



Capital Improvements Element

2025 Annual Update:

Financial Report & Community Work Program

McDonough, Georgia

11.6.25 Adoption

ROSS+associates

urban planning & plan implementation

in association with HatleyPlans LLC

This CIE Annual Update covers the fiscal year 2024 and is based on the *Capital Improvements Element* adopted by the City in 2003 and subsequently amended March 18, 2019 and December 16, 2024.

The City's fiscal year runs from July 1 through June 30.

This 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 DCA's 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))

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(c))

The required financial information for each public facility category appears in the main financial table (page 2); all of the public facility categories have a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables beginning on page 3.

requirements in a previous version of the *Standards and Procedures for Local Comprehensive*

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's 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."¹

According to DCA's requirements,² 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.

All of this information appears in the Community Work Program portion of this document beginning on page 7.

Planning. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

² Chapter 110-12-1-.03(3).

¹ 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

City of McDonough

Annual Impact Fee Financial Report - Fiscal Year 2024

FY 24 Information	Public Facility Category			***Administration	TOTAL
	Fire Protection	**Law Enforcement	Parks & Recreation		
<i>Service Area:</i>	<i>Citywide</i>	<i>Citywide</i>	<i>Citywide</i>		
*Impact Fee Fund Balance June 30, 2023	\$404,177.41	\$331,760.00	\$2,336,422.97	\$70,583.87	\$3,142,944.25
Impact Fees Collected (July 1, 2023 through June 30, 2024)	\$68,571.35	\$72,943.47	\$419,354.15	\$16,826.07	\$577,695.04
Subtotal: Fee Accounts	\$472,748.76	\$404,703.47	\$2,755,777.12	\$87,409.94	\$3,720,639.29
Accrued Interest	\$2,208.65	\$303.53	\$12,658.85	\$504.93	\$15,675.96
Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenditures	(\$67,225.72)	(\$626,378.93)	(\$452,331.63)	(\$33,503.00)	(\$1,179,439.28)
Impact Fee Fund Balance June 30, 2024	\$407,731.69	(\$221,371.93)	\$2,316,104.34	\$54,411.87	\$2,556,875.97
Impact Fees Encumbered	\$407,731.69	\$0.00	\$2,316,104.34		\$2,723,836.03

* The Fee Account Balances as of June 30, 2022 and June 30, 2023 were adjusted in accordance with the City's annual financial audits to reflect the modified rates and fee allocations in the amended Impact Fee Schedule (adopted August 3, 2021). The Financial Reports for Fiscal Years 2022 and 2023 have been revised, accordingly, and are included in this Annual Update on the following pages.

**The amended Impact Fee Schedule resulted in reduced impact fees allocated to Fire Protection and Law Enforcement and increased allocations to Parks and Recreation after August 3, 2021. The reallocations applied retrospectively resulted in a deficit balance in the Law Enforcement category during the fiscal year ended June 30, 2024. In addition, FY24 expenditures were made for land acquisition to accommodate future police functions; however, it has been determined the land is better suited as a future park. Accordingly, Park funds will reimburse the Law Enforcement account, and this transaction will be reflected in a future Annual Update report.

***The amended Impact Fee Schedule (August 3, 2021) included an Administrative Fee of 3%, as allowed under state law, and eliminated the CIE Cost Recovery Fee of .20%.

City of McDonough Annual Impact Fee Financial Report - Fiscal Year 2023 (Amended)

FY 23 Information	Public Facility Category			Administration	TOTAL
	Fire Protection	Law Enforcement	Parks & Recreation		
<i>Service Area:</i>	<i>Citywide</i>	<i>Citywide</i>	<i>Citywide</i>		
Impact Fee Fund Balance June 30, 2022	\$470,557.41	\$290,392.00	\$1,854,705.97	\$26,020.87	\$2,641,676.25
Impact Fees Collected (July 1, 2022 through June 30, 2023)	\$210,811.00	\$224,251.00	\$1,327,776.00	\$52,885.00	\$1,815,723.00
Subtotal: Fee Accounts	\$681,368.41	\$514,643.00	\$3,182,481.97	\$78,905.87	\$4,457,399.25
Accrued Interest	\$1,169.00	\$1,243.00	\$6,538.00	\$267.00	\$9,217.00
Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenditures	(\$278,360.00)	(\$184,126.00)	(\$852,597.00)	(\$8,589.00)	(\$1,323,672.00)
Impact Fee Fund Balance June 30, 2023	\$404,177.41	\$331,760.00	\$2,336,422.97	\$70,583.87	\$3,142,944.25
Impact Fees Encumbered	\$404,177.41	\$331,760.00	\$2,336,422.97		\$3,072,360.38

City of McDonough

Annual Impact Fee Financial Report - Fiscal Year 2022 (Amended)

FY 22 Information	Public Facility Category			Administration	TOTAL
	Fire Protection	Law Enforcement	Parks & Recreation		
<i>Service Area:</i>	<i>Citywide</i>	<i>Citywide</i>	<i>Citywide</i>		
Impact Fee Fund Balance June 30, 2021	\$307,878.46	\$223,868.40	\$677,591.06	(\$5,416.75)	\$1,203,921.17
Impact Fees Collected (July 1, 2021 through June 30, 2022)	\$198,078.50	\$210,332.50	\$1,076,220.00	\$44,542.00	\$1,529,173.00
Subtotal: Fee Accounts	\$505,956.96	\$434,200.90	\$1,753,811.06	\$39,125.25	\$2,733,094.17
Accrued Interest	\$120.45	\$128.10	\$272.82	\$15.62	\$536.99
*Transfer from General Fund	\$0.00	\$0.00	\$100,622.09	\$0.00	\$100,622.09
Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenditures	(\$35,520.00)	(\$143,937.00)	\$0.00	(\$13,120.00)	(\$192,577.00)
Impact Fee Fund Balance June 30, 2022	\$470,557.41	\$290,392.00	\$1,854,705.97	\$26,020.87	\$2,641,676.25
Impact Fees Encumbered	\$470,557.41	\$290,392.00	\$1,854,705.97		\$2,615,655.38

* Reimbursement for expenditures initially thought to have been impact fee eligible.

City of McDonough

Annual Impact Fee Financial Report - Fiscal Year 2021 (Amended)

FY 21 Information	Public Facility Category			Administration	TOTAL
	Fire Protection	Law Enforcement	Parks & Recreation		
<i>Service Area:</i>	<i>Citywide</i>	<i>Citywide</i>	<i>Citywide</i>		
Impact Fee Fund Balance June 30, 2020	\$189,242.07	\$0.00	\$544,459.73	(\$10,911.74)	\$722,790.06
Impact Fees Collected (July 1, 2020 through June 30, 2021)	\$218,859.53	\$232,769.71	\$140,281.50	\$18,936.26	\$610,847.00
Subtotal: Fee Accounts	\$408,101.60	\$232,769.71	\$684,741.23	\$8,024.52	\$1,333,637.06
Accrued Interest	\$77.75	\$82.69	\$49.83	\$6.73	\$217.00
Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenditures	(\$100,300.89)	(\$8,984.00)	(\$7,200.00)	(\$13,448.00)	(\$129,932.89)
* Impact Fee Fund Balance June 30, 2021	\$307,878.46	\$223,868.40	\$677,591.06	(\$5,416.75)	\$1,203,921.17
Impact Fees Encumbered	\$307,878.46	\$223,868.40	\$677,591.06		\$1,209,337.92

* Corrected. The original FY21 Financial Report contained a mathematical error that affected the June 30, 2021 Impact Fee Fund Balance.

Public Facility: Parks & Recreation
Responsible Party: Public Services Department
Service Area: Citywide

Project Description	Project Start Date	Project End Date	Estimated Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2024 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Park Acres	2025	2050	\$ 32,957,073.80	100.00%	32,957,073.80	\$ 452,331.63	\$ 1,751,109.51	
Baseball/Softball Fields	2035	2050	\$ 5,276,909.02	100.00%	5,276,909.02	\$ -	\$ -	
Batting Cages	2035	2050	\$ 26,499.79	100.00%	26,499.79	\$ -	\$ -	
Football Fields	2035	2050	\$ 1,115,061.54	100.00%	1,115,061.54	\$ -	\$ -	
Multi-Purpose Fields	2035	2050	\$ 487,209.71	100.00%	487,209.71	\$ -	\$ -	
Tennis Courts	2035	2050	\$ 2,193,685.87	100.00%	2,193,685.87	\$ -	\$ -	
Pickleball Courts	2025	2026	\$ 331,247.39	100.00%	331,247.39	\$ -	\$ 100,000.00	
Basketball Courts (Full Court)	2035	2050	\$ 325,174.53	100.00%	325,174.53	\$ -	\$ -	
Basketball Courts (Half Court)	2035	2050	\$ 40,646.82	100.00%	40,646.82	\$ -	\$ -	
Playgrounds	2026	2050	\$ 1,817,720.08	100.00%	1,817,720.08	\$ -	\$ 100,000.00	
Pavilions	2026	2050	\$ 570,021.56	100.00%	570,021.56	\$ -	\$ 100,000.00	
Restroom Buildings	2026	2050	\$ 215,310.81	100.00%	215,310.81	\$ -	\$ 100,000.00	
Concessions Stands	2035	2050	\$ 89,712.84	100.00%	89,712.84	\$ -	\$ -	
Restroom/Concessions/Storage	2035	2050	\$ 772,910.59	100.00%	772,910.59	\$ -	\$ -	
Storage Buildings	2035	2050	\$ 207,029.62	100.00%	207,029.62	\$ -	\$ -	
Band Shell/Amphitheaters	2035	2050	\$ 897,128.36	100.00%	897,128.36	\$ -	\$ -	
Splash Pad	2035	2050	\$ 370,306.98	100.00%	370,306.98	\$ -	\$ -	
Disc Golf Courses	2028	2050	\$ 124,217.77	100.00%	124,217.77	\$ -	\$ -	
Walking Trails	2026	2050	\$ 502,941.73	100.00%	502,941.73	\$ -	\$ 109,994.83	
Benches	2026	2050	\$ 36,437.21	100.00%	36,437.21	\$ -	\$ 5,000.00	
Dog Park	2035	2050	\$ 5,913,456.09	100.00%	5,913,456.09	\$ -	\$ -	
Parking Spaces	2025	2050	\$ 110,415.80	100.00%	110,415.80	\$ -	\$ 50,000.00	
			\$ 54,381,117.91		\$ 54,381,117.91	\$ 452,331.63	\$ 2,316,104.34	

Public Facility: Fire Stations and Equipment
Responsible Party: Fire Department
Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2024 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
New Storage Building	2024	2025	\$ 138,669.00	100.00%	\$ 138,669.00	\$ -	\$ -	Complete
New Station 53	2027	2028	\$ 5,499,000.00	100.00%	\$ 5,499,000.00	\$ -	\$ -	
New Station 54	2031	3032	\$ 5,499,000.00	100.00%	\$ 5,499,000.00	\$ -	\$ -	
New Station	2037	2038	\$ 2,175,925.00	100.00%	\$ 2,175,925.00	\$ -	\$ -	
New Station	2044	2045	\$ 2,175,630.00	100.00%	\$ 2,175,630.00	\$ -	\$ -	
Rescue Pumpers	2026	2050	\$ 4,500,000.00	100.00%	\$ 4,500,000.00	\$ -	\$ 367,731.69	
Aerial Platform	2045	2045	\$ 1,555,640.00	100.00%	\$ 1,555,640.00	\$ -	\$ -	
Brush/Utility Trucks	2038	2050	\$ 500,000.00	100.00%	\$ 500,000.00	\$ -	\$ -	
Command SUVs	2025	2050	\$ 150,000.00	100.00%	\$ 150,000.00	\$ 67,225.72	\$ -	
Administrative SUV Vehicles	2026	2050	\$ 360,000.00	100.00%	\$ 360,000.00	\$ -	\$ 40,000.00	
			\$ 22,553,864.00		\$ 22,553,864.00	\$ 67,225.72	\$ 407,731.69	

Public Facility: Police Buildings and Equipment
Responsible Party: Police Department
Service Area: Citywide

Project Description	Project Start Date	Project End Date	Estimated Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2024 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2045	2025	\$ 184,892.00	100.00%	\$ 184,892.00	\$ -	\$ -	Complete
Simpson Street Precinct	2024	2025	\$ 582,910.00	100.00%	\$ 582,910.00	\$ -	\$ -	Complete
Emergency Power Systems	2026	2050	\$ 101,313.00	100.00%	\$ 101,313.00	\$ -	\$ -	
Law Enforcement Complex	2026	2027	\$ 2,000,000.00	100.00%	\$ 2,000,000.00	\$ 626,378.93	\$ -	
Vehicles	2028	2050	\$ 3,883,947.00	100.00%	\$ 3,883,947.00	\$ -	\$ -	
			\$ 6,753,062.00		\$ 6,753,062.00	\$ 626,378.93	\$ -	

COMMUNITY WORK PROGRAM
Impact Fee Eligible Projects, Based on 12.16.24 CIE

Category	Action/Item	2025/26	2027	2028	2029	2030	Responsible Party	Cost Estimate*	Funding Source**
Fire Protection	Purchase 1 Rescue Pumper	✓					Fire Department	\$500,000	100% Impact Fees
Fire Protection	Purchase 3 Admin. Vehicles – SUVs	✓		✓		✓	Fire Department	\$120,000	100% Impact Fees
Fire Protection	Construct New Station 53		✓	✓			Fire Department	\$5,499,000	100% Impact Fees
Law Enforcement	Purchase 2 Police Admin. Vehicles			✓			Police Department	\$85,250	100% Impact Fees
Law Enforcement	Install 1 Emergency Power System	✓					Police Department	\$101,313	100% Impact Fees
Law Enforcement	Construct Law Enforcement Complex		✓				Police Department	\$6,500,000	100% Impact Fees
Parks & Recreation	Construct 6 Pickleball Courts	✓					Public Works Department	\$331,247	100% Impact Fees
Parks & Recreation	Construct 2 Playgrounds	✓	✓				Public Works Department	\$363,544	100% Impact Fees
Parks & Recreation	Construct 2 Restroom Buildings	✓	✓				Public Works Department	\$143,541	100% Impact Fees

Category	Action/Item	2025/26	2027	2028	2029	2030	Responsible Party	Cost Estimate*	Funding Source**
Parks & Recreation	Construct Walking Trails	✓	✓				Public Works Department	\$502,942	100% Impact Fees
Parks & Recreation	Install Pavilion	✓					Public Works Department	\$81,432	100% Impact Fees
Parks & Recreation	Construct Disc Golf Course			✓			Public Works Department	\$62,109	100% Impact Fees
Parks & Recreation	Install 15 Benches	✓	✓				Public Works Department	\$24,844	100% Impact Fees
Parks & Recreation	Add 235 Parking Spaces	✓	✓				Public Works Department	\$616,258	100% Impact Fees

*Costs subject to change.

**Although projects are 100% eligible for impact fee funding, alternate or supplemental funding may be utilized temporarily when impact fee funds on hand are less than a project will cost. In such cases, project costs would be reimbursable from impact fee collections as such fees are collected.