

The seal of the City of Newnan, Georgia, is a circular emblem. It features a central illustration of a large, leafy tree in front of a classical building with columns. The text "THE CITY OF NEWNAN, GEORGIA" is written in a circular path around the top, and "18 City of Homes 28" is written around the bottom. The seal is rendered in a light gray, semi-transparent style.

# **Comprehensive Plan 2016-2036**

Capital Improvements Element  
with Short-Term Work Program  
**2017 Update**

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## I. Introduction

The Georgia Development Impact Fee Act (GDIFA) requires all jurisdictions that levy impact fees to include a Capital Improvements Element (CIE) within the Community Agenda portion of their comprehensive plan. Furthermore, GDIFA requires those jurisdictions that prepare a CIE for their comprehensive plan to update it annually. An annual CIE update includes three components:

1. An annual update to the Short-Term Work Program (STWP) that covers a five-year period, which includes the current year plus the next four years.
2. An annual report on impact fee finances.
3. An updated list of all CIE projects that receive funding from impact fees, which covers the same five-year period as the STWP.

## II. Short-Term Work Program (STWP) Updates and Long-Term and Ongoing Activities

Whether or not a jurisdiction is required to have a CIE in their comprehensive plan they must have a STWP, as required by the Georgia Planning Act. This is necessary to maintain Qualified Local Government (QLG) status. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period (2017-2021). The City of Newnan has chosen to also provide a long-term and ongoing activities table for reference.

IMPROVEMENTS   STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Develop an East Side Park	2016	2019	\$1,000,000	\$1,000,000	Impact Fees	Beautification
Acquire a trolley	2015	2019	\$100,000	\$0	SPLOST 13	Business Development
Implement gateway signage master plan and install signage in phases	2014	2019	\$250,000	\$0	SPLOST 13	Business Development, Beautification
Construct and implement municipal complex redevelopment plan	2014	2017	\$2,300,000	\$0	City	Business Development, NCAC
Build Fire Station #4	2014	2018	\$3,073,797	\$1,500,000	SPLOST 13, Impact Fees	City Manager
Improvements to City Hall	2014	2017	\$91,500	\$0	SPLOST 07	City Manager
Improvements to Public Safety Complex	2017	2017	\$4,271.27	\$4,271.27	Impact Fees	City Manager
Construct McIntosh Parkway	2014	2018	\$7,173,000	\$2,000,000	Impact Fees, SPLOST 07, SPLOST 13, GTIB Grant	Engineering
Jackson/Jefferson/Clark/Bullsboro segment traffic study	2015	2017	\$55,000	\$0	LCI, City, Match Amount is \$11,000	Engineering
Jackson Street (North) from Elm Street to Clark Street	2018	2018	\$355,350	\$0	TBD, City, Match Amount is \$71,070	Engineering
E. Washington Street from Farmer Street to Perry Street	2019	2020	\$1,234,170	\$0	LCI, City, Match Amount is \$246,834	City
Andrew Street Extension from Augusta Drive to E. Broad Street	2018	2020	\$4,549,000	\$2,500,000	Impact Fees, City	City
E. Broad/Farmer Signal	2016	2018	\$130,000	\$0	City	City

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Intelligent traffic operations center	2016	2018	\$800,000	\$0	SPLOST 13	Engineering
Obtain fire engine for fire station #4	2016	2018	\$500,000	\$0	SPLOST 13	Fire
Obtain light duty response truck	2016	2018	\$200,000	\$0	SPLOST 13	Fire
Obtain light duty response truck	2018	2020	\$200,000	\$200,000	Impact Fees	Fire
Acquire a heavy duty vehicle for fire department	2018	2018	\$550,000	\$550,000	Impact Fees	Fire
Acquire a heavy duty vehicle for fire department	2019	2019	\$600,000	\$600,000	Impact Fees	Fire
Acquire a heavy duty vehicle for fire department	2020	2020	\$650,000	\$650,000	Impact Fees	Fire
Work with the Historical Society to develop an educational program extolling the benefits of historic preservation and historic tourism	2014	2017	Staff Time, Other materials	\$0	City, Historical Society, Hotel/Motel Tax, Grants (Shares Unknown)	Historical Society, Convention & Visitors Bureau, PIO, Business Development
Obtain National Register District designation for Chalk Level Neighborhood	2013	2018	\$2,000	\$0	NURA	NURA, Planning & Zoning
Develop Phase II of the Newnan bicycle and pedestrian plan consistent with Phase I and the County plan	2013	2018	Staff Time	\$0	City	Planning & Zoning, Engineering, Coweta County
Continue Neighborhood Stabilization Program (NSP III)	2011	2017	\$1,275, 483	\$0	Neighborhood Stabilization Program Grant	Planning & Zoning, Housing Authority
Continue Neighborhood Stabilization Program (NSP I)	2013	2017	\$100,000	\$0	NSP Revenue, NSP Grant	Planning & Zoning, Housing Authority, Habitat for Humanity
Sidewalks along Greison Trail	2014	2018	\$400,000	\$0	SPLOST 13	Public Works
Sidewalks along Sprayberry Road	2014	2018	\$278,000	\$0	SPLOST 13	Public Works

Source: City of Newnan

Note: Building, Planning & Zoning, Public Works, Beautification, Information Technology, Police, Fire, Engineering, Business Development refer to those respective departments of the City of Newnan. County refers to Coweta County. Acronyms used refer to: RC- Three Rivers Regional Commission, ARC- Atlanta Regional Commission, GRTA- Georgia Regional Transportation Authority, PIO- Public Information Officer, NURA- Newnan Urban Redevelopment Agency, UWG – University of West Georgia, NCAC – Newnan Cultural Arts Commission, NH – Newnan Hospital. Other groups referenced, like the Historical Society, represent those organizations servicing either Newnan or Coweta County as a whole.

## IMPROVEMENTS | STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES\*

Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Develop LINC trail system	2017	2027	\$27,847,026.90	\$2,800,000	Impact Fees, City, County	City Manager
Improvements to Lower Fayetteville Road	2017	2027	\$60,000,000	\$2,500,000	Impact Fees, City, FHWA	Engineering

Source: City of Newnan

Note: Beautification, Fire, Engineering refer to those respective departments of the City of Newnan.

\*Long-Term means any activity that is to begin in or more than five years (2022) from the current year (2017). All activities that have an indefinite or continuous end date, but a known start date prior to 2022, are included here to have the STWP represent only activities with known start end dates. Also, it is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities.

## III. Impact Fee Financial Report Updates

The purpose of annually reporting on the financial state of impact fees is to provide an overview of impact fees collected and spent by category of public facility and service area. As seen below, there is a report for 2016, which is the last completed year.

ANNUAL FINANCIAL REPORT FOR 2016					
Public Facility Type	Parks and Recreation	Fire Services	Police Protection	Roads, Streets, and Bridges	Total
Service Area	City of Newnan	City of Newnan	City of Newnan	City of Newnan	
Beginning Impact Fee Fund Balance	\$1,520,470.15	\$255,560.36	\$4,271.27	\$827,675.70	\$2,607,977.48
Impact Fees Collected	\$247,072.79	\$103,752.89	\$0	\$63,798.05	\$414,623.73
Accrued Interest	\$3,322.19	\$847.85	\$8.33	\$627.87	\$4,806.24
Project Expenditures	\$6,570	\$31,187.50	\$450	\$888,349.41	\$926,556.91
Impact Fee Refunds	\$0	\$0	\$0	\$0	\$0
Ending Impact Fee Fund Balance	\$1,764,295.13	\$328,973.60	\$3,829.60	\$3,752.21	\$2,100,850.54
Impact Fees Encumbered	\$0	\$0	\$0	\$0	\$0

Source: City of Newnan Finance Department – Fund 375 Impact Fees

### Administrative Fees

Three percent of each impact fee is added to the final amount as an administrative fee. This portion of the impact fee pays for banking fees to maintain the impact fee account and helps fund the salaries of the administrator who collects the impact fees and other staff members of the Planning and Zoning Department who update the CIE, prepare financial reports, and other related activities. For 2016, the only costs associated with implementation were banking fees and the salaries of those various employees. The amount collected in administrative fees was \$10,875.49.

## IV. Capital Improvements Element (CIE) Project Updates

A capital improvement is an improvement that increases the service capacity of a public facility and has a useful life of ten or more years due to new construction or some other action. The CIE projects tables below show all planned capital improvements with expected completion dates within the current five-year period.

### Capital Improvements Projects: Parks and Recreation

Newnan		Capital Improvements Projects - 2017					
Public Facility:		Parks and Recreation					
Service Area:		City Limits					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Develop an East Side Park	2016	2019	\$1,000,000	\$1,000,000	Impact Fees	Beautification	Planning

Source: City of Newnan Planning and Zoning Department

### Capital Improvements Projects: Fire Services

Newnan		Capital Improvements Projects - 2017					
Public Facility:		Fire Services					
Service Area:		City Limits					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Obtain fire engine for Fire Station #4	2016	2018	\$500,000	\$0	SPLOST 13	Fire	Planning
Obtain light duty response truck	2016	2018	\$200,000	\$0	SPLOST 13	Fire	Planning
Obtain light duty response truck	2018	2020	\$200,000	\$200,000	Impact Fees	Fire	Planning
Acquire a heavy duty vehicle for fire department	2018	2018	\$550,000	\$550,000	Impact Fees	Fire	Planning
Acquire a heavy duty vehicle for fire department	2019	2019	\$600,000	\$600,000	Impact Fees	Fire	Planning
Acquire a heavy duty vehicle for fire department	2020	2020	\$650,000	\$650,000	Impact Fees	Fire	Planning
Build Fire Station #4	2014	2018	\$3,073,797	\$1,500,000	SPLOST 13, Impact Fees	City Manager	Planning

Source: City of Newnan Planning and Zoning Department



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## Capital Improvements Projects: Police Protection

Newnan		Capital Improvements Projects - 2017					
<b>Public Facility:</b>		<b>Police Protection</b>					
<b>Service Area:</b>		<b>City Limits</b>					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Improvements to Public Safety Complex	2017	2017	\$4,271.27	\$4,271.27	Impact Fees	City Manager	Planning

Source: City of Newnan Planning and Zoning Department

## Capital Improvements Projects: Roads, Streets, and Bridges

Newnan		Capital Improvements Projects - 2017					
<b>Public Facility:</b>		<b>Roads, Streets, and Bridges</b>					
<b>Service Area:</b>		<b>City Limits</b>					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Construct McIntosh Parkway	2014	2018	\$7,173,000	\$2,000,000	Impact Fees, SPLOST 07, SPLOST 13, GTIB Grant	Engineering	Under Construction
Andrew Street Extension from Augusta Drive to E. Broad Street	2018	2020	\$4,549,000	\$2,500,000	Impact Fees, City	Engineering	Early Concept Phase

Source: City of Newnan Planning and Zoning Department

\* McIntosh Parkway was referred to as East Washington Extension and Greison Trail/Bypass Connector, respectively, in earlier CIEs.

## V. Wastewater Collection and Treatment Updates

As with the Comprehensive Plan, wastewater collection and treatment is being reported separately from the other public facilities. This is due to the fact that Newnan Utilities, the City’s appointed authority for administering public utilities, provides service for this specific category. The other public facilities included in this update are direct operations of the City. Newnan Utilities provides all the information for wastewater collection and treatment concerning the Comprehensive Plan and CIE updates. They also levy and collect the impact fees for wastewater collection and treatment.

Similar to previous public facilities, those items for wastewater collection and treatment that have completion dates beyond 2021 are not shown in the CIE and STWP.

ANNUAL FINANCIAL REPORT FOR 2016	
Public Facility Type	Wastewater Collection and Treatment
Service Area	City of Newnan
Beginning Impact Fee Fund Balance	\$7,509,939.92
Impact Fees Collected	\$1,285,139
Accrued Interest	\$51.08
Project Expenditures	\$3,706,205
Administrative Costs	\$38,554.17
Impact Fee Refunds	\$0
Ending Impact Fee Fund Balance	\$5,050,370.83
Impact Fees Encumbered	\$0

Source: Newnan Utilities

IMPROVEMENTS   STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Influent & Diversion Pump Stations	2015	2017	\$3,600,000	\$3,600,000	Impact Fees (100%)	Newnan Utilities
Mineral Springs Upgrade	2016	2020	\$15,000,000	\$15,000,000	Impact Fees (100%)	Newnan Utilities
Collection System Improvements	2016	2020	\$2,000,000	\$2,000,000	Impact Fees (100%)	Newnan Utilities

IMPROVEMENTS-STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Phase III – Expansion of Mineral Springs WPCP	Indefinite	Indefinite	\$13,000,000	\$13,000,000	Impact Fees (100%), Other Sources	Newnan Utilities
Phase IV – Expansion Wahoo Creek	Indefinite	Indefinite	\$15,000,000	\$15,000,000	Impact Fees (100%), Other Sources	Newnan Utilities
Land Treatment	Indefinite	Indefinite	\$10,000,000	\$10,000,000	Impact Fees (100%), Other Sources	Newnan Utilities
Collection System Construction	Indefinite	Indefinite	\$5,000,000	\$5,000,000	Impact Fees (100%), Other Sources	Newnan Utilities

Source: Newnan Utilities and Wiedeman and Singleton, Inc.

\*Long-Term means any activity that is to end more than five years (2022) from the current year (2017). It is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities. In addition, the figures are not exact totals for the projects they represent. They are estimates as used in the "Calculation of Impact Fee in 2005" table.

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## Wastewater Collection and Treatment CIE

Newnan	Capital Improvements Projects -- 2017				
Public Facility:	Wastewater Collection and Treatment				
Service Area:	City Limits				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project*	Funding Sources	Status
Influent & Diversion Pump Stations	2015	2017	\$3,600,000	Impact Fees (100%)	Construction
Mineral Springs Upgrade	2016	2020	\$15,000,000	Impact Fees (100%)	Construction
Collection System Improvements	2016	2020	\$2,000,000	Impact Fees (100%)	Planning