



To: John McDonough, City Manager

From: Ed Shoucair, Acting Director, Department of Community Development 

Date: October 4, 2011 for Submission onto the October 18, 2011 City Council Regular Meeting Agenda

Subject: Resolution for Adoption of the Annual Capital Improvements Element (CIE) Update.

Department of Community Development Recommendation:

APPROVAL of a Resolution for Adoption Annual Capital Improvements Element (CIE) Update.

Background:

The Annual Financial Report has been adjusted to reflect the accurate 2011 beginning balances, impact fees collected and accrued interest for each public facility type.

All local governments that utilize an impact fee system under the Georgia Development Impact Fee Act (GDIFA) must include Capital Improvements Element (CIE) in their comprehensive plans and update the Capital Improvements Element (CIE) portion of their plan annually. The City of Sandy Springs is required to prepare an annual update to a Capital Improvements Element and Short Term Work Program of the 2027 Comprehensive Plan and transmit a draft of the update to the Georgia Department of Community Affairs by October 31, 2011.

Discussion:

The state requires that only a draft be submitted and that the local governments not take any official action to adopt or put into effect a CIE prepared in accordance with the Development Impact Fee Compliance Requirements until at least 60 days after the CIE is first submitted to the regional development center for review. The draft of the annual update of the Capital Improvements Element and Short Term Work Program has been prepared by staff in accordance with the Development Impact Fees Compliance Requirement and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the state of Georgia.

Alternatives:

The Georgia Department of Community Affairs requires that the Mayor and City Council authorize transmittal of the adopted Capital Improvements Element (CIE) Update by October 31, 2011. The state requires a sixty (60) day review period.

Concurrent Review:

Wendell K. Willard, City Attorney

Reading: October 18, 2011

STATE OF GEORGIA
COUNTY OF FULTON

**RESOLUTION FOR THE ADOPTION OF THE 2011-2015 CAPITAL IMPROVEMENTS
ELEMENT (CIE) UPDATE**

WHEREAS, the City of Sandy Springs has prepared an annual update to a Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fees Compliance Requirement and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public Hearing was held on October 18, 2011 at City Hall; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was approved by the Atlanta Regional Commission Regional Development Center on August 31, 2011.

BE IT THEREFORE RESOLVED, that the Mayor and City Council of the City of Sandy Springs does hereby adopt the annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2011-2015, as per the requirements of the Georgia Planning Act of 1989.

1.

The Mayor and City Council of the City of Sandy Springs do hereby approve the Resolution for the Adoption of the 2011-2015 Capital Improvements Element (CIE) Update.

2.

This Resolution is effective October 18, 2011; and

RESOLVED this the 18th day of October, 2011.

Approved:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)

City of Sandy Springs
ANNUAL FINANCIAL REPORT FOR 2011

Public Facility Type *	Transportation	Parks & Recreation	Public Safety
Service Area	City Wide	City Wide	City Wide
Beginning Impact Fee Fund Balance	\$114,823.51	\$3,970.64	\$12,535.59
Impact Fees Collected (July 1, 2010 -June 30, 2011)	\$167,088.35	\$4,785.00	\$19,065.55
Accrued Interest	\$121.16	\$4.19	\$13.23
Project Expenditures	\$0.00	\$0.00	\$0.00
Administrative Costs	\$0.00	\$0.00	\$0.00
Impact Fee Refund	\$0.00	\$0.00	\$0.00
Ending Impact Fee Fund Balance	\$282,033.02	\$8,759.83	\$31,614.37
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00

* Impact Fees are not collected for the following Public Facility types:

Water Supply (Provided by City of Atlanta)

Waste Water (Provided by Fulton County)

Libraries

Stormwater

City of Sandy Springs
SCHEDULE OF IMPROVEMENTS - STWP ADDENDUM 2011

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
FACILITY PROJECTS							
F001 City Hall	City Wide	2010	2014	\$11,650,000.00	0%	Capital Improvement 100%	City Manager
F002 Heritage Bluestone Building	City Wide	2010	2012	\$1,650,000.00	0%	Capital Improvement 100%	Park & Recreation
F003 Target Property	City Wide	2010	2014	\$3,956,842.00	0%	Capital Improvement 100%	City Manager
PARKS AND RECREATION							
P002 Greenway- Abernathy Rd	City Wide	2008	2020	\$9,644,209.00	0%	Capital Improvement 100%	Park & Recreation
P004 Park Equipment	City Wide	2009	2012	\$9,032.00	0%	Capital Improvement 100%	Park & Recreation
P0010 Morgan Falls Athletic Fields	City Wide	2009	2012	\$4,850,000.00	0%	Capital Improvement 100%	Park & Recreation
P0011 Morgan Falls River Park	City Wide	2009	2012	\$364,423.00	0%	Capital Improvement 100%	Park & Recreation
P0012 Abernathy Oaks	City Wide	2009	2011	\$21,000.00	0%	Capital Improvement 100%	Park & Recreation
P0014 Big Trees	City Wide	2009	2013	\$250,000.00	0%	Capital Improvement 100%	Park & Recreation
P0015 Lost Corners	City Wide	2010	2012	\$300,000.00	0%	Capital Improvement 100%	Park & Recreation
P0018 Astro Turf Field	City Wide	2011	2012	\$600,000.00	0%	Capital Improvement 100%	Park & Recreation
P0019 Old Riverside Drive Property	City Wide	2011	2013	\$100,000.00	0%	Capital Improvement 100%	Park & Recreation
Linear park phase I (under GA Power easement)	City Wide	2010	2012	\$2,050,000.00	0%	Capital Improvement 100%	Park & Recreation
Benches, picnic, trash cans and other amenities	City Wide	2009	2011	\$15,000.00	0%	Capital Improvement 100%	Park & Recreation
FIRE DEPARTMENT							
C0009 Fire Renovation	City Wide	2008	2011	\$125,001.00	0%	Capital Improvement 100%	Fire Department

City of Sandy Springs
SCHEDULE OF IMPROVEMENTS - STWP ADDENDUM 2011

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
PUBLIC WORKS STORM WATER							
Storm water infrastructure repair	City Wide	2009	2010	\$1,500,000.00	0%	Storm Budget 100%	Public Works
COMMUNITY FACILITIES AND SERVICES							
Capital Improvements (CIE) annual update	City Wide	2009	2012	None	0%	Operating Budget 100%	Community Development
Report Impact Fee expenditures to DCA annually	City Wide	2012	2012	None	0%	Operating Budget 100%	Finance
NATURAL RESOURCES							
Study of Scenic Views and Sensitive Habitat	City Wide	2010	2010	\$80,000.00	0%	Operating Budget 100%	Community Development / Public Works
REDEVELOPMENT							
Conduct Market Study	City Wide	2010	2010	\$150,000.00	0%	Operating Budget 100%	Community Development
Prepare Town Center Study	City Wide	2011	2011	\$250,000.00	0%	Operating Budget 100%	Community Development
LAND USE							
Apply for Livable Center Initiative Grant Fund	City Wide	2010	2011	None	0%	Operating Budget 100%	Public Works
Update Comprehensive Plan	City Wide	-	-	None	0%	Operating Budget 100%	Community Development
Revising Zoning Ordinance	City Wide	-	-	None	0%	Operating Budget 100%	Community Development
TRANSPORTATION - Existing Infrastructure							
T005 River Valley Sidewalk	City Wide	2008	2012	\$1,194,532.00	0%	Capital Improvement 100%	Public Works
T009 Johnson Ferry Streetscape	City Wide	2010	2011	\$820,472.00	0%	Capital Improvement 100%	Public Works / GDOT
T0010 Johnson Ferry @ Sandy Springs Circle	City Wide	2008	2014	\$840,000.00	0%	Capital Improvement 100%	Public Works
T0013 Roswell Road ATMS	City Wide	2008	2013	\$3,981,000.00	0%	Capital Improvement 100%	Public Works
T0026 Peachtree Dunwoody @ Abernathy design (intersection)	City Wide	2011	2012	\$150,000.00	0%	Capital Improvement 100%	Public Works

City of Sandy Springs
SCHEDULE OF IMPROVEMENTS - STWP ADDENDUM 2011

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
T0032 Peachtree Dunwoody Streetscape	City Wide	2010	2014	\$1,674,059.00	0%	Capital Improvement 100%	Public Works
T0034 Morgan Falls Road	City Wide	2010	2013	\$2,400,000.00	0%	Capital Improvement 100%	Public Works
T0035 Chattahoochee Bridge	City Wide	2010	2012	\$360,000.00	0%	Capital Improvement 100%	Public Works
T0036 Trans Imp Program (TIP)	City Wide	2008	2014	\$1,750,469.00	0%	Capital Improvement 100%	Public Works
T3000 Pavement Management Program	City Wide	2008	2014	\$24,394,570.00	0%	Capital Improvement 100%	Public Works
T6000 Sidewalk Program	City Wide	2008	2014	\$8,387,500.00	0%	Capital Improvement 100%	Public Works
T7000 Intersection & Operational	City Wide	2008	2014	\$3,500,000.00	0%	Capital Improvement 100%	Public Works
T9500 Traffic Management Program	City Wide	2008	2014	\$2,000,000.00	0%	Capital Improvement 100%	Public Works
Work with property owners to establish interparcel connectivity in downtown Sandy Springs	City Wide	2010	2014	None	-	No funding source	Transportation
IMPROVING CONGESTION BOTTLENECK / "HOT SPOTS"							
T0031 Roswell Road Bridge Widening I-285	City Wide	2010	2014	\$3,578,762.00	0%	Capital Improvement 80%/ GDOT 20%	Transportation
Spaulding @ Mt. Vernon Intersection Design	City Wide	2011	2012	\$150,000.00	0%	Capital Improvement 100%	Public Works
T-0037 Reconstruction Northridge Road at SR 400 Interchange	City Wide	2012	2014	\$5,000,000.00	0%	GDOT 100%	Transportation
T-0038 Abernathy Ramp Extension on GA400	City Wide	2011	2014	\$2,000,000.00	0%	GDOT 100%	Public Works
T-0039 Glenridge Widening	City Wide	2011	2014	\$350,000.00	0%	Capital Improvement 100%	Public Works
Reconstruct Riverside Drive at I-285	City Wide	2011	2012 or 2014	\$2,000,000.00	0%	GDOT 100%	Transportation
PARK ONCE AND CIRCULATE IN DOWNTOWN SANDY SPRINGS							
Align Carpenter Drive and Cliftwood Drive and modify traffic signal design	City Wide	2011	2012	\$200,000.00	0%	Capital Improvement 100%	Transportation

City of Sandy Springs
SCHEDULE OF IMPROVEMENTS - STWP ADDENDUM 2011

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
PARK ONCE AND CIRCULATE IN DOWNTOWN SANDY SPRINGS VIA TRANSIT AND PEDESTRIAN MODES							
Align Carpenter Drive and Cliftwood Drive and modify traffic signal design	City Wide	2012	2013	\$200,000.00	0%	Capital Improvement 100%	Transportation
T006 Sandy Spring Circle @ Hammond Drive Ped E	City Wide	2010	2014	\$2,003,532.00	0%	Capital Improvement 100%	Public Works
T008 Roswell Road Streetscape	City Wide	2011	2012	\$1,393,867.00	0%	Capital Improvement 100%	Public Works
T0012 RRSS-Johnson Ferry-Abernathy	City Wide	2012	2014	\$1,337,600.00	0%	Capital Improvement 100%	Public Works
T0019 Roswell Road Ph I	City Wide	2012	2014	\$2,570,000.00	0%	Capital Improvement 100%	Public Works
T0014 Sandy Springs Circle Ped Enh Phase II CD	City Wide	2012	2014	\$2,400,369.00	0%	Capital Improvement 100%	Public Works
T0015 Sandy Springs Circle	City Wide	2012	2014	\$220,000.00	0%	Capital Improvement 100%	Public Works
Prepare design and implement plan for transit circulator in downtown Sandy Springs, express bus service to perimeter center	City Wide	2011	2013	\$200,000.00	0%	Capital Improvement 100%	Transportation
PROVIDE FOR FUTURE TRAVEL DEMAND							
T001 Improve Johnson Ferry Road from Chattahoochee River to Abernathy Road from Johnson Ferry Road to provide 4 through lanes and 8 foot sidewalk.	City Wide	2008	2012	\$20,000,000.00	0%	GDOT 100%	Transportation
T0025 Dunwoody Place Improvement -CD	City Wide	2008	2013	\$1,200,000.00	0%	Capital Improvement 100%	Public Works
T0026 Peachtree Dunwoody Road Improvement -CD	City Wide	2008	2014	\$1,500,000.00	0%	Capital Improvement 100%	Public Works
					0%		
PROMTE PEDESTRIAN AND BICYCLE TRAVEL MODES FOR ACCESS TO PARKS AND COMMUNITY FACILITES							
T0020 Windsor Parkway Sidewalks	City Wide	2008	2011	\$1,750,000.00	0%	Capital Improvement 100%	Public Works
SERVE MOBILITY NEEDS IN RESIDENTIAL AREAS WHILE PRESEVING NEIGHBORHOODS							
Coordinate bus stop locations and facilities with MARTA to maximize service and usability of transit	City Wide	2010	2014	Unknown	0%	MARTA 100%	Transportation



August 31, 2011

Mayor Eva Galambos
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

RE: Capital Improvement Element Update

Dear Mayor Galambos:

We have completed the regional review of the City of Sandy Springs's Capital Improvement Element update (CIE) and are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the submittal meets the Minimum Standards and Procedures for Local Planning.

As stated in the attached letter, the city can officially adopt the update on or after October 18th to extend their Qualified Local Government status. Once the CIE has been adopted, please send us a copy of the adoption resolution and any revisions so that we may forward this to DCA. Upon receiving notification that the approved CIE update has been adopted, DCA will extend the city's Qualified Local Government status.

I commend you and the City of Sandy Springs for your commitment to the comprehensive planning process. Please contact Jared Lombard at 404-463-3302 if you have any questions or if we can provide further assistance.

Sincerely,

I. Emeson Bryan
Interim Executive Director

EB:jt

Enclosure

c: Patrice Ruffin, City of Sandy Springs Community Development

RECEIVED

SEP 22 2011

City of Sandy Springs
Community Development

Nathan Deal
Governor

 Georgia
Department of
Community Affairs

Mike Beatty
Commissioner

RECEIVED

August 23, 2011

SEP 22 2011

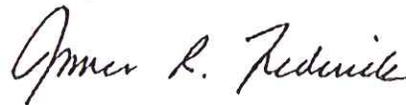
City of Sandy Springs
Community Development

Mr. Emerson Bryan
Interim Executive Director
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

Dear Mr. Bryan:

Our staff has reviewed the Annual Update of the Capital Improvement Element (CIE Update) for the City of Sandy Springs and finds that it adequately addresses applicable requirements. The next step is for the local government to adopt the CIE Update. Based upon the date that your staff certified the submittal as complete, the earliest acceptable adoption date is October 18, 2011. 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 City that its Qualified Local Government status has been extended.

Sincerely,



James R. Frederick, Director
Office of Planning and Environmental Management

JF/nah

cc: Dan Reuter, Atlanta Regional Commission Land Use Division Director
Jared Lombard, Atlanta Regional Commission Planner
Jonathon Tuley, Atlanta Regional Commission Principal Planner



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Reading: August 16, 2011

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION TRANSMITTAL FOR CAPITAL IMPROVEMENTS ELEMENT (CIE)

WHEREAS, the City of Sandy Springs has prepared an annual update to a Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fees Compliance Requirement and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public Hearing was held on August 16, 2011 at City Hall.

BE IT THEREFORE RESOLVED, that the Mayor and City Council of the City of Sandy Springs does hereby submit the annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2011-2015 to the Atlanta Regional Commission Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

1.

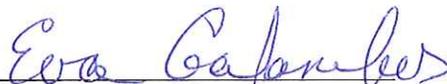
The Mayor and City Council of the City of Sandy Springs do hereby approve the Resolution Transmittal for the Capital Improvements Element (CIE).

2.

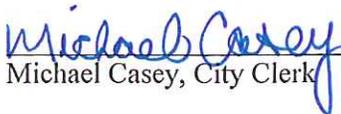
This Resolution is effective August 16, 2011; and

RESOLVED this the 16th day of August, 2011.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)

