Fund	\$0	\$0	Construction Complete - Reimbursement Phase
East Cherokee Drive (road widening)	2005	2007	\$4,800,000	23%	GADOT, General Fund	\$0	\$0	Construction Complete - Reimbursement Phase
Total of Costs, Expenditures & Impact Fees Encumbered			\$28,213,843			\$0	\$5,559,612	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2010.

CHEROKEE COUNTY		Capital Improvements Project Update 2010-2014*						
Public Facility: Sheriff's Patrol								
Service Area: Unincorporated county								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for 2010	Impact Fees Encumbered	Status/Remarks
Uniform Patrol Div Office # 19	2005	2006	\$1,295,000	58%	General Fund	\$0	\$463,930	Complete
Total of Costs, Expenditures & Impact Fees Encumbered			\$1,295,000			\$0	\$463,930	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2010.

Short Term Work Plan

Cherokee County								
Project Description	2011	2012	2013	2014	2015	Estimated Total Cost	Funding Sources	Responsible Party
Natural and Historic Resources								
Develop the Etowah River Greenway	X	X	X	X	X	\$2,000,000	County Greenspace Program	BOC, Parks & Rec.
Develop Environmental Awareness Program	X	X	X	X	X	\$10,000	US EPA, Ga DNR	Engineering, Recycling
Develop and adopt a countywide Historic Preservation Ordinance	X	X	X			Unknown	County, GA DNR	BOC, Planning & Land Use, Historical Society
Pursue qualification as a "Certified Local Government" under the Historic Preservation Division of Georgia DNR	X	X				Unknown	County, GA DNR	Planning & Land Use, Historical Society
Develop Historic Property Resource Kit	X	X				Unknown	County	Planning & Land Use, Historical Society
Develop Historic Resources Map	X					Staff Time	County	GIS, Planning & Land Use, Historical Society
Continue to update the Cemetary Location Map as needed	X	X	X	X	X	Staff Time	County	GIS, Planning & Land Use, Historical Society
Investigate developing a National Register nomination for the Reinhardt Campus area in Waleska as a historic district	X	X				\$6,500	Historical Society	Historical Society, City of Waleska
Continue to participate in the Etowah River Habitat Conservation Plan (HCP). Consider adoption of Low Impact Development Guidelines to support the HCP.	X	X	X			Staff Time	County	BOC, Engineering
Develop a countywide greenspace/land conservation plan.	X	X				\$50,000 + Staff Time	County	BOC, Planning & Land Use, GIS, Parks & Rec.
Develop program to acquire or set aside property identified in countwide greenspace plan.	X	X	X	X	X	Unknown	County Greenspace Program	BOC, Planning & Land Use, Parks & Rec.
Economic Development								
Facilitate stakeholder meetings concerning agribusiness and agritourism in the county.	X	X				Staff Time	Farm Bureau, Chamber of Commerce	Farm Bureau, Chamber of Commerce
Prepare Tax Increment/Finance District Guidelines	X	X	X			Unknown	County	BOC, Finance, Planning & Land Use
Develop Airport Area Master Plan	X					Staff Time	County	Planning & Land Use, Airport Authority, Development Authority
Develop and promote business and manufacturing sites within Cherokee County, especially Bluffs Business Park.	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce

Cherokee County								
Project Description	2011	2012	2013	2014	2015	Estimated Total Cost	Funding Sources	Responsible Party
Continue the focused marketing campaign targeting industries identified in the Cherokee County Economic Strategic Plan	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Enhance the entrepreneurship and small business support programs with a comprehensive range of financial assistance, training, networking, professional advice and educational opportunities.	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the Business Expansion & Retention Program and advocacy for existing industry.	X	X	X	X	X	Staff Time	Development Authority	Development Authority
Implement the Georgia Department of Economic Development's Business InSight program for analysis of existing industry.	X	X	X	X	X	Staff Time	Development Authority	Development Authority
Focus resources on supporting and expanding existing partnerships between local busines and educational institutions, such as the CCSD Advisory Committees, Career Pathways, Partners in Education and Cherokee Focus.	X	X	X	X	X	Staff Time	CCSD, Chamber of Commerce	Cherokee County School District, Chamber of Commerce
Coordinating and streamline permitting processes and development regulations across all communities in Cherokee County.	X	X				Staff Time	County	Planning & Land Use, Engineering, Building Inspection, Fire Marshal
Encourage the redevelopment of underutilized shopping centers along major transportation corridors to broaden the retail and personal service offerings in Cherokee County.	X	X	X			Staff Time	County	BOC, Planning & Land Use
Housing								
Upgrade Dilapidated Housing	X	X	X	X	X	Unknown	private	Private Developers
Contiue to use federal funds (CDBG & HOME) for the Cherokee County Home Repair Program targeted for low-income seniors and affordable home ownership programs.	X	X	X	X	X	\$1,750,000	County, CDBG	Community Services, GUCC
Construct housing for the elderly and handicapped.	X	X	X	X	X	Unknown	state and federal programs, private	Private Developers
Develop Senior Housing regulations.	X					Staff Time	County	BOC, Planning & Land Use
Identify areas with adequate infrastructure to provide affordable housing opportunities.	X	X	X	X	X	Staff Time	County	GIS, Planning & Land Use, Engineering
Facilitate County-wide meetings to encourage cooperation on affordable housing financing from federal and state sources.	X	X	X			Staff Time	County	Planning & Land Use
Review development ordinances to identify constraints and barriers to providing affordable housing.	X	X	X	X	X	Staff Time	County	Planning & Land Use

Cherokee County								
Project Description	2011	2012	2013	2014	2015	Estimated Total Cost	Funding Sources	Responsible Party
Community Facilities								
Review periodically Service Delivery strategies, level of services, and develop a plan to provide services to accommodate new growth.	X	X	X	X	X	Unknown	County	BOC, Public Safety, Engineering
Continue to identify, fund and implement Bells Ferry LCI projects	X	X	X	X	X	\$17,000,000	GDOT, ARC, County, Private	BOC, Planning & Land Use, Engineering, Private Developers
Parks and Recreation								
Little River/Mill Creek Park (Biello Park)	X	X				\$4,000,000	Impact Fees	CRPA, BOC
Transportation								
Roadway Improvements	X	X	X	X	X	\$60,000,000	GDOT, General Fund	BOC
Develop a Context-Sensitive Design Process such as the one recommended by the Georgia Department of Transportation.	X	X				Unknown	County, DCA, ARC	Engineering, Planning & Land Use
Extend Cherokee County Airport Runway	X					\$5,000,000	Airport Authority	Airport Authority, FAA
Expand Ride/Share Program	X	X				\$15,000	County, ARC, GRTA	Community Services
Install Park/Ride Lots	X	X	X	X	X	\$25,000 per lot	County, ARC, GRTA	Engineering, BOC
Develop Alternative Transportation Education Program	X	X	X	X	X	\$30,000	County, ARC	Engineering, ARC
Bells Ferry Road widening (2 phases)			X	X	X	\$40,288,000	Impact Fees, SPLOST, Ins. Prem. Tax Fund	Engineering
Add Interchange at I-575/Rope Mill Road	X	X				\$12,000,000	GDOT, General Fund, SPLOST	BOC, City of Woodstock
Public Safety								
Communications System	X					\$13,809,772	Impact Fees, General Fund, E-911, SPLOST	E-911, BOC
Sheriff's Patrol Precinct Space		X				\$546,096	Impact Fees, General Fund	Sheriff's Department, BOC
Sheriff's Patrol Precinct Space			X			\$546,096	Impact Fees, General Fund	Sheriff's Department, BOC
Expansion of Adult Detention Center			X	X	X	\$27,151,762	Impact Fee, General Fund, SPLOST	Sheriff's Department, BOC
Fire Station 1 Expansion		X				\$150,000	Impact Fees, Fire District Fund	Fire Department, BOC
Fire Station 2 Replacement (Ball Ground)	X	X				Unknown	Impact Fees, General Fund	Fire Department, BOC
Fire Station 3 Replacement	X	X				\$1,500,000	Fire District, SPLOST	Fire Department, BOC

Cherokee County								
Project Description	2011	2012	2013	2014	2015	Estimated Total Cost	Funding Sources	Responsible Party
Fire Station 5 Replacement	X	X				\$1,800,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 6 Replacement (Clayton Area)	X	X				\$1,700,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 13 Replacement Station		X	X			\$1,200,000	Impact Fees, General Fund	Fire Department, BOC
Fire Station 15 Relocation & Replacement Station		X	X			\$1,500,000	Impact Fees, General Fund	Fire Department, BOC
Fire Station 32 Renovation	X					\$100,000	Fire District, SPLOST	Fire Department, BOC
Future Fire Station (new)		X				\$1,085,000	Impact Fees, General Fund	Fire Department, BOC
Fire - Emergency Services Training Facility		X	X			\$3,141,850	Impact Fees, SPLOST	Fire Department, BOC
Purchase property for Future Fire Facilities	X	X	X	X	X	\$750,000	County	Fire Department, BOC
Airport Crash Truck			X			\$800,000	Impact Fees, Fire District	Fire Department, BOC
Ladder Truck					X	\$1,000,000	Impact Fees	Fire Department, BOC
Fire Apparatus Replacement Program	X	X	X	X	X	\$800,000	SPLOST, Impact Fees	Fire Department, BOC
EMS Squad Replacement Program	X	X	X	X	X	\$700,000	County	Fire Department, BOC
Small Fleet Replacement Program	X	X	X	X	X	\$180,000	County	Fire Department, BOC
Library Services								
Library Collection Materials	X	X	X	X	X	\$835,512	Impact Fees, General Fund, SPLOST	Library System, BOC
R.T. Jones Library Facility Addition		X				\$1,402,007	Impact Fees, General Fund, State of Georgia, SPLOST	Library System, BOC
Northeast Library Facility		X				\$5,616,857	Impact Fees, General Fund, State of Georgia, SPLOST	Library System, BOC
Southwest Library Facility				X	X	\$5,742,857	Impact Fees, General Fund, State of Georgia	Library System, BOC
Waleska Library Facility				X	X	\$4,307,147	Impact Fees, General Fund, State of Georgia	Library System, BOC
Rose Creek Library Facility Expansion				X	X	\$4,000,000	Impact Fee, General Fund, State of Georgia	Library System, BOC

Cherokee County								
Project Description	2011	2012	2013	2014	2015	Estimated Total Cost	Funding Sources	Responsible Party
Water and Sewage								
Expand Sewer Service Area	X	X	X	X	X	\$60,000,000	CCWSA	County Water & Sewer Authority
Consolidate Water/Sewer Operations with one (1) Agency	X	X	X	X	X	Staff Time	CCWSA	County Water & Sewer Authority
School System								
Construct New Schools	X	X	X	X	X	\$41,000,000	Tax, bonds	Board of Education
Construct Additions to Existing Schools	X	X	X	X	X	\$235,000,000	Tax, bonds	Board of Education
Land Use & GIS								
Establish an agency to pursue implementing the Bells Ferry LCI Plan.	X	X	X			Unknown	County	BOC, Planning & Land Use
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	X	X	X	X	X	\$500,000	County	Planning & Land Use
Revise State Route 92 Corridor standards and regulations.	X	X	X			Staff Time	County	BOC, Planning & Land Use
Develop master plan for downtown Waleska and consider design guidelines for the "college-entertainment" core	X	X	X			Unknown	City, Reinhart College	Planning & Zoning, City of Waleska, Reinhart College
Continue to update annually the 5-year Capital Improvements Plan and STWP.	X	X	X	X	X	Staff Time	County	Planning & Land Use, Engineering, Public Safety, Parks & Rec.
Conduct annual review of Future Development Map, rezonings and capital projects for plan & map adjustments.	X	X	X	X	X	Staff Time	County	Planning & Land Use
Send a summary of all minor amendments annually to ARC.	X	X	X	X	X	Staff Time	County	Planning & Land Use
Develop Unified Code that combines the zoning ordinance, subdivision regulations and development regulations to consistently implement elements of the Community Agenda.	X	X				\$75,000 + Staff Time	County	Planning & Zoning, Engineering
Revise rezoning process to provide better information on land use changes and infrastructure impact for each proposal.	X	X				Staff Time	County	Planning & Zoning
Create design guidelines for each Character Area for residential and non-residential development.	X	X				Staff Time	County	Planning & Land Use, Engineering
Undertake a Comprehensive Plan update five years after adoption of this Plan.		X	X			Staff Time	County	Planning & Land Use