
Impact Fee Methodology Report

**Pike County Impact Fee Program
Including the following public facility categories:**

**Library
Fire Protection/EMA
Sheriff's Department
Detention Facilities
Emergency Communications
Parks and Recreation
Road Improvements**

FINAL REPORT – April 20, 2006

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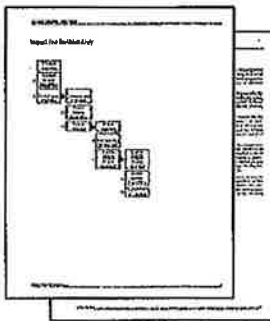
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Organization of the Report

The *Impact Fee Methodology Report* is organized in such a way that the calculation of impact fees (discussed in detail in the next section) proceeds through the document in the same order that the calculations are undertaken. The illustration below describes the sections that make up the report.



Introduction – this section introduces and summarizes the calculation of impact fees, as well as the requirements for adoption and maintenance of the impact fee program. It includes an **Overview of the Impact Fee Program**, and concludes with the schedule of **Maximum Impact Fees**.



Methodology – this section outlines the calculations and data required for impact fee calculation, including information on level of service and service area considerations.

| Forecast | Year | Population | Dwelling Units | Employment |
|--------------|------|------------|----------------|------------|
| County | 2006 | 1,234,567 | 123,456 | 12,345 |
| | 2011 | 1,345,678 | 134,567 | 13,456 |
| Service Area | 2006 | 123,456 | 12,345 | 1,234 |
| | 2011 | 134,567 | 13,456 | 1,345 |

Forecasts – this section presents the population, dwelling unit, and employment forecasts for the county and the specific service areas. A forecast of the tax digest value is also presented.



Public Facility Category Chapters – these sections walk through the calculation of level of service, existing deficiency, future demand, and assignment of project costs. The public facility categories covered are **libraries, fire protection, Sheriff's Department, detention facilities, emergency communications, parks and recreation, and road improvements**. Each section ends with the calculation of an impact cost, the relevant credit against future taxes, and the resulting net impact fee that could be adopted.



Other Fees and Charges – this section presents information about other possible fees, fees for program administration, and a surcharge for the recoupment of the cost to prepare the CIE.



Appendix – the appendix presents a **glossary** of terms used in the report.

Executive Summary

Impact fees present a potential funding source in the on-going search for public facilities funding. Decisions have been reached regarding the level of service to be provided in the county—decisions based on current plans or based on desired level of service standards—in order for facility planning to take place. Based on that planning, calculations have been carried out in order to identify what portion of future capital facilities could be funded through impact fee collections.

In this report capital costs have been examined for seven public facility categories: libraries, fire protection, Sheriff's Department, detention facilities, emergency communications, parks & recreation facilities, and roads. Based on plans of the County the portion of future capital costs that could be met through impact fees has been calculated. In short, impact fees could be used to fund 50% of the capital costs in these public facility categories, and at the desired level of service standards, over the next twenty years. Of the \$39 million in capital costs to be met, \$19 million could come through impact fee collection.

Impact fees can play an important role in any funding strategy. If general funds alone were used to meet the \$39 million in capital costs, Pike County would need to charge an average of almost 4 additional mills in property tax—for each of the next twenty years—in order to fund the capital projects examined in this report. Impact fees do not remain fixed in place; as a component of a funding strategy they are just one part of the potential scenario, and can be refined as necessary over time. The future addition of a SPLOST program can affect the funding strategy, as can the issuance of general obligation bonds or other loan instruments.

In the end, impact fees represent a potential funding source that must be balanced against other needs of the County. In this report the maximum allowable impact fee has been calculated; this is the most that could be charged. If impact fees are adopted, the impact fee amount ultimately charged would represent a shifting of the burden to fund these capital projects from the tax base as a whole, to the new developments actually demanding the services being added through these projects.

Introduction

Based upon the latest population and employment forecasts, by the year 2025 Pike County will be called upon to spend about \$39 million in capital improvements for public safety (fire protection, Sheriff's Department, detention facilities and emergency communications), library, parks, and roads, including about \$19 million in County dollars in order to serve new growth alone. The costs to provide these capital improvement projects—including the money already spent on projects that serve future growth—can be charged to the new development that creates the need for the additional facilities.

This Methodology Report presents the methodologies used to determine new development's fair share of the investment in public safety, libraries, parks, and roads. This report establishes clear public policies regarding infrastructure development and ensures sound fiscal planning for capital improvements. The report identifies the need for new facilities and includes a compilation of the capital facilities on which impact fee revenue can be spent. One document required for the collection of impact fees is a Capital Improvements Element (CIE), and is adopted as a chapter, or "element", in the County's Comprehensive Plan. As defined by DIFA, the CIE must include certain calculations and information, and those are also included in this report. The calculations and information, repeated (as applicable) for each category of public facility for which an impact fee will be charged, are:

- a **projection of needs** for the planning period of the adopted Comprehensive Plan;
- the **designation of service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- the designation of levels of service (LOS) - the service level that will be provided;
- a **schedule of improvements** listing impact fee related projects and costs for the planning period of the adopted Comprehensive Plan;
- a **description of funding sources** for the planning period of the adopted Comprehensive Plan;
- The calculation of the gross impact of new development, credits, and **net impact cost**; and
- A **schedule of maximum impact fees** that could be adopted, by land use category.

Impact Fees Authorized

Under State law, the County can collect money from new development based on that development's proportionate share—the "fair share"—of the cost to provide the facilities it needs. This includes the categories of libraries, public safety, parks and roads. Revenue for service facilities can be produced from new development in two ways: through future taxes paid by the homes and businesses that growth creates, and through an impact fee assessed as new development occurs.

Impact fees are authorized in Georgia under Code Section 37-71, the Georgia Development Impact Fee Act (DIFA), and are administered by the Georgia Department of Community Affairs

under Chapter 110-12-2, Development Impact Fee Compliance Requirements. Impact fees are a form of revenue authorized by the State, and strictly defined and regulated through State law. The provisions of the DIFA are extensive, in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

Investment Recovery

The Georgia Development Impact Fee Act permits recovery by a local government of the cost of providing an improvement that serves new growth and development, even though that cost was incurred prior to the adoption of an impact fee ordinance. As with all impact fees, the cost of the portion of the facility meeting current needs must be borne by the locality (i.e., existing taxpayers), with future development being assessed only for the excess capacity that has been made available to serve that future growth in accordance

with level of service standards that apply to both existing and future development.

Because the amount of dollars eligible to be recovered through an impact fee is based on the capacity available to support future growth and development within the whole system, a value for the existing system must be determined if excess capacity exists. If there is excess capacity available in the system, an analysis was done to calculate recoupment costs.

Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Pike County is studying the enactment of impact fees for parks, libraries, public safety, and road facilities. The chapters in this Methodology Report provide population and employment forecasts and detailed information regarding the inventory of current facilities, the

Table Summary-1

Overview of Impact Fee Program - Facilities Pike County

| | Libraries | Public Safety | | | | Parks and Recreation | Roads |
|----------------------------|---|---|--|--|--|--|---|
| Eligible Facilities | Library facilities including collection materials | Fire Protection: Fire stations and heavy vehicles | Sheriff's Office: Administrative facility space | Jail: facility space | 911 Communications: facility space | Acres & Developed components (ballfields, football fields, etc.) | Road projects providing new trip capacity |
| Service Area | County-wide | County-wide | County-wide | County-wide | County-wide | County-wide | County-wide |
| Level of Service Standards | Square footage and number of collection materials per dwelling unit | Square footage and number of heavy vehicles per functional population | Square footage of facilities per functional population | Square footage of facilities per functional population | Square footage of facility per functional population | Number of acres & developed components per dwelling unit | LOS "D" for entire road network |
| Existing Deficiency | No | Yes (square feet) | Yes (square feet) | | No | Yes (soccer fields) | No |
| Historic Funding Source(s) | General Fund, State Grants | General Fund | General Fund | General Fund | General Fund, Grants | General Fund | General Fund, GDOT |

level of service, and detailed calculations of the impact cost for the specific public facilities.

Eligible Facilities

The following table shows the facility categories that are eligible for impact fee funding under Georgia law and that are considered in this report. The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the standard adopted as the level of service to be delivered for each facility category. Whether or not an existing deficiency exists is also shown for each category.

Terms used in **Table Summary-1:**

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least ten years, such as land and buildings. Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or automobiles. None of

these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Monies collected in a service area for a particular type of facility may only be spent for that purpose, and only for projects that serve that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to assure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

Table Summary-2, below, presents a summary of the anticipated funding sources for capital improvement projects in each facility category. The shortfall is the net amount that could be collected from new growth in the form of impact fees.

Table Summary-2
Overview of Impact Fee Program - Funding
Pike County

| FUNDING | Libraries | Fire Protection | Sheriff's Office | Jail | 911 | Parks & Rec | Roads | SUMMARY |
|--------------------------|----------------|-----------------|------------------|----------------|--------------|----------------|----------------|-----------------|
| Total Capital Investment | \$ 1,401,166 | \$ 2,292,500 | \$ 1,950,400 | \$ 3,252,491 | \$ 124,384 | \$ 4,798,825 | \$ 25,356,825 | \$ 39,176,591 |
| Outside Funding Sources | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Capital Investment | \$ 1,401,166 | \$ 2,292,500 | \$ 1,950,400 | \$ 3,252,491 | \$ 124,384 | \$ 4,798,825 | \$ 25,356,825 | \$ 39,176,591 |
| Funding Responsibility: | | | | | | | | |
| State Aid | \$ 137,817 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 137,817 |
| Existing Tax Base | \$ 12,775 | \$ 367,500 | \$ 1,005,810 | \$ 1,710,505 | \$ - | \$ 546,341 | \$ 15,846,328 | \$ 19,489,259 |
| New Growth | \$ 1,250,575 | \$ 1,925,000 | \$ 944,590 | \$ 1,541,986 | \$ - | \$ 4,252,484 | \$ 9,510,497 | \$ 19,425,131 |
| New Growth Revenue: | | | | | | | | |
| Taxes | \$ 2,191 | \$ 63,232 | \$ 139,483 | \$ 179,411 | \$ - | \$ 132,703 | \$ 1,685,126 | \$ 2,202,146 |
| Shortfall | \$ (1,248,384) | \$ (1,881,768) | \$ (805,107) | \$ (1,362,574) | \$ (124,384) | \$ (4,119,781) | \$ (7,826,371) | \$ (17,347,369) |

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Review Requirement

A number of the factors that form the base-line assumptions in this report's impact cost calculations may change over time. The impact fee methodologies for the service areas should be reviewed annually, and should reflect changes in the growth and development of the county. Also, the fiscal elements of the impact fee system should be brought up to current dollars each year.

- The "planning horizon" of this methodology report is 2025; this matches the anticipated "horizon" of the County's updated *Comprehensive Plan*. When the *Comprehensive Plan* is again updated, the methodology report (and impact fee methodologies) should be reviewed and updated as needed to meet any new "horizon".
- The amount of future tax revenue generated by future growth is directly related to the County's population projection. This projection should be reviewed every year against other data, such as building permits and utility hook-ups, to confirm continuing validity or to modify the methodologies.
- Employment and population forecasts in this report are drawn from the figures to be used in the County's *Comprehensive Plan*; any changes to those figures should be reflected in the impact cost calculations.
- Costs should be maintained in present value terms. The land costs for libraries, public safety facilities and parks, as well as the square footage construction costs, should be updated annually. In addition, the cost of collection mate-

rials should also be updated to reflect current dollars.

- The library collection material "weed rate" should be reviewed annually, and updated as necessary.
- Projections in tax base growth should be updated each year to reflect actual growth, and to update the average new house values and value/employee then current in future years.
- Any changes in funding strategy for the facilities included in the impact fee program should be reflected in the impact fee calculation.
- New revenue sources, such as implementation of a new SPLOST program, should be reviewed for potential tax credits against impact fees.

Changes in the pace of development will affect the timing of service delivery but not, per se, the methodology used to calculate the impact costs. If more residential and business development is built than was projected, facilities will be needed sooner to meet the level of service standard. Tax revenues will increase faster than projected as growth accelerates and more impact fees will be collected. In this way, more funds are produced to provide the services demanded. If growth slows, the opposite occurs: reduced revenue and lowered demand for services.

Maximum Impact Fee Schedule

The public facility categories included in the Maximum Allowable Impact Fee Schedule are: Library, Parks and Recreation, Fire Protection, Detention Facilities, Sheriff's Department, Roads, and Emergency Communications (911). To read the table, first find the land use you want to investi-

gate. Land uses are listed on the left side of the table, and are grouped into categories. For example, industrial and warehouse uses are grouped together, as are all retail uses. Next, find the Total Impact Fee figure on the right of the row. This is the total Impact fee per unit of measure. Finally, find the unit of measure—it is the last column of the land use category. The information can be read as follows: *this land use has an Impact fee of \$X per unit of measure.*

Individual Fee Assessment

A landowner or developer may request an individual assessment when the average figures used in this methodology do not apply to the specific project being proposed. This individual assessment determination will be made preferentially on alternate data available regarding the number of dwelling units or employment characteristics of the specific project, as applicable. Under the appeal procedures of the Development Impact Fee Ordinance, special circumstances can be considered and approved in modifying the fee for a particular project demonstrably differing from the average values used in this methodology.

Interpretation

Listed in the following fee schedules are the most common land uses as identified in the *Trip Generation Manual*, Sixth Edition, 1997, Institute of Transportation Engineers (ITE). Persons per land use for residential uses are determined based on average numbers of persons per household; for non-residential land uses the average number of employees per unit of measure is based on data provided in the ITE *Trip*

Generation Manual. As it is impossible, and impractical, to list every possible land use type, following is the methodology that will be used to determine employment for land uses that are not on the actual fee table.

Developer Uncertainty with Respect to Land Use Type:

The nomenclature used in the fee schedules may be different from that used by developers. For example, a developer may be building a 35,000 square foot grocery store, but does not see a grocery store on the fee schedule. In this situation, the applicable fee would be found under "supermarket." Simply inquiring to the County should clarify any such uncertainty. However, reference to a source document, such as the *Standard Industrial Classification Manual* or the *North American Industrial Classification System* (both from the U.S. Government Printing Office), may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

For land uses not specified, an office use is set at the same rate as a general office building, retail is set at the same as specialty retail uses, and industrial uses are assumed to be the same as general light industry. For example, a retail land use that does not appear on the impact fee schedule, such as a stained-glass shop, would be assessed the same fee as 'specialty retail'.

Adoption of Impact Fee

As noted, the fee schedule shows the **maximum** impact fee that could be adopted under State law. The County may adopt the maximum fee for any given public facility category, or could adopt a lower fee, as part of the Impact Fee Ordinance. In order to fulfill DIFA's requirement that new growth pay its fair, propor-

tionate share, all fees in a particular public facility category could be reduced proportionally (that is, by the same percentage), but individual land use categories within the particular public facility category can not be individually reduced or deleted.

It must be remembered that any across-the-board reduction in the maximum allowable impact fee must be funded with other revenue—general fund or SPLOST, for instance. Such funding from general sales or property taxes will increase credit calculations for taxes generated by new development, further reducing the “net impact fee” calculated for the public facility category.

PIKE COUNTY MAXIMUM ALLOWABLE IMPACT FEE SCHEDULE

| Land Use Category | Library | Parks & Recreation | Fire Protection | Detention Facility | Sheriff's Department | Roads | 911 | Subtotal | Adminis- tration (3%) | CIE Prep (2.31%)* | TOTAL | Unit of Measure |
|--------------------------------------|----------|--------------------|-----------------|--------------------|----------------------|------------|----------|------------|-----------------------------|----------------------|------------|--------------------|
| Residential | | | | | | | | | | | | |
| Single-Family Detached Housing | \$302.25 | \$997.47 | \$374.76 | \$274.28 | \$162.06 | \$147.01 | \$25.04 | \$2,282.87 | \$68.49 | \$52.79 | \$2,404.15 | per dwelling |
| Apartment | \$302.25 | \$997.47 | \$374.76 | \$274.28 | \$162.06 | \$102.92 | \$25.04 | \$2,238.78 | \$67.16 | \$51.77 | \$2,357.72 | per dwelling |
| Residential Condominium/Townhouse | \$302.25 | \$997.47 | \$374.76 | \$274.28 | \$162.06 | \$90.97 | \$25.04 | \$2,226.83 | \$66.80 | \$51.50 | \$2,345.13 | per dwelling |
| Port and Terminal | | | | | | | | | | | | |
| Truck Terminal | | | \$1,716.33 | \$1,256.13 | \$742.21 | \$1,169.65 | \$114.67 | \$4,998.98 | \$149.97 | \$115.61 | \$5,264.56 | per acre |
| Industrial | | | | | | | | | | | | |
| General Light Industrial | | | \$338.08 | \$247.43 | \$146.20 | \$99.54 | \$22.59 | \$853.84 | \$25.62 | \$19.75 | \$899.20 | per 1000 sq. ft. |
| General Heavy Industrial | | | \$267.96 | \$196.11 | \$115.88 | \$21.42 | \$17.90 | \$619.27 | \$18.58 | \$14.32 | \$652.17 | per 1000 sq. ft. |
| Manufacturing | | | \$266.46 | \$195.02 | \$115.23 | \$54.56 | \$17.80 | \$649.07 | \$19.47 | \$15.01 | \$683.55 | per 1000 sq. ft. |
| Warehousing | | | \$186.78 | \$136.70 | \$80.77 | \$70.84 | \$12.48 | \$487.56 | \$14.63 | \$11.28 | \$513.46 | per 1000 sq. ft. |
| Mini-Warehouse | | | \$6.51 | \$4.76 | \$2.81 | \$35.70 | \$0.43 | \$50.22 | \$1.51 | \$1.16 | \$52.89 | per 1000 sq. ft. |
| High-Cube Warehouse | | | \$26.63 | \$19.49 | \$11.52 | \$1.71 | \$1.78 | \$61.14 | \$1.83 | \$1.41 | \$64.38 | per 1000 sq. ft. |
| Lodging | | | | | | | | | | | | |
| Hotel | | | \$91.12 | \$66.69 | \$39.40 | \$81.70 | \$6.09 | \$284.99 | \$8.55 | \$6.59 | \$300.13 | per room |
| All Suites Hotel | | | \$104.00 | \$76.12 | \$44.98 | \$57.15 | \$6.95 | \$289.20 | \$8.68 | \$6.69 | \$304.56 | per room |
| Business Hotel | | | \$14.65 | \$10.73 | \$6.34 | \$66.58 | \$0.98 | \$99.28 | \$2.98 | \$2.30 | \$104.55 | per room |
| Motel | | | \$104.17 | \$76.24 | \$45.05 | \$83.44 | \$6.96 | \$315.86 | \$9.48 | \$7.30 | \$332.64 | per room |
| Recreational | | | | | | | | | | | | |
| Campground/Recreational Vehicle Park | | | \$9.81 | \$7.18 | \$4.24 | \$98.143 | \$0.66 | \$1,003.33 | \$30.10 | \$23.20 | \$1,056.63 | per camp site |
| Golf Course | | | \$35.98 | \$26.33 | \$15.56 | \$66.50 | \$2.40 | \$146.77 | \$4.40 | \$3.39 | \$154.57 | per acre |
| Multipurpose Recreational Facility | | | \$73.24 | \$53.60 | \$31.67 | \$1,192.54 | \$4.89 | \$1,355.96 | \$40.68 | \$31.36 | \$1,427.99 | per acre |
| Movie Theater | | | \$219.39 | \$160.57 | \$94.87 | \$1,029.98 | \$14.66 | \$1,519.47 | \$45.58 | \$35.14 | \$1,600.20 | per 1000 sq. ft. |
| Arena | | | \$488.23 | \$357.32 | \$211.13 | \$439.78 | \$32.62 | \$1,529.09 | \$45.87 | \$35.36 | \$1,610.33 | per acre |
| Amusement Park | | | \$1,332.26 | \$975.04 | \$576.12 | \$999.64 | \$89.01 | \$3,972.07 | \$119.16 | \$91.86 | \$4,183.09 | per acre |
| Tennis Courts | | | \$35.73 | \$26.15 | \$15.45 | \$214.55 | \$2.39 | \$294.26 | \$8.83 | \$6.81 | \$309.89 | per acre |
| Racquet Club | | | \$39.40 | \$39.08 | \$23.09 | \$226.16 | \$3.57 | \$345.30 | \$10.36 | \$7.99 | \$363.64 | per 1000 sq. ft. |
| Bowling Alley | | | \$146.49 | \$107.21 | \$63.35 | \$439.78 | \$9.79 | \$766.61 | \$23.00 | \$17.73 | \$807.34 | per 1000 sq. ft. |
| Recreational Community Center | | | \$122.99 | \$90.02 | \$53.19 | \$301.90 | \$8.22 | \$576.31 | \$17.29 | \$13.33 | \$606.93 | per 1000 sq. ft. |
| Institutional | | | | | | | | | | | | |
| Private School (K-12) | | | \$1,184.81 | \$867.12 | \$512.36 | \$68.30 | \$79.16 | \$2,711.75 | \$81.35 | \$62.71 | \$2,855.81 | per 1000 sq. ft. |
| Church/Synagogue | | | \$75.44 | \$55.21 | \$32.62 | \$127.28 | \$5.04 | \$295.59 | \$8.87 | \$6.84 | \$311.29 | per 1000 sq. ft. |
| Day Care Center | | | \$372.25 | \$272.44 | \$160.98 | \$910.48 | \$24.87 | \$1,741.01 | \$52.23 | \$40.26 | \$1,833.50 | per 1000 sq. ft. |
| Cemetery | | | \$11.93 | \$8.73 | \$5.16 | \$66.08 | \$0.80 | \$92.69 | \$2.14 | \$1.62 | \$97.62 | per acre |
| Lodge/Fraternal Organization | | | \$146.49 | \$107.21 | \$63.35 | \$655.24 | \$9.79 | \$982.06 | \$29.46 | \$22.71 | \$1,034.24 | per employee |

38.3%

28.04%

16.57%

14.53%

2.56%

Fink

DKT.

SHAWK

ROADS

911

Introduction

| Land Use Category | Library | Parks & Recreation | Fire Protection | Detention Facility | Sheriff's Department | Roads | 911 | Subtotal | Adminis- tration (3%) | CIE Prep (2.31%)* | TOTAL | Unit of Measure |
|--|---------|--------------------|-----------------|--------------------|----------------------|------------|----------|------------|-----------------------------|----------------------|------------|--------------------|
| Medical | | | | | | | | | | | | |
| Hospital | | | \$475.44 | \$347.96 | \$205.60 | \$200.57 | \$31.76 | \$1,261.33 | \$37.84 | \$29.17 | \$1,328.34 | per 1000 sq. ft. |
| Nursing Home | | | \$94.87 | \$69.43 | \$41.03 | \$30.39 | \$6.34 | \$242.05 | \$7.26 | \$5.60 | \$254.91 | per bed |
| Clinic | | | \$146.49 | \$107.21 | \$63.35 | \$92.64 | \$9.79 | \$419.46 | \$12.58 | \$9.70 | \$441.75 | per employee |
| Office | | | | | | | | | | | | |
| General Office Building | | | \$485.78 | \$355.53 | \$210.07 | \$157.24 | \$32.45 | \$1,241.08 | \$37.23 | \$28.70 | \$1,307.01 | per 1000 sq. ft. |
| Corporate Headquarters Building | | | \$498.18 | \$364.60 | \$215.43 | \$110.25 | \$33.28 | \$1,221.75 | \$36.65 | \$28.25 | \$1,286.66 | per 1000 sq. ft. |
| Single-Tenant Office Building | | | \$468.19 | \$342.46 | \$202.46 | \$165.24 | \$31.28 | \$1,209.82 | \$36.29 | \$27.98 | \$1,274.09 | per 1000 sq. ft. |
| Medical-Dental Office Building | | | \$594.00 | \$434.73 | \$256.87 | \$431.86 | \$39.68 | \$1,757.14 | \$52.71 | \$40.64 | \$1,850.49 | per 1000 sq. ft. |
| Research and Development Center | | | \$428.88 | \$313.88 | \$185.47 | \$115.82 | \$28.65 | \$1,072.70 | \$32.18 | \$24.81 | \$1,129.69 | per 1000 sq. ft. |
| Retail | | | | | | | | | | | | |
| Building Materials and Lumber Store | | | \$215.36 | \$157.62 | \$93.13 | \$499.31 | \$14.39 | \$979.81 | \$29.39 | \$22.66 | \$1,031.86 | per 1000 sq. ft. |
| Free-Standing Discount Superstore | | | \$140.63 | \$102.92 | \$60.81 | \$546.73 | \$9.40 | \$860.48 | \$25.81 | \$19.90 | \$906.20 | per 1000 sq. ft. |
| Specialty Retail Center | | | \$266.44 | \$195.00 | \$115.22 | \$309.35 | \$17.80 | \$903.81 | \$27.11 | \$20.90 | \$951.82 | per 1000 sq. ft. |
| Free-Standing Discount Store | | | \$287.64 | \$210.51 | \$124.39 | \$536.24 | \$19.22 | \$1,177.99 | \$35.34 | \$27.24 | \$1,240.58 | per 1000 sq. ft. |
| Hardware/Paint Store | | | \$141.20 | \$103.34 | \$61.06 | \$318.48 | \$9.43 | \$633.51 | \$19.01 | \$14.65 | \$667.16 | per 1000 sq. ft. |
| Nursery (Garden Center) | | | \$238.82 | \$174.79 | \$103.28 | \$453.66 | \$15.96 | \$986.51 | \$29.60 | \$22.81 | \$1,038.92 | per 1000 sq. ft. |
| Nursery (Wholesale) | | | \$244.14 | \$178.68 | \$105.58 | \$490.38 | \$16.31 | \$1,035.09 | \$31.05 | \$23.94 | \$1,090.08 | per 1000 sq. ft. |
| Shopping Center | | | \$244.63 | \$179.04 | \$105.79 | \$210.74 | \$16.34 | \$880.14 | \$22.40 | \$17.50 | \$926.90 | per 1000 sq. ft. |
| Factory Outlet Center | | | \$244.63 | \$179.04 | \$105.79 | \$210.74 | \$16.34 | \$880.14 | \$22.40 | \$17.50 | \$926.90 | per 1000 sq. ft. |
| Quality Restaurant | | | \$1,092.78 | \$799.77 | \$472.56 | \$1,144.98 | \$73.01 | \$3,583.10 | \$107.49 | \$82.86 | \$3,773.46 | per 1000 sq. ft. |
| High-Turnover (Sit-Down) Restaurant | | | \$1,092.78 | \$799.77 | \$472.56 | \$1,144.98 | \$73.01 | \$3,583.10 | \$107.49 | \$82.86 | \$3,773.46 | per 1000 sq. ft. |
| Fast-Food Restaurant | | | \$1,596.69 | \$1,168.57 | \$690.48 | \$4,158.76 | \$106.67 | \$7,721.17 | \$231.63 | \$178.56 | \$8,131.36 | per 1000 sq. ft. |
| Quick Lubrication Vehicle Shop | | | \$307.62 | \$225.14 | \$133.03 | \$515.37 | \$20.55 | \$1,201.71 | \$36.05 | \$27.79 | \$1,265.55 | per service bay |
| Auto-Care Center | | | \$209.47 | \$153.31 | \$90.59 | \$31.75 | \$13.99 | \$499.11 | \$14.97 | \$11.54 | \$525.62 | per 1000 sq. ft. |
| New Car Sales | | | \$259.85 | \$190.18 | \$112.37 | \$459.88 | \$17.36 | \$1,039.63 | \$31.19 | \$24.04 | \$1,094.86 | per 1000 sq. ft. |
| Auto Parts Store | | | \$140.63 | \$102.92 | \$60.81 | \$797.67 | \$9.40 | \$1,111.42 | \$33.34 | \$25.70 | \$1,170.47 | per 1000 sq. ft. |
| Self-Service Car Wash | | | \$29.30 | \$21.44 | \$12.67 | \$670.61 | \$1.96 | \$735.97 | \$22.08 | \$17.02 | \$775.07 | per stall |
| Tire Store | | | \$187.50 | \$137.23 | \$81.08 | \$320.43 | \$12.53 | \$738.77 | \$22.16 | \$17.09 | \$778.02 | per 1000 sq. ft. |
| Wholesale Tire Store | | | \$187.50 | \$137.23 | \$81.08 | \$320.43 | \$12.53 | \$738.77 | \$22.16 | \$17.09 | \$778.02 | per 1000 sq. ft. |
| Supermarket | | | \$263.67 | \$192.97 | \$114.02 | \$4,582.41 | \$17.62 | \$5,170.70 | \$155.12 | \$119.58 | \$5,445.40 | per 1000 sq. ft. |
| Convenience Market (Open 24 Hours) | | | \$256.35 | \$187.61 | \$110.86 | \$3,937.94 | \$17.13 | \$4,509.89 | \$135.30 | \$104.30 | \$4,749.48 | per 1000 sq. ft. |
| Convenience Market (Open 15-16 Hours) | | | \$263.67 | \$192.97 | \$114.02 | \$5,250.59 | \$17.62 | \$5,838.88 | \$175.17 | \$135.03 | \$6,149.08 | per 1000 sq. ft. |
| Convenience Market with Gasoline Pumps | | | \$263.67 | \$192.97 | \$114.02 | \$5,250.59 | \$17.62 | \$5,838.88 | \$175.17 | \$135.03 | \$6,149.08 | per 1000 sq. ft. |
| Wholesale Market | | | \$120.08 | \$87.88 | \$51.93 | \$63.73 | \$8.02 | \$331.64 | \$9.95 | \$7.67 | \$349.26 | per 1000 sq. ft. |
| Discount Club | | | \$190.10 | \$139.13 | \$82.21 | \$395.81 | \$12.70 | \$819.95 | \$24.60 | \$18.96 | \$863.51 | per 1000 sq. ft. |
| Home Improvement Superstore | | | \$140.63 | \$102.92 | \$60.81 | \$408.07 | \$9.40 | \$721.82 | \$21.65 | \$16.69 | \$760.17 | per 1000 sq. ft. |
| Electronics Superstore | | | \$140.63 | \$102.92 | \$60.81 | \$566.33 | \$9.40 | \$880.08 | \$26.40 | \$20.35 | \$926.83 | per 1000 sq. ft. |
| Apparel Store | | | \$244.63 | \$179.04 | \$105.79 | \$505.07 | \$16.34 | \$1,050.86 | \$31.53 | \$24.30 | \$1,106.69 | per 1000 sq. ft. |
| Pharmacy/Drugstore | | | \$244.63 | \$179.04 | \$105.79 | \$670.58 | \$16.34 | \$1,216.38 | \$36.49 | \$28.13 | \$1,281.00 | per 1000 sq. ft. |
| Furniture Store | | | \$60.81 | \$44.50 | \$26.29 | \$63.62 | \$4.06 | \$199.29 | \$5.98 | \$4.61 | \$209.87 | per 1000 sq. ft. |
| Services | | | | | | | | | | | | |
| Drive-in Bank | | | \$533.72 | \$390.61 | \$230.80 | \$2,511.33 | \$35.66 | \$3,702.12 | \$111.06 | \$85.62 | \$3,898.80 | per 1000 sq. ft. |

*CIE prep category is a recoupment of the expenditure of preparing the Capital Improvements Element.

Impact Fees reflect credit given for forecasted SPLOST and general fund contributions.

Impact Fee Methodology

Introduction

In this section, the methodology of impact fee calculation, as carried out in this report, is outlined. The maximum impact fee allowable is calculated. Without an understanding of the philosophy behind the work, the calculations can be somewhat confusing. The bottom line is that a **rational nexus**—a clear and fair relationship between the fee charged and the services provided—must exist for each public facility category. It is perhaps wise to keep in mind the basic tenet of impact fees:

New development pays no more than its fair share of the costs to provide services to new development.

The calculations carried out in this report are intended to meet two inter-related goals: calculating the "fair share" of project costs applicable to new development, and meeting the requirements of the *Development Impact Fee Act*. The DIFA provides a series of protections for development. In addition to providing the methodological basis for impact fee calculations, it protects new development against the possibility of double-taxation, and against being required to provide for a different level of service than that adopted for existing development.

Data Requirements

In order to calculate impact fees certain data is required. All of this data can be seen in the applicable sections of this report. Required for calculations are the following:

- Current population, dwelling unit, and employment figures (appears in the "Forecasts" section).
- Forecasts of population, dwelling units, and employment (appears in the "Forecasts" section).
- Current tax digest value (appears in the "Forecasts" section).
- Forecasts of tax base growth (appears in the "Forecasts" section).
- Forecasts of SPLOST collections (where applicable).

- Current inventories of capital facilities in the categories of libraries, fire protection, Sheriff's Office, parks and recreation, and roads (appears in each public facility category section).
- Proposed capital improvement projects to meet future demand (appears in each public facility category section).

Given this data, calculations can be made to produce the gross impact cost in each public facility category, and the net impact cost after credits are applied. The actual calculations are presented in each public facility category chapter. Lastly, the addition of an administrative fee and CIE preparation fee (discussed in the Other Fees and Charges chapter) result in the Maximum Allowable Impact Fee shown on the fee schedule in the Introduction to this report.

Impact Cost Calculation

The following illustration outlines the general steps undertaken for impact cost calculation. This is the series of calculations that appears in each public facility category chapter. Note that the "service population" depends upon the public facility category being examined. For example, fire protection services are provided to the population and employment of the county and the cities of Between, Good Hope and Walnut Grove, while library services are provided to the entire county (incorporated and unincorporated areas alike). Decisions must be made regarding certain parts of the calculation. In terms of level of service, the county must determine whether or not the current level of service is adequate to serve the current population or a different level of service should be adopted.

The following steps, outlined in the illustration above, are undertaken in order to calculate the impact cost for each public facility category:

1. The current inventory of eligible facilities providing service is divided by the current population served by those facilities to produce the current level of service. For example, the total square footage of all fire stations, divided by the population and employment served by those stations, produces a square foot per person level of service.

The current level of service can be adopted by the county as the level of service standard. Alternately, the county may determine that the adopted level of service should be

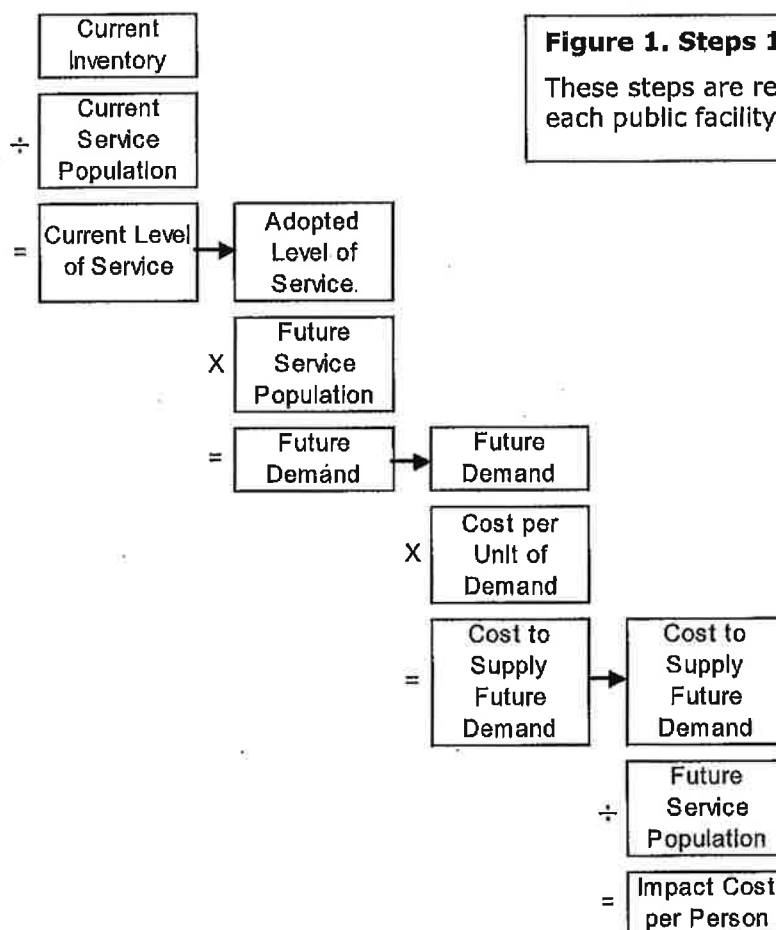
higher or lower than the current level of service. Adopting a higher level of service creates an existing deficiency that must be made up by the existing service population; decreasing the level of service creates excess capacity in the system for new growth that can be recouped through impact fee collection.

2. The adopted level of service is then multiplied by the future population to be served in order to produce the future demand figure. Continuing the fire protection services example, the square foot per person level of service is multiplied by the increase in population and employment in the area of the county served by the fire department between 2005 and 2025 to produce a future demand figure in square feet.
3. The future demand figure is multiplied by the cost per unit for future facilities to calculate the cost to supply services that meet future demand. This is an incremental increase method; the average cost to supply one unit of capacity is multiplied by the number of units demanded. Staying with our example, the average cost to acquire land and construct a fire station—converted into a cost per square foot figure—is multiplied by the increase in population and employment in the area served by the fire department between 2005 and 2025, producing the cost to supply services to that increase in population and employment.

Alternately, a methodology based on known or estimated costs can be used instead of the incremental increase method. In this method, the step "future demand X cost per unit of demand = cost to supply future demand" is omitted. Instead, projects are selected that will meet the future demand. Where estimated costs for planned projects are available those figures are used in place of average cost per unit. Where debt service for financing the facility is known, or can be reasonably estimated, those costs can

also be included. Finally, the value of excess capacity in the system can be recouped by also including it in the 'cost to supply future demand'.

Quite often, the impact cost calculation uses a combination of the incremental increase and known costs methodologies. For example, the *Comprehensive Plan* lists facilities to be built in the near term (known costs). But over the planning horizon (10-20 years) more facilities may be demanded than will be provided by the proposed facilities. Future projects, based on incremental increase project cost fore-



casting, would be proposed in order to serve future growth.

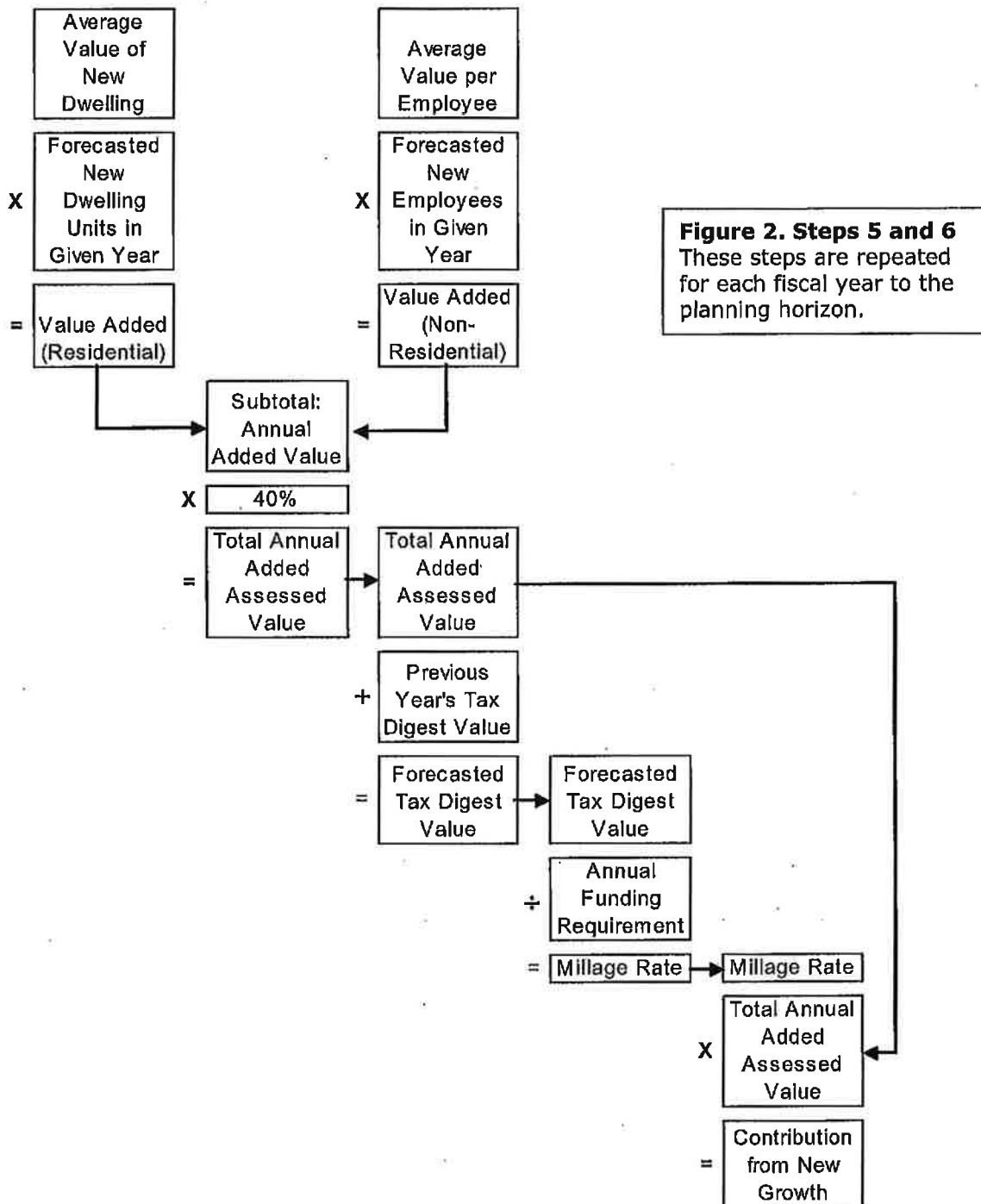
4. The cost to supply future demand is divided by the population to be served to produce an impact cost per person. To finish the example, the cost to construct demanded fire stations is divided by the increase in population and employment in the area served by the fire department between 2005 and 2025 to produce an impact cost per person.

Net Impact Cost Calculation

Each of the public facility category sections in this report presents detailed calculations of the impact cost for the specific services. The impact costs in this report are not "impact fees," which are calculated in Step 11. The impact cost and net impact fee cost are calculated for each public facility category in the appropriate sections of this report. In calculating the net impact cost, the impact cost must be reduced to the extent that the new growth and development will pay future sales or property

taxes toward financing the facility, in order to avoid double taxation. The steps for moving from an impact cost to a net impact cost, continuing from the impact cost calculation steps in the previous section, are as follows:

5. The estimated increase in added value to the tax base, based on forecasted population, dwelling unit and employment growth, is calculated. Added value is derived from the average new dwelling unit value and average value of new non-residential floor space per employee.
6. Any impact fee eligible projects anticipated to be financed in whole or in part through debt financing are identified. The costs to service the debt are calculated on an annual basis against the forecast tax base value, per year. The amount of taxes collected for debt service, per public facility category, is identified. In addition, any project costs expected to be met through a "pay as you go" strategy using general funds, are also included in the 'annual funding requirement'.



7. Where applicable, estimated SPLOST collections are calculated, based on historic re-

ported average per-capita basis, and against forecasted population and employment figures. Alternately, SPLOST collections can be forecast

by dividing the expected total revenue by the total population paying into the program.

8. Any Impact fee eligible projects anticipated to be financed in whole or in part through SPLOST collections are identified. The funding contribution toward these projects attributable to

new growth is calculated, based on the forecasted collections and the percentage of the SPLOST total that is ear-marked for the specific projects. These contributions are sub-totaled by public facility category. Where known, proposed future SPLOST programs are included.

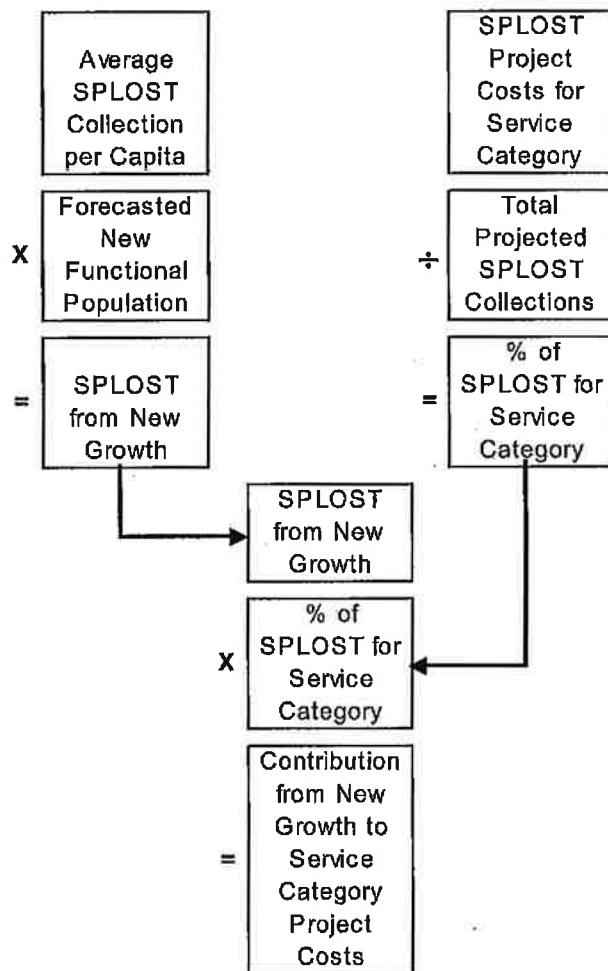


Figure 3. Steps 7 and 8

These steps are repeated for each public facility category included in the SPLOST program, where applicable.

9. The total of funds expected to be raised through property taxes (general fund financing and debt service repayment) and SPLOST collection (if applicable), totaled by public facility category, is subtracted from the cost to supply future demand (calculated in step 4) to produce a net projects cost for each public facility category.
10. The net projects cost for each public facility category is divided by the population to be served to produce a net impact cost. This is a reiteration of step 4, but with net rather than gross projects cost. (Compare Figure 4 with Figure 1.) The net impact cost is applied to the average number of persons by specific land use to produce a schedule of net impact costs for the public facility category.

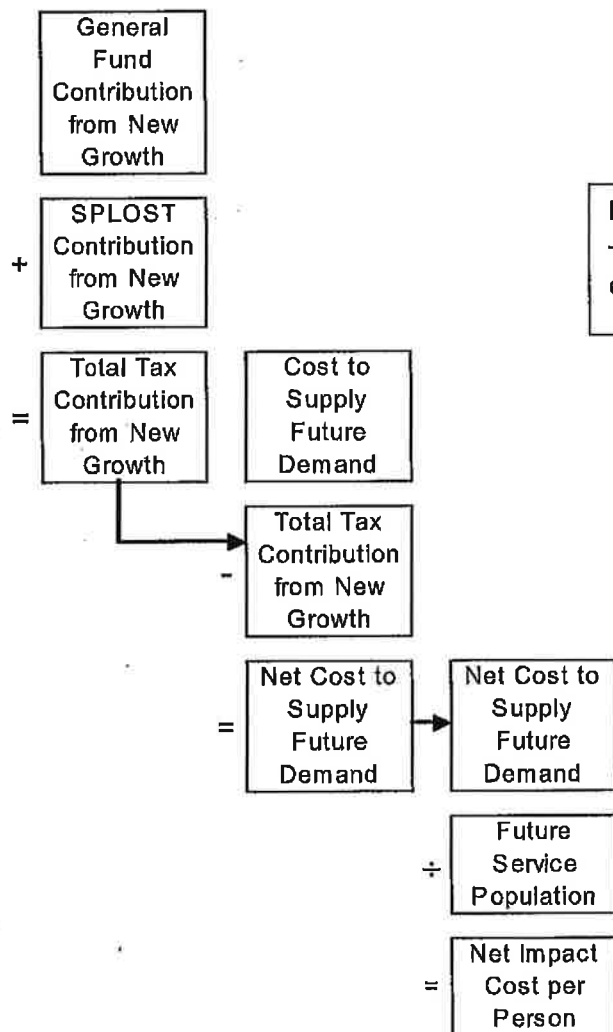


Figure 4. Steps 9 and 10

These steps are repeated for each public facility category.

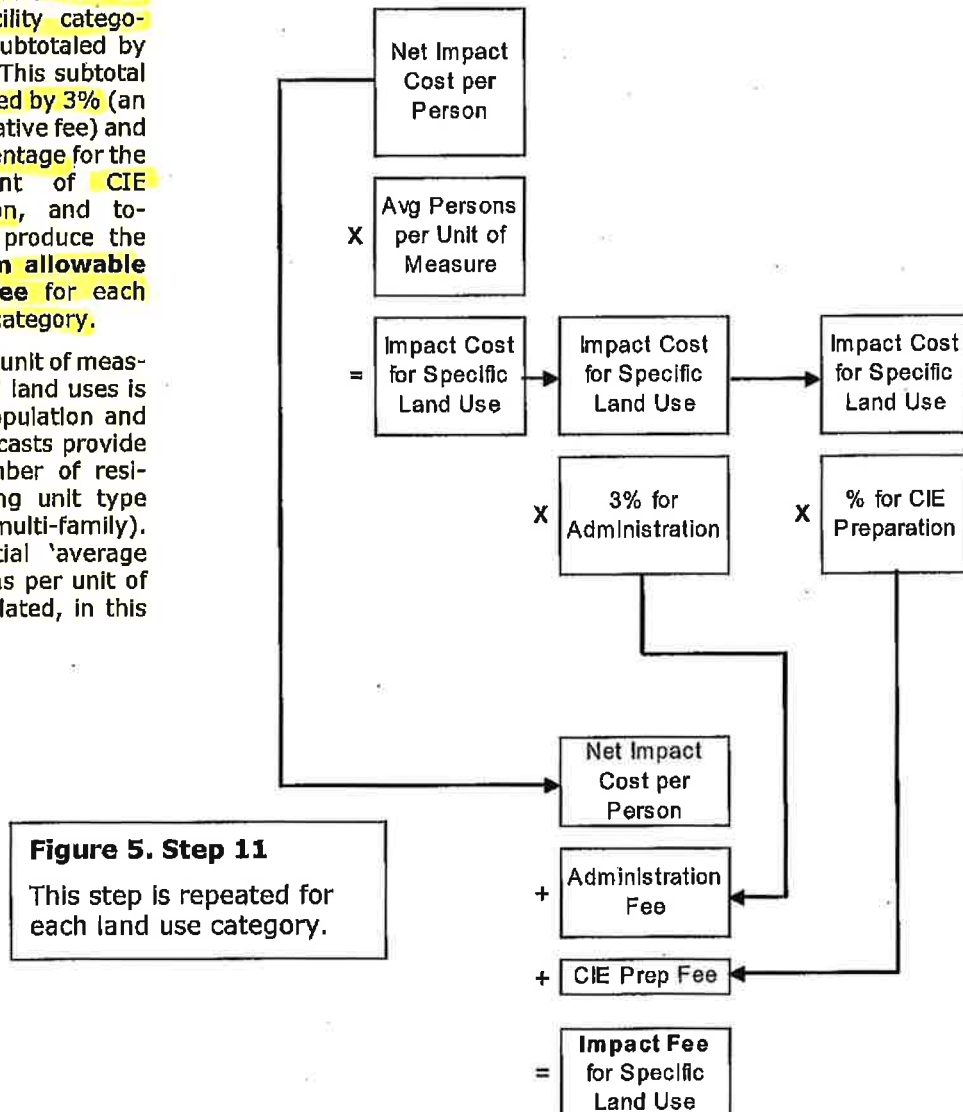
Impact Fee Calculation

11. In order to calculate the impact fee for a specific land use category, the net impact cost per person, by public facility category, is multiplied by the average number of persons per unit of measure for that land use to produce the net impact fee for that land use. Net impact fees are shown on the last table in each public facility chapter. Next, the net impact costs for all public facility categories are subtotaled by land use. This subtotal is multiplied by 3% (an administrative fee) and by a percentage for the recoupment of CIE preparation, and totaled, to produce the maximum allowable impact fee for each land use category.

In this report, the unit of measure for residential land uses is dwelling units. Population and dwelling unit forecasts provide the average number of residents per dwelling unit type (single family, multi-family). The non-residential 'average number of persons per unit of measure' is calculated, in this

methodology, from data presented in the Institute of Transportation Engineers' Trip Generation, 6th ed. For the majority of non-residential land uses in the impact fee schedule the average number of employees per 1,000 square feet of building floor area for specific land uses can be derived. Therefore, 1,000 square feet is commonly the unit of measure. Note that there are a few cases where an alternate unit of measure is used; hotels, for example, use guest rooms as a unit of measure.

The maximum allowable impact fees by land use category are shown in the **Introduction**.



Forecasts

Population and Employment Forecasts

In order to accurately calculate the demand for expanded services for Pike County, new growth and development must be quantified in future projections. These projections include forecasts for population, households, dwelling units, and employment to the year 2025. These projections provided the base-line conditions from which the level of service calculations were produced. Also, projections are combined to produce what is known as "functional population." This is a method that combines resident population and employees in the county to produce an accurate picture of the total number of persons that rely on certain services, such as law enforcement. The projections used for each public facility category are specified in each public facility category chapter. These forecasts are based on the projections contained in the Population, Housing, and Economic Development Elements of the *Pike County Comprehensive Plan*.

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services standards where the Level of Service (LOS) is per capita based.
- Household data and forecasts are used to forecast future growth in the number of dwelling units.
- Dwelling unit data and forecasts relate to certain service demands that are household based, such as libraries or parks, and are used to calculate impact costs in that the cost is assessed when a building permit is issued. The number of households—defined as *occupied* housing units—is always smaller than the supply of available housing units. Over time, however, each housing unit is expected to become occupied by a household, even though the unit may become vacant during future re-sales or turnovers.
- Employment data is combined with population data to produce "functional population" figures. These figures represent the total number of persons receiving services, both in their homes and in their businesses, particularly from 24-hour operations such as fire protection and law enforcement.

Future Growth Projections

The following forecasts are based directly on the Population, Housing, and Economic Development Elements of the *Comprehensive Plan*.

Table P-1 presents the forecasts for population, household, dwelling units, and employment for each year from 2005 to 2025. The information is provided for the county as a whole. These forecasts are taken from the Population Element of the *Comprehensive Plan*, and are extended beyond those included in the Plan. The figures shown are, in essence, mid-year estimates reflecting Census Bureau practice. In other words, the increase in population between 2005 and 2006 would actually be from mid-2005 to mid-2006.

Functional Population Projections

The functional population calculation is a combination of the population projections and future employment information. The use of functional population in impact cost and impact fee calculations is based upon the clear rational nexus between persons and services demanded. There is a proportionality between resident population and business employment, and the resultant need for services.

Estimates of the total number of "value added" jobs in the county from 2005 to 2025 are included in the table. ("Value added" employment excludes jobs considered to be transitory or non-site specific in nature, such as farm workers and itinerant construction workers and tradesmen.)

The functional population shown in Table P-1 is a combination of the resident (population) projections and future "value added"

Table P-1

Population and Employment Forecasts Pike County, GA

| | Population | Households | Dwelling Units | Value Added Employment* | Functional Population** |
|------|------------|------------|----------------|-------------------------|-------------------------|
| 2005 | 18,395 | 5,741 | 6,119 | 3,411 | 19,806 |
| 2006 | 18,936 | 5,941 | 6,332 | 3,517 | 20,453 |
| 2007 | 17,488 | 6,145 | 6,549 | 3,635 | 21,123 |
| 2008 | 18,050 | 6,353 | 6,771 | 3,754 | 21,804 |
| 2009 | 18,623 | 6,585 | 6,997 | 3,876 | 22,499 |
| 2010 | 19,208 | 6,782 | 7,228 | 3,997 | 23,205 |
| 2011 | 19,803 | 7,002 | 7,463 | 4,116 | 23,919 |
| 2012 | 20,211 | 7,151 | 7,622 | 4,197 | 24,408 |
| 2013 | 20,663 | 7,317 | 7,799 | 4,290 | 24,953 |
| 2014 | 21,130 | 7,489 | 7,982 | 4,384 | 25,514 |
| 2015 | 21,606 | 7,664 | 8,169 | 4,483 | 26,089 |
| 2016 | 22,091 | 7,843 | 8,359 | 4,583 | 26,674 |
| 2017 | 22,585 | 8,025 | 8,553 | 4,685 | 27,270 |
| 2018 | 23,089 | 8,211 | 8,751 | 4,788 | 27,877 |
| 2019 | 23,503 | 8,400 | 8,953 | 4,889 | 28,372 |
| 2020 | 24,127 | 8,593 | 9,159 | 4,992 | 29,119 |
| 2021 | 24,673 | 8,790 | 9,369 | 5,100 | 29,773 |
| 2022 | 25,230 | 8,991 | 9,583 | 5,205 | 30,435 |
| 2023 | 25,797 | 9,196 | 9,801 | 5,321 | 31,118 |
| 2024 | 26,374 | 9,404 | 10,023 | 5,438 | 31,812 |
| 2025 | 26,962 | 9,616 | 10,249 | 5,554 | 32,516 |

Source: The *Pike County Comprehensive Land Use Plan*, October, 2004. Forecasts have been refined and extended beyond those included in the *Comprehensive Plan* by ROSS+associates.

*"Value Added" employment is total employment less agricultural, mining and construction employment.

**Functional population is the combination of residents and "value added" employment.

employment estimates. The 'functional population' is sometimes referred to as the 'day/night' population, and is used to determine level of service standards for facilities that serve both the resident population and business employment. The fire department, for instance, protects one's house whether or not they are at home, and protects stores and offices whether or not they are open for business. Thus, this 'day/night' population is a measure of the total services demanded of a 24-hour provider facility and a fair way to allocate the costs of such a facility among all of the beneficiaries.

2040?

In **Table P-2** the service area forecasts are presented for a single service area measured in two ways: county-wide dwelling units (which includes library and parks) and county-wide functional population figures (fire protection, Sheriff's Department, detention facilities, emergency communications, and roads). These are the figures that will be used in subsequent service category chapters to calculate Impact costs and fees.

Table P-2
Service Area Forecasts
2005 - 2025

| | County-wide Dwelling Units (Library, Parks) | County-wide Functional Population (Public Safety, Roads) |
|---------------------------------|--|--|
| 2005 | 6,119 | 19,806 |
| 2006 | 6,332 | 20,453 |
| 2007 | 6,549 | 21,123 |
| 2008 | 6,771 | 21,804 |
| 2009 | 6,997 | 22,499 |
| 2010 | 7,228 | 23,205 |
| 2011 | 7,463 | 23,919 |
| 2012 | 7,622 | 24,408 |
| 2013 | 7,799 | 24,953 |
| 2014 | 7,982 | 25,514 |
| 2015 | 8,169 | 26,089 |
| 2016 | 8,359 | 26,674 |
| 2017 | 8,553 | 27,270 |
| 2018 | 8,751 | 27,877 |
| 2019 | 8,953 | 28,372 |
| 2020 | 9,159 | 29,119 |
| 2021 | 9,369 | 29,773 |
| 2022 | 9,583 | 30,435 |
| 2023 | 9,801 | 31,118 |
| 2024 | 10,023 | 31,812 |
| 2025 | 10,249 | 32,516 |
| Net Increase, 2005-2025: | | |
| | 4,130 | 12,710 |

2,894

8,566

Tax Digest Forecast

An Important component of impact fee calculations is a forecast of the expected revenues from taxes. New development pays for the capital improvements needed to serve that development through impact fees, charged at the time that the building permit is issued, as well as through future taxes that are reasonably expected to be spent for those same capital improvements. Credit must be granted for those future taxes that will be paid by new development; failure to do so would be a form of double taxation.

Secondly, some capital improvement expenditures by the County may be made for improvements to address existing deficiencies. New development cannot be charged to eliminate existing deficiencies while at the same time being charged impact fees for its own facility needs. To the extent that new development generates taxes that are used to pay for existing deficiencies in the same public facility categories as impact fees are being assessed, a credit against impact fees must be provided.

For each public facility category where a credit is due, the credit is applied equally to all new development against their impact fees by deducting the amount that will be paid through taxes from the total public facility costs that are attributable to new development. The credit to be deducted from the impact fee is calculated as the present value of the future tax stream for the years the tax will be collected, to the extent that the taxes will be expended on impact fee eligible facilities (for which impact fees are being collected) and the non-impact fee eligible portion of capital improvements. In Pike County, some future non-impact fee eligible capital improvements are

expected to receive some portion of their funding from general fund expenditures. Credits based on future growth's contributions to this source are calculated in the appropriate public facility category chapters.

Property owners in Pike County contribute to the general fund of the County through property tax payments. These payments are levied based on the budgetary demands to provide services and capital improvements throughout the county. After establishing the financial needs for the next fiscal year through a budget-setting process, the County then determines the millage¹ rate required to raise the necessary funds. The millage rate is applied against the assessed value of property (40% of the appraised value). General fund revenues can also be used to guarantee a variety of general obligation bonds, tax anticipation notes, or other types of loans; these financial instruments, in turn, may be used to undertake capital improvement projects.

¹ A mill is one thousandth of a cent; the millage rate is stated in dollars per one thousand dollars of assessed value.

In **Table P-3**, the value added to the tax base by new growth is calculated. New dwelling units are added at the estimated average sales price of \$155,000 (\$62,000 assessed value) per unit. Non-residential value added is calculated at an average of 500 sf per employee at an average \$145 development cost per square foot of floor area (plus one-third for equipment and fixed assets), for an estimate of \$38,546 in assessed value per employee. The value added is expressed in assessed value; this is 40% of the actual or appraised value. Millage rates are applied to assessed value, rather than appraised.

Table P-3
New Growth Added Value

| Year | Residential | | | Non-Residential | | | Total Annual Added Assessed Value |
|------|-------------------|--------------------------|--------------------------|-----------------|------------------|----------------------------|---|
| | Dwelling Units | New Dwelling Units | Added Assessed Value* | Employees** | New Employees | Added Assessed Value*** | |
| 2004 | 5,923 | | | 4,172 | | | |
| 2005 | 6,119 | 196 | \$12,152,000 | 4,230 | 58 | \$2,235,668 | \$14,387,668 |
| 2006 | 6,332 | 213 | \$13,206,000 | 4,282 | 52 | \$2,004,392 | \$15,210,392 |
| 2007 | 6,549 | 217 | \$13,454,000 | 4,339 | 57 | \$2,197,122 | \$15,651,122 |
| 2008 | 6,771 | 222 | \$13,764,000 | 4,394 | 55 | \$2,120,030 | \$15,884,030 |
| 2009 | 6,997 | 226 | \$14,012,000 | 4,450 | 56 | \$2,158,576 | \$16,170,576 |
| 2010 | 7,228 | 231 | \$14,322,000 | 4,509 | 59 | \$2,274,214 | \$16,596,214 |
| 2011 | 7,463 | 235 | \$14,570,000 | 4,563 | 54 | \$2,081,484 | \$16,651,484 |
| 2012 | 7,622 | 159 | \$9,858,000 | 4,618 | 55 | \$2,120,030 | \$11,978,030 |
| 2013 | 7,799 | 177 | \$10,974,000 | 4,674 | 56 | \$2,158,576 | \$13,132,576 |
| 2014 | 7,982 | 183 | \$11,346,000 | 4,730 | 56 | \$2,158,576 | \$13,504,576 |
| 2015 | 8,169 | 187 | \$11,594,000 | 4,788 | 58 | \$2,235,668 | \$13,829,668 |
| 2016 | 8,359 | 190 | \$11,780,000 | 4,843 | 55 | \$2,120,030 | \$13,900,030 |
| 2017 | 8,553 | 194 | \$12,028,000 | 4,899 | 56 | \$2,158,576 | \$14,186,576 |
| 2018 | 8,751 | 198 | \$12,276,000 | 4,955 | 56 | \$2,158,576 | \$14,434,576 |
| 2019 | 8,953 | 202 | \$12,524,000 | 5,010 | 55 | \$2,120,030 | \$14,644,030 |
| 2020 | 9,159 | 206 | \$12,772,000 | 5,065 | 55 | \$2,120,030 | \$14,892,030 |
| 2021 | 9,369 | 210 | \$13,024,429 | 5,123 | 58 | \$2,235,668 | \$15,260,097 |
| 2022 | 9,583 | 214 | \$13,271,690 | 5,178 | 55 | \$2,120,030 | \$15,391,720 |
| 2023 | 9,801 | 218 | \$13,518,952 | 5,235 | 57 | \$2,197,122 | \$15,716,074 |
| 2024 | 10,023 | 222 | \$13,766,214 | 5,292 | 57 | \$2,197,122 | \$15,963,336 |
| 2025 | 10,249 | 226 | \$14,013,476 | 5,347 | 55 | \$2,120,030 | \$16,133,506 |

*New dwelling unit value is estimated at an assessed value of \$62,000 per dwelling unit.

**Employment forecast from Woods&Poole Economics, 2005.

***Non-residential value is estimated at an assessed value of \$38,546 per employee.

In **Table P-4**, the components of the tax digest base year (2004) are shown.

In **Table P-5**, the property tax base of the County is forecast to the year 2025. This is a combination of the tax digest base year (2004) and the annual increase in assessed value from Table P-3.

The information in these tables will be used in the public facility category chapters of this document, wherever a portion of the capital improvement costs is not impact fee eligible. Total tax base value, from Table P-5, is used to calculate the millage rate required to meet funding requirements. The value added by new residential growth, shown in Table P-3, is used for credit calculations where residential growth alone is charged impact fees. Likewise, the total added value from Table P-3 is used where impact fees would be charged to residential and non-residential growth alike.

Table P-4
Tax Digest - 2004
Pike County, GA

| Category | Tax Digest - Incorporated County | Tax Digest - UnIncorporated County | Total Tax Digest (40% value) |
|------------------|--|--|---------------------------------|
| Residential | \$ 26,062,430 | \$ 210,197,646 | \$ 236,260,076 |
| Commercial | 10,930,962 | 10,277,367 | 21,208,329 |
| Agricultural | 1,609,536 | 63,396,313 | 65,005,849 |
| Conservation | 1,957,618 | 64,377,524 | 66,335,142 |
| Industrial | 3,681,051 | 4,928,702 | 8,609,753 |
| Utility | 2,145,605 | 5,814,569 | 7,960,174 |
| Exemptions (M&O) | (567,059) | (4,041,467) | (4,608,526) |
| | | | \$ 400,770,797 |

Source: 2004 tax base information from the Pike County Tax Digest.

Table P-5
Tax Base Growth
2004 - 2025

| Year | Tax Base (2004 Digest) | Total Annual Added Assessed Value | Total Tax Base Value |
|------|---------------------------|---|-------------------------|
| 2004 | \$400,770,797 | | |
| 2005 | \$400,770,797 | \$14,387,668 | \$415,158,465 |
| 2006 | | \$15,210,392 | \$430,368,857 |
| 2007 | | \$15,651,122 | \$446,019,979 |
| 2008 | | \$15,884,030 | \$461,904,009 |
| 2009 | | \$16,170,576 | \$478,074,585 |
| 2010 | | \$16,596,214 | \$494,670,799 |
| 2011 | | \$16,651,484 | \$511,322,283 |
| 2012 | | \$11,978,030 | \$523,300,313 |
| 2013 | | \$13,132,576 | \$536,432,889 |
| 2014 | | \$13,504,576 | \$549,937,465 |
| 2015 | | \$13,829,668 | \$563,767,133 |
| 2016 | | \$13,900,030 | \$577,667,163 |
| 2017 | | \$14,186,576 | \$591,853,739 |
| 2018 | | \$14,434,576 | \$606,288,315 |
| 2019 | | \$14,644,030 | \$620,932,345 |
| 2020 | | \$14,882,030 | \$635,824,375 |
| 2021 | | \$15,260,097 | \$651,084,472 |
| 2022 | | \$15,391,720 | \$666,476,192 |
| 2023 | | \$15,716,074 | \$682,192,266 |
| 2024 | | \$15,963,336 | \$698,155,603 |
| 2025 | | \$16,133,506 | \$714,289,109 |

PR-9

Parks and Recreation Facilities

Introduction

Public recreational opportunities are available in Pike County through a number of parks facilities and programs operated by the County. The County maintains or operates a number of parks or sports facilities. Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses make some use of public parks for office events, company softball leagues, etc., but the use is minimal compared to that of the families and individuals who live in the county. Thus, the parks and recreation impact fee is limited to future residential growth.

Service Area

Parks and recreational facilities are made available to the county's population without regard to the political jurisdiction within which the resident lives. In addition, the facilities are provided equally to all residents, and often used on the basis of the programs available, as opposed to proximity of the facility. For instance, children active in the little leagues play games at various locations throughout the county, based on scheduling rather than geography. Other programs are located only at certain centralized facilities, to which any Pike County resident can come. As a general rule, parks facilities are located throughout the county, and future facilities will continue to be located around the county so that all residents will have recreational opportunities available on an equal basis.

Level of Service

Table PR-1 provides an inventory of the acreage of parks under the control of the department in 2005. The acres of developed parks is equivalent to 15.53 acres per 1,000 dwelling units. The calculation of current parks acreage level of service, as well as the calculation of certain developed components per 1,000 dwelling units, is shown in

Table PR-1
Current Inventory of Park Facilities

| Facility | Park Acreage |
|------------------|--------------|
| County Park Land | 95.0 |

Table PR-2
Current Level of Service Calculation

| Total Park Acreage | Current Dwelling Units | AC/1,000 Dwelling Units |
|--------------------|------------------------|-------------------------|
| 95.00 | 6,119 | 15.53 |

| Component Type | Current Inventory | LOS per 1,000 Dwelling Units |
|--------------------------|-------------------|------------------------------|
| Baseball/Softball Fields | 8 | 1.307 |
| Football/Soccer Fields | 8 | 1.307 |
| Trails* | 1 | 0.163 |
| Pavillions | 5 | 0.817 |
| Shed/Storage | 4 | 0.654 |

*Includes multi-purpose, walking, and jogging trails.

Table PR-2. Note that other categories of components exist in the County inventory; the categories included here reflect future projects to be funded through impact fee collections.

*
20 ACRES
NO NEW
FIELDS

2019 6,905

13.76

1.16

10

2

1.448

0.145

0.724

0.579

Forecasts for Service Area

FUTURE DEMAND

In order to reflect future plans for park components a calculation must be made for situations where specific plans have been developed that result in adoption of a level of service differing from the current LOS. For the most part the future projects planned for by the County will be met by an adoption of the current LOS. The only area where a different LOS standard is necessary is for soccer fields. In **Table PR-3** the future LOS for football/soccer fields is calculated, based on the number of fields to be added between 2005 and 2025. The level of service in 2025 is then applied to today's number of dwelling units to calculate current demand and to determine whether a deficiency or excess capacity situation exists. The County plans on adding 7 of these fields to the current inventory in order to serve new growth to the year 2025. This will give the county a total of 15 fields in 2025; the level of service for 2025 is calculated by dividing this figure by the total number of dwelling units forecast for that year. The year 2025 LOS is then applied to the current number of dwelling units (the same LOS must be provided to existing and new development) to calculate the current (year 2005) demand. In this case, 9.0 football/soccer fields are demanded today. Since there are currently 8 football/soccer fields in the county there is an existing deficiency, at this level of service, of 1.0 fields in 2005. The remaining component categories use the current LOS to calculate future demand, but still reflect specific plans of the County.

The County has adopted a level of service standard for parks acreage based on the current

Table PR-3
Future Level of Service Determination

| | |
|--------------------------------------|----------|
| Existing Football/Soccer Fields | 8 |
| Fields Added (2005-2025) | 7 |
| Total Football/Soccer Fields in 2025 | 15 |
| Total Football/Soccer Fields in 2025 | 15 |
| Dwelling Units in 2025 | 10,249 |
| Fields/1,000 Dwelling Units | 1.463523 |
| Fields/1,000 Dwelling Units | 1.463523 |
| Dwelling Units in 2005 | 6,119 |
| Current Demand for Fields | 9.0 |
| Current Demand for Fields | 9.0 |
| Existing Football/Soccer Fields | 8.0 |
| Existing Deficiency (Fields) | (1.0) |

Table PR-4
Future Demand Calculation
New Growth

| AC/1,000 Dwelling Units | Number of New Dwelling Units (2005-25) | Acres Demanded |
|-------------------------|--|----------------|
| 15.53 | 4,130 | 64.12 |

| Adopted LOS per 1,000 Dwelling Units | New Components Demanded (2005-2025) | |
|--------------------------------------|-------------------------------------|--------------------------|
| 1.367 | 5.4 | Baseball/Softball Fields |
| 1.464 | 6.0 | Football/Soccer Fields |
| 0.163 | 0.7 | Trails* |
| 0.817 | 3.4 | Pavilions |
| 0.864 | 2.7 | Shed/Storage |

*Includes multi-purpose, walking, and jogging trails.

LOS. **Table PR-4** shows the future demand in parks acreage based on this standard, and the future demand for park components based on the adopted LOS standards. By 2025, new growth in Pike County would require 64.12 acres of new park land in order to maintain the adopted level of service. There is an existing deficiency in the soccer field category; there are no other existing deficiencies. The

Increase in dwelling units between 2005 and 2025 is multiplied by the level of service to produce the future demand. The 'new dwelling units' figure is taken from Table P-2.

FUTURE COSTS

Table PR-5 presents a timeline of future demanded parks acres, as well as a proposed project that would meet the future demand. **Table PR-6** is a listing of the future capital projects costs for the developed components required in order to maintain the adopted level of service standards. The 'units to be added' figures reflect the number of components to be added in a particular category, including any existing deficiency. (The cost to remedy an existing deficiency is not impact fee eligible.) These net demand figures are the same as those shown in Table PR-4, but rounded to reflect the fact that the County will not be building portions of components. Where the units to be added figure is higher than the figure shown in Table PR-4 the '% for new growth' figure reflects the fact that some excess capacity is being created that will serve new growth beyond the current planning horizon. (The value of this excess capacity could be recouped by impact fee collections in a future program.) Further, the existing deficiency in football/soccer fields is also reflected in the 'to be added' figure. Since the cost to remedy an existing deficiency cannot be paid for with impact fees, the total cost of the project is not impact fee eligible.

Developed component costs shown in Table PR-6 are based on cost estimates provided by the county, where available, or on historic and comparable averages where estimates are not available. Land acquisition costs shown in **Table PR-7** are based on an average of \$12,000 per

Table PR-5
Future Park Land Acquisition

| Year | New Dwelling Units | AC Demanded (annual) | Running Total: AC Demanded | Project | Net New Acres |
|------|--------------------|----------------------|----------------------------|-------------|---------------|
| 2005 | 0 | 0 | | | |
| 2006 | 213 | 3.3 | 3 | | |
| 2007 | 217 | 3.4 | 7 | | |
| 2008 | 222 | 3.4 | 10 | | |
| 2009 | 226 | 3.5 | 14 | | |
| 2010 | 231 | 3.6 | 17 | | |
| 2011 | 235 | 3.6 | 21 | | |
| 2012 | 159 | 2.5 | 23 | | |
| 2013 | 177 | 2.7 | 26 | | |
| 2014 | 183 | 2.8 | 29 | | |
| 2015 | 187 | 2.9 | 32 | Future Park | 65 |
| 2016 | 190 | 2.9 | 35 | | |
| 2017 | 194 | 3.0 | 38 | | |
| 2018 | 198 | 3.1 | 41 | | |
| 2019 | 202 | 3.1 | 44 | | |
| 2020 | 206 | 3.2 | 47 | | |
| 2021 | 210 | 3.3 | 50 | | |
| 2022 | 214 | 3.3 | 54 | | |
| 2023 | 218 | 3.3 | 57 | | |
| 2024 | 222 | 3.3 | 61 | | |
| 2025 | 226 | 3.3 | 64 | | |

Net New Growth Total: 65

Table PR-6
Future Park Facility Costs

| Facility Type | Units to be Added (2005-2025) | Cost per Unit* | Gross Cost | % for New Growth | Net Cost to New Growth |
|--------------------------|-------------------------------|----------------|-------------|------------------|------------------------|
| Baseball/Softball Fields | 2 | \$250,000 | \$1,500,000 | 70% | \$1,350,000 |
| Football/Soccer Fields | 2 | \$250,000 | \$1,738,825 | 87.60% | \$1,500,000 |
| Trails | 1 | \$300,000 | \$300,000 | 70.00% | \$210,000 |
| Pavillions | 1 | \$45,000 | \$180,000 | 85.00% | \$153,000 |
| Shed/Storage | 1 | \$100,000 | \$300,000 | 90.00% | \$270,000 |
| | | | \$4,018,825 | | \$3,483,000 |

*Where available County cost estimates are shown; otherwise costs estimates are based on comparable facility costs.

acre. All costs are shown in current (2006) dollars.

Gross Impact Cost Calculation

The gross impact cost per person is calculated in **Table PR-8**. This impact cost is not an "impact fee." In calculating an impact fee, the cost must be reduced to the extent that new growth and development will pay future taxes toward financing the improvements, in order to avoid double taxation.

Credit Calculation

There is only one credit calculation that is carried out for this public facility category—property tax contributions—that would go to pay for an existing deficiency or impact fee eligible project. The anticipated funding requirements for park components and acreage is the portion of the capital projects that are not impact fee eligible; these can reasonably be assumed to be funded through the general fund. In **Table PR-9** the anticipated property tax contribution from new growth towards the cost to complete future capital facility projects is calculated. The non-eligible developed component costs have been annualized; the non-eligible land cost appears in 2015, added to the annualized component cost for that year. The tax base information is taken from Table P-5, and the annual funding requirement is drawn from Table PR-6 and PR-7. The millage rate is simply the rate required to meet the annual funding requirement with the given tax digest value. The contribution from new growth is the millage rate multiplied by the residential added value shown in Table P-3. (Residential added value is used, rather than total added value, since the impact fee for library services will

Table PR-7

Land Acquisition Costs

| Year | Project | Acres | Cost* | % for New Growth | New Growth Cost |
|------|-------------|-------|-----------|------------------|-----------------|
| 2015 | Future Park | 65 | \$780,000 | 98.65% | \$769,484 |

*Estimated land acquisition costs based on an average of \$12,000 per acre.

Table PR-8

Impact Cost Calculation

| Total Costs Attributable to New Growth | New Dwelling Units (2005-25) | Gross Impact COST per Dwelling Unit |
|--|------------------------------|-------------------------------------|
| \$4,252,484 | 4,130 | \$1,029,597 |
| 1,154,040 | 1,210 | 953.75 |
| 402,104.0 | 1,498 | 268.38 |

Table PR-9

New Growth Contribution Through Property Taxes 2005 - 2025

| Year | Tax Digest* | Annual Funding Requirement | Millage Rate | Residential Added Value** | Contribution from New Growth |
|------|---------------|----------------------------|--------------|---------------------------|------------------------------|
| 2005 | \$415,158,465 | \$0 | 0.00000 | \$13,206,000 | \$0 |
| 2006 | \$430,368,857 | \$26,791 | 0.06225 | \$26,660,000 | \$1,660 |
| 2007 | \$446,019,979 | \$26,791 | 0.06007 | \$40,424,000 | \$2,428 |
| 2008 | \$461,904,009 | \$26,791 | 0.05800 | \$54,436,000 | \$3,157 |
| 2009 | \$478,074,585 | \$26,791 | 0.05604 | \$68,758,000 | \$3,853 |
| 2010 | \$494,670,799 | \$26,791 | 0.05416 | \$83,328,000 | \$4,513 |
| 2011 | \$511,322,283 | \$26,791 | 0.05240 | \$93,188,000 | \$4,883 |
| 2012 | \$523,300,313 | \$26,791 | 0.05120 | \$104,160,000 | \$5,333 |
| 2013 | \$536,432,889 | \$26,791 | 0.04994 | \$115,506,000 | \$5,769 |
| 2014 | \$549,937,465 | \$26,791 | 0.04872 | \$127,100,000 | \$6,192 |
| 2015 | \$563,767,133 | \$37,307 | 0.06618 | \$138,880,000 | \$9,190 |
| 2016 | \$577,667,163 | \$26,791 | 0.04638 | \$150,908,000 | \$6,999 |
| 2017 | \$591,853,739 | \$26,791 | 0.04527 | \$163,184,000 | \$7,387 |
| 2018 | \$606,288,315 | \$26,791 | 0.04419 | \$175,708,000 | \$7,764 |
| 2019 | \$620,932,345 | \$26,791 | 0.04315 | \$188,480,000 | \$8,132 |
| 2020 | \$635,824,375 | \$26,791 | 0.04214 | \$201,504,429 | \$8,491 |
| 2021 | \$651,084,472 | \$26,791 | 0.04115 | \$214,776,119 | \$8,838 |
| 2022 | \$666,476,192 | \$26,791 | 0.04020 | \$228,295,071 | \$9,177 |
| 2023 | \$682,192,266 | \$26,791 | 0.03927 | \$242,061,286 | \$9,506 |
| 2024 | \$698,155,603 | \$26,791 | 0.03837 | \$256,074,762 | \$9,827 |
| 2025 | \$714,289,109 | \$26,791 | 0.03751 | \$256,074,762 | \$9,605 |

Total New Growth Contribution, 2005-2025

\$132,703

*Running Total; Tax digest information taken from Table P-5.

**Residential value added figures from Table P-3.

only be levied against residential growth.)

ceed 3%). See the Other Fees and Charges section at the end of this report for details.

Net Impact Cost Calculation

In calculating the net impact cost, the applicable credit for future tax contributions (from Table PR-9) is subtracted from the total impact fee eligible project costs to produce a net impact-fee-eligible project cost figure. This is shown in the first part of **Table PR-10**. Using the net cost figure, the net impact cost is calculated, based on the increase in dwelling units between 2005 and 2025.

Table PR-10

Net Impact Cost Calculation

| | | |
|---|------------------------------------|---|
| Total Eligible Project Costs: | \$4,252,484 | |
| Less New Growth Contribution (property tax contributions): | (\$132,703) | |
| <hr/> | | |
| = NET Project Costs: | \$4,119,781 | |
| <hr/> | | |
| NET Costs Attributable to New Growth | New Dwelling Units (2005-25) | Net Impact COST per Dwelling Unit |
| \$4,119,781 | 4,130 | \$997,4681 |

402,040

~~4,252,484~~

63,576

~~4,119,781~~

338,464

2019-2025

Fee Schedule

The fee schedule that follows presents the maximum net impact fee that could be charged in Pike County for the parks and recreation public facility category, based on the calculations carried out in this section. The total impact fee shown reflects the reductions for the credit based upon anticipated tax contributions from new development. Parks and recreation impact fees are collected from residential development only.

These net impact fees are transferred to the Maximum Allowable Impact Fee Schedule that is included in the Introduction section of this report. Ultimately, all net fees are increased, collectively, to include the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to ex-

~~4,119,781~~
338,464

~~4,130~~
1498

~~997.4681~~
225.94

PIKE COUNTY PARKS AND RECREATION IMPACT FEE SCHEDULE

Net Impact Fee: ~~\$997.47~~

225.94

| CODE | LAND USE | Unit of Measure | Fee per Unit |
|------------------------------|-----------------------------------|-----------------|--------------|
| <i>Residential (200-299)</i> | | | |
| 210 | Single-Family Detached Housing | dwelling | \$997.47 |
| 220 | Apartment | dwelling | \$997.47 |
| 230 | Residential Condominium/Townhouse | dwelling | \$997.47 |

PARKS & RECREATION

*
COST
FOR
NEW
GROWTH

TABLE PR-6

FUTURE PARK FACILITY COSTS

| | FACILITY TYPE | ADDED UNITS | COST/ UNIT | GROSS COST | % FOR NEW GROWTH |
|----------------------|---------------------|----------------|---------------|----------------------|------------------------|
| 350K 0 | BASEBALL / SOFTBALL | 2 0 | 250K | 500K 0 | 70% |
| 438K 0 | FOOTBALL / SOCCER | 2 0 | 250K | 500K 0 | 87.60% |
| 52,620 | TRAILS | 1 | 300K | 300K | 17.54% |
| 39,420 | PAVILIONS | 1 | 45K | 45K | 87.60% |
| 70K | SHEDS / STORAGE | 1 | 100K | 100K | 70% |
| 162,040 | | | | | |
| 950,040 | | | | | |

TABLE
PR-9

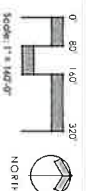
| YEAR | TAX DIGEST | ANNUAL FUNDING REQ. | MIL RATE |
|------|-------------|---------------------------|----------|
| 2019 | 449,762,214 | | 0.04315 |
| 2020 | 635,824,375 | | 0.04214 |
| 2021 | 651,084,472 | | 0.04115 |
| 2022 | 666,476,192 | | 0.04020 |
| 2023 | 682,192,266 | | 0.03927 |
| 2024 | 698,155,603 | | 0.03837 |
| 2025 | 714,289,109 | | 0.03751 |

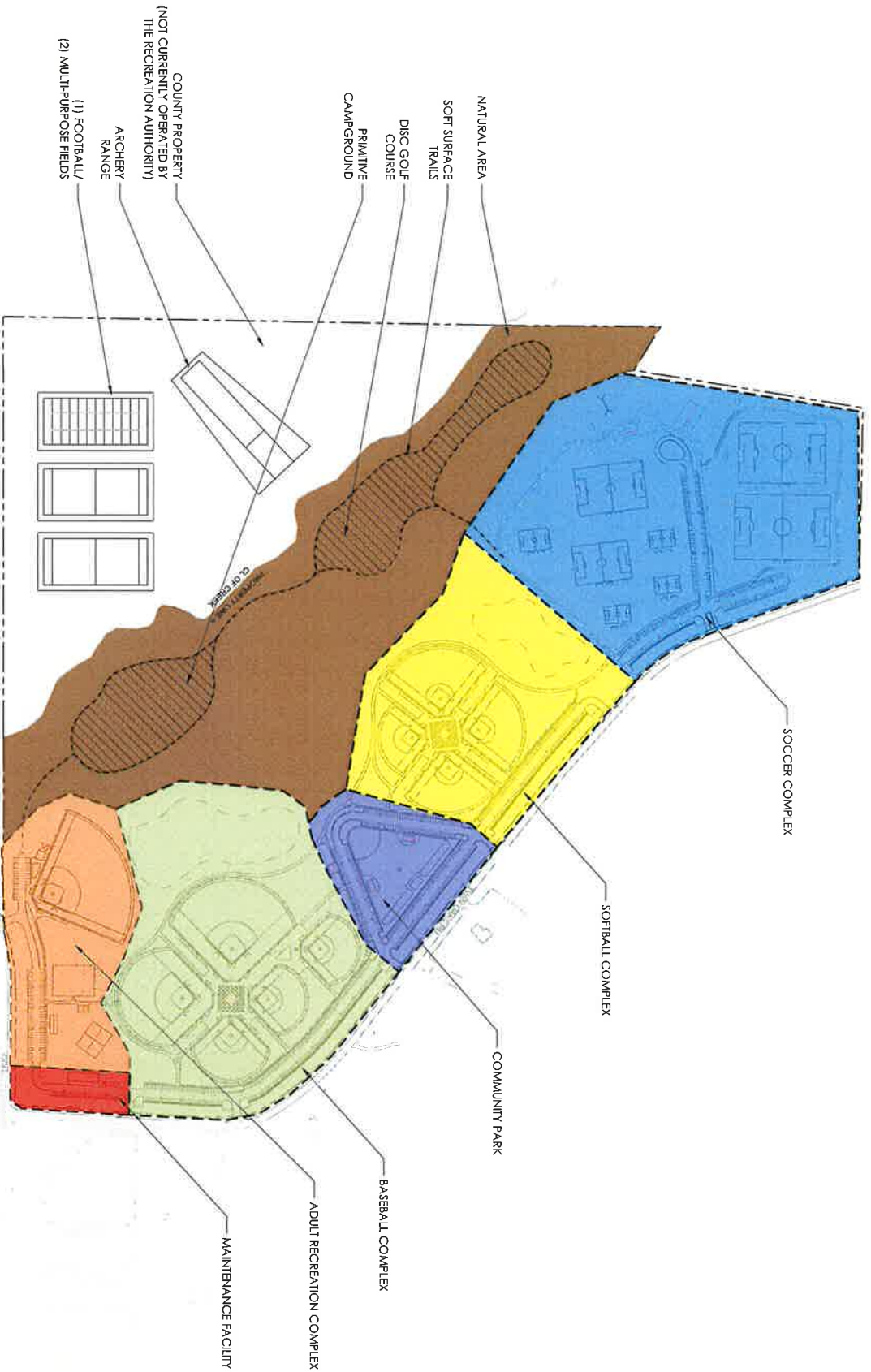


Pike County Recreation Complex

PREPARED FOR:
 Pike County Recreation Authority
 35 Twin Oaks Road
 Zebulon, GA 30092

Ten-Year Master Plan
 August 19, 2019





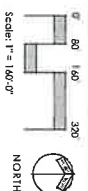
PREPARED FOR:

Pike County Recreation Authority
35 Twin Oaks Road
Zebulon, GA 30392

Pike County Recreation Complex

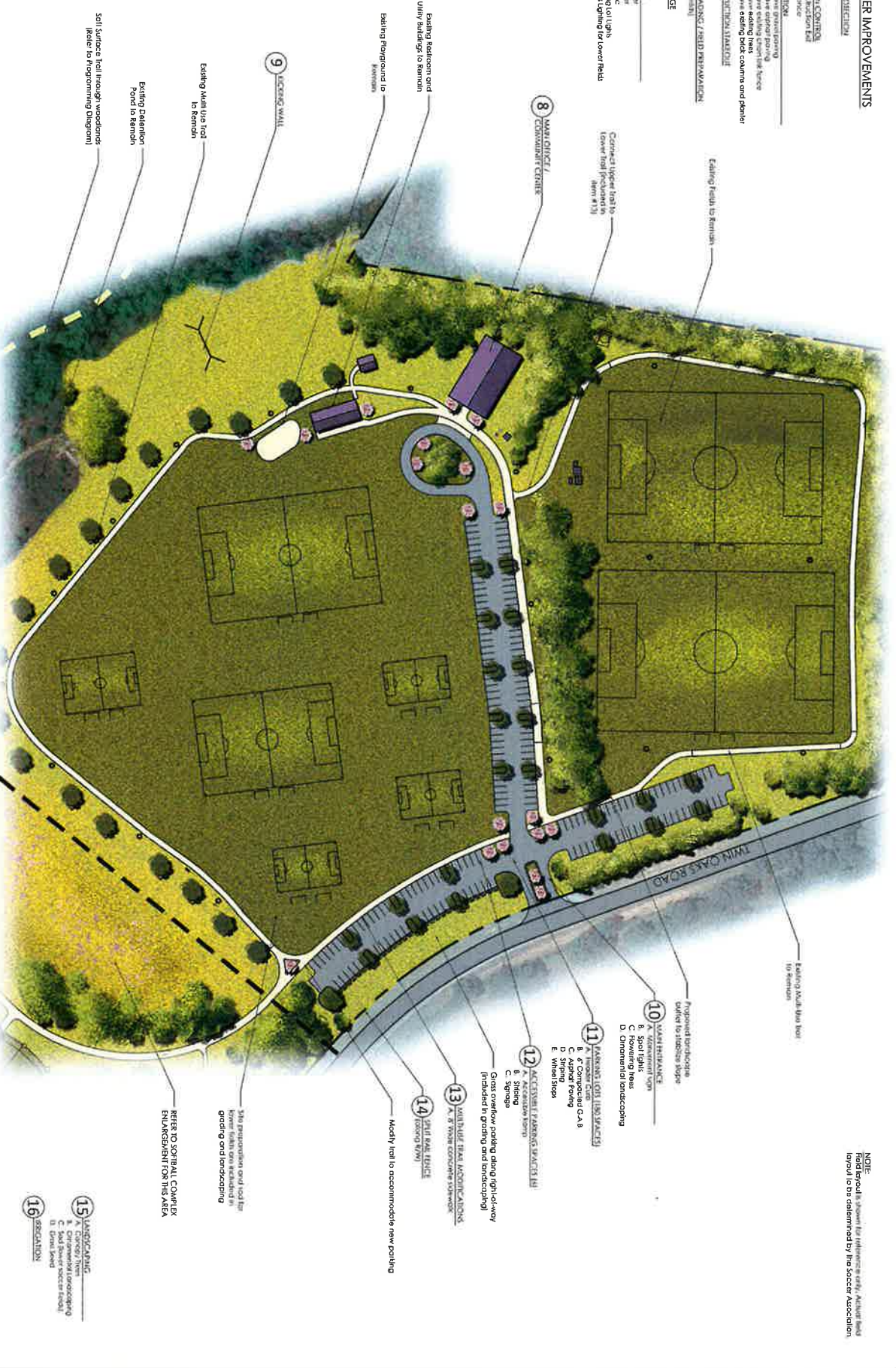
Programming Diagram

August 19, 2019



A. SOCCER IMPROVEMENTS

1. TREE PROTECTION
 - A. Construction Ltd
 - B. 311 Force
2. FENCIBLE CONTROL
 - A. Construction Ltd
 - B. 311 Force
3. DEMOLITION
 - A. Remove existing fence
 - B. Remove existing fence
 - C. Remove existing fence
 - D. Remove existing fence
 - E. Remove existing fence
4. CONSTRUCTION STAKEOUT
 - A. Construction Ltd
 - B. 311 Force
5. FENCE CHAINING / FIELD PREPARATION
 - A. Construction Ltd
 - B. 311 Force
6. DRAINAGE
 - A. Construction Ltd
 - B. 311 Force
7. UTILITIES
 - A. Construction Ltd
 - B. 311 Force



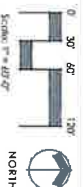
NOTE:
Field layout is shown for reference only. Actual field layout to be determined by the Soccer Association.

PREPARED BY:

Pike County Recreation Authority
35 Twin Oaks Road
Zebulon, GA 30392

Pike County Recreation Complex A. Soccer Complex

August 19, 2019

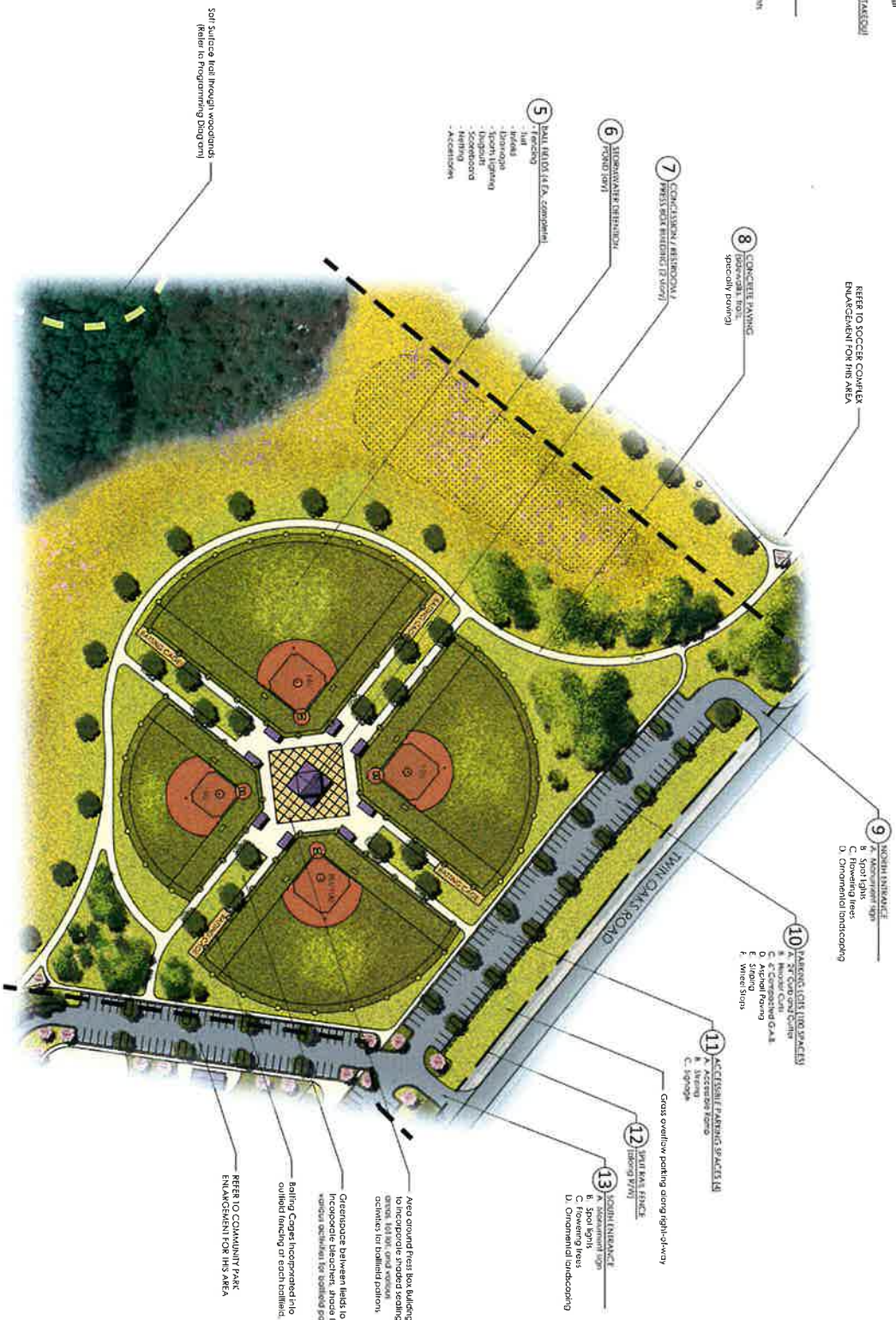


PREPARED BY:

Root Design
1111 13th St
Zebulon, GA 30392

B. SOFTBALL COMPLEX

1. INDOOR COMPLEX
 - A. Set piece
2. SCOTCH TONIC / MASONRY
 - A. Set piece
3. GRADING
 - A. Set piece
4. UTILITIES
 - A. Power
 - B. Sewer
 - C. Storm
 - D. Gas
 - E. Irrigation

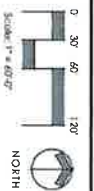


NOTE
All fields are shown at appropriate size, orientation, and layout to meet minimum standards.

PREPARED FOR:
Pike County Recreation Authority
35 Twin Oaks Road
Zebulon, GA 30392

Pike County Recreation Complex B. Softball Complex

August 19, 2019



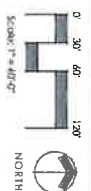
C. COMMUNITY PARK

1. RECREATION COMPLEX
 - A. Soft play equipment
 - B. Soft fence
2. BASKETBALL
 - A. Softball court
 - B. Softball court
3. CONSTRUCTION MATERIALS
 - A. Softball court
 - B. Softball court
4. GROUNDING
 - A. Softball court
 - B. Softball court
5. DRAINAGE
 - A. Softball court
 - B. Softball court
6. UTILITIES
 - A. Water
 - B. Power
 - C. Sewer
 - D. Stormwater
 - E. Telephones



PREPARED FOR:
Pike County Recreation Authority
35 Twin Oaks Road
Zebulon, GA 30092

Pike County Recreation Complex C. Community Park August 19, 2019



D. BASEBALL COMPLEX

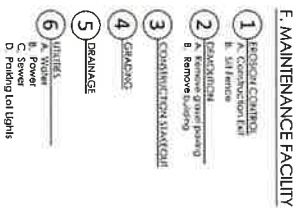
1. LEONARD CONCRETE
A. Sidewalk
B. Sidewalk
C. Sidewalk
D. Sidewalk
E. Sidewalk
2. PLANTING
A. Planting
B. Planting
C. Planting
D. Planting
E. Planting
3. CONSTRUCTION MATERIAL
A. Construction Material
B. Construction Material
C. Construction Material
D. Construction Material
E. Construction Material
4. GRASS
A. Grass
B. Grass
C. Grass
D. Grass
E. Grass
5. UTILITIES
A. Utilities
B. Utilities
C. Utilities
D. Utilities
E. Utilities



PREPARED FOR:
Pike County Recreation Authority
35 Twin Oaks Road
Zebulon, GA 30392

Pike County Recreation Complex D. Baseball Complex August 19, 2019

1. **ADDITION OF CONTROL**
A. Combination pad
B. Set force
2. **DEADLOCKING**
A. Manual disarming
B. Remote release button
C. Remote existing alarm lock force
3. **CONTROLLED ENTRY DEADLOCK**
4. **CRANKING**
5. **DRAINAGE**
6. **DEFENSE**
A. Kickbar
B. Kickbar
C. Sower
D. Picking tool lights
E. Tool light



1. REGULATORY CONTROL
 - a. Coordination (all)
 - b. Self-renewal
2. STANDARDIZATION
 - a. Remove growth potential
 - b. Remove signaling
3. COORDINATING SIGNALING
4. CHANGING
5. BRANCHING
6. TERMINAL
 - a. Proliferation
 - b. Proliferation
 - c. Proliferation
 - d. Proliferation

PREPARED BY:

**ROOT
DESIGN
STUDIO**

1330175-5123 www.RootDesignStudio.com
800.811.0022, 514.811.0022

Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

OVERALL PROJECT BUDGET SUMMARY

35 Twin Oaks Road/Pike County Recreation Complex

| ITEM | DESCRIPTION | BUDGET | PHASE |
|------------------------------|-----------------------------|-------------------------|-------|
| A | SOCCER IMPROVEMENTS | \$ 2,943,295.74 | 1 |
| B | SOFTBALL COMPLEX | \$ 5,676,164.80 | 2 |
| C | COMMUNITY PARK | \$ 3,318,372.29 | 3 |
| D | BASEBALL COMPLEX | \$ 8,583,645.61 | 4 |
| E | ADULT RECREATION AREA | \$ 3,404,809.49 | 5 |
| F | MAINTENANCE FACILITY | \$ 1,414,857.21 | 6 |
| G | SOFT SURFACE TRAILS | \$ 276,541.65 | * |
| H | DISC GOLF COURSE (18 HOLES) | \$ 130,000.00 | * |
| I | PRIMITIVE CAMPGROUND | \$ 30,000.00 | * |
| TOTAL BUDGET ESTIMATE | | \$ 25,777,686.79 | |

Additional Property

| ITEM | DESCRIPTION | BUDGET | PHASE |
|------------------------------|-------------------------------|-------------------------|-------|
| J | INDOOR RECREATION CENTER | \$ 18,409,545.00 | ** |
| K | ARCHERY RANGE | \$ 458,246.25 | * |
| L | FOOTBALL/MULTI-PURPOSE FIELDS | \$ 3,586,275.00 | *** |
| TOTAL BUDGET ESTIMATE | | \$ 22,454,066.25 | |

Notes:

1. Estimates do not include land acquisition costs.
 2. An escalation rate of approximately 4% should be applied to items that extend beyond the first two years.
- * These items can take place at any point during the 10-year planning period.
- ** Planning, fundraising and land acquisition for the Indoor Rec. Center should begin immediately.
- *** Planning, fundraising and land acquisition for the Football/Multi-Purpose fields should begin immediately. Relocation will need to take place prior to Phase 4.

Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

A. SOCCER IMPROVEMENTS

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---|--------|------|--------------|---------------|
| 1 | TREE PROTECTION FENCE | 300 | LF | \$ 4.00 | \$ 1,200.00 |
| 2 | EROSION CONTROL | | | | |
| | A) Construction Exit | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | B) Silt Fence | 2,300 | LF | \$ 5.00 | \$ 11,500.00 |
| 3 | DEMOLITION | | | | |
| | A) Remove gravel paving | 37,000 | SF | \$ 1.00 | \$ 37,000.00 |
| | B) Remove asphalt paving | 1,200 | SY | \$ 3.00 | \$ 3,600.00 |
| | C) Remove existing chain link fence | 800 | LF | \$ 2.50 | \$ 2,000.00 |
| | D) Remove existing trees | 3 | EA | \$ 1,000.00 | \$ 3,000.00 |
| | E) Remove existing brick columns and planter | 1 | LS | \$ 7,500.00 | \$ 7,500.00 |
| 4 | CONSTRUCTION STAKEOUT | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| 5 | FINE GRADING/FIELD PREP (lower soccer fields) | 5 | AC | \$ 5,000.00 | \$ 25,000.00 |
| 6 | DRAINAGE | 1 | LS | \$ 25,000.00 | \$ 25,000.00 |
| 7 | UTILITIES | | | | |
| | A) Water | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | B) Power | 1 | LS | \$ 35,000.00 | \$ 35,000.00 |
| | C) Septic (for new restroom at Comm. Ctr.) | 1 | LS | \$ 12,500.00 | \$ 12,500.00 |
| | D) Parking Lot Lights | 7 | EA | \$ 4,500.00 | \$ 31,500.00 |
| | E) Sports Lighting for Lower Fields (including power) | 10 | EA | \$ 20,000.00 | \$ 200,000.00 |
| 8 | PAVILION RENOVATION/COMMUNITY CENTER | 6,000 | SF | \$ 75.00 | \$ 450,000.00 |
| 9 | KICKING WALL | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| 10 | MAIN ENTRANCE | | | | |
| | A) Monument Sign | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| | B) Spot Lights | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| | C) Flowering Trees | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| | D) Ornamental Landscaping | 800 | SF | \$ 5.00 | \$ 4,000.00 |
| 11 | PARKING LOTS (180 SPACES) | | | | |
| | A) Header Curb | 550 | LF | \$ 18.00 | \$ 9,900.00 |
| | B) 6" Compacted G.A.B. | 1,300 | CY | \$ 75.00 | \$ 97,500.00 |
| | C) Asphalt Paving | 7,800 | SY | \$ 34.00 | \$ 265,200.00 |
| | D) Striping | 3,600 | LF | \$ 1.00 | \$ 3,600.00 |
| | E) Wheel Stops | 57 | EA | \$ 100.00 | \$ 5,700.00 |
| 12 | ACCESSIBLE PARKING SPACES (x 6) | | | | |
| | A) Accessible Ramp | 3 | EA | \$ 7,500.00 | \$ 22,500.00 |
| | B) Striping | 900 | LF | \$ 1.00 | \$ 900.00 |
| | C) Signage | 6 | EA | \$ 500.00 | \$ 3,000.00 |
| 13 | MULTI-USE TRAIL MODIFICATIONS | | | | |

This estimate is provided for informational purposes only. Actual costs may vary at the time of installation.

Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

A. SOCCER IMPROVEMENTS

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | | ESTIMATE |
|------|---------------------------------------|---------|------|------------|--------|------------------------|
| | A) 8' wide concrete sidewalk | 7,200 | SF | \$ | 7.00 | \$ 50,400.00 |
| 14 | SPLIT RAIL FENCE (along R/W) | 980 | LF | \$ | 20.00 | \$ 19,600.00 |
| 15 | LANDSCAPING | | | | | |
| | A) Canopy Trees | 60 | EA | \$ | 750.00 | \$ 45,000.00 |
| | B) Ornamental Landscaping | 10,000 | SF | \$ | 5.00 | \$ 50,000.00 |
| | C) Sod (lower soccer fields) | 140,000 | SF | \$ | 1.25 | \$ 175,000.00 |
| | D) Grass Seed | 35,000 | SF | \$ | 0.20 | \$ 7,000.00 |
| 16 | IRRIGATION | 150,000 | SF | \$ | 1.00 | \$ 150,000.00 |
| | Subtotal | | | | | \$ 1,846,600.00 |
| | General Conditions & Requirements | | 15% | | | \$ 276,990.00 |
| | Contractor Fee | | 5% | | | \$ 106,179.50 |
| | Contingency | | 20% | | | \$ 445,953.90 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | | \$ 2,675,723.40 |
| | Consultant Fees (Design/Engineering) | | 10% | | | \$ 267,572.34 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | | \$ 2,943,295.74 |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
 ISSUED: August 19, 2019

B. SOFTBALL COMPLEX

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---|--------|------|---------------|-----------------|
| 1 | EROSION CONTROL | | | | |
| | A) Construction Exit | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | B) Silt Fence | 2,250 | LF | \$ 5.00 | \$ 11,250.00 |
| 2 | CONSTRUCTION STAKEOUT | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| 3 | GRADING | 7 | AC | \$ 25,000.00 | \$ 175,000.00 |
| 4 | UTILITIES | | | | |
| | A) Water | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | B) Power | 1 | LS | \$ 35,000.00 | \$ 35,000.00 |
| | C) Sewer | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | D) Parking Lot Lights | 4 | EA | \$ 4,500.00 | \$ 18,000.00 |
| | E) Trail Lights | 9 | EA | \$ 2,500.00 | \$ 22,500.00 |
| 5 | BALL FIELDS (complete) | 4 | EA | \$ 250,000.00 | \$ 1,000,000.00 |
| 6 | STORMWATER/DETENTION POND (dry) | 76,000 | SF | \$ 1.00 | \$ 76,000.00 |
| 7 | CONCESSION/RESTROOM/PRESS BOX (2 story) | 2,500 | SF | \$ 500.00 | \$ 1,250,000.00 |
| 8 | CONCRETE PAVING | | | | |
| | A) Sidewalks, trail, and specialty paving | 52,000 | SF | \$ 7.00 | \$ 364,000.00 |
| 9 | NORTH ENTRANCE | | | | |
| | A) Monument Sign | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| | B) Spot Lights | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| | C) Flowering Trees | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| | D) Ornamental Landscaping | 1,000 | SF | \$ 5.00 | \$ 5,000.00 |
| 10 | PARKING LOT (100 spaces) | | | | |
| | A) 24" Curb and Gutter | 600 | LF | \$ 18.00 | \$ 10,800.00 |
| | B) Header Curb | 540 | LF | \$ 18.00 | \$ 9,720.00 |
| | C) 6" Compacted G.A.B. | 680 | CY | \$ 75.00 | \$ 51,000.00 |
| | D) Asphalt Paving | 4,100 | SY | \$ 34.00 | \$ 139,400.00 |
| | E) Striping | 2,810 | LF | \$ 1.00 | \$ 2,810.00 |
| | F) Wheel Stops | 100 | EA | \$ 100.00 | \$ 10,000.00 |
| 11 | ACCESSIBLE PARKING SPACES (x4) | | | | |
| | A) Accessible Ramp | 2 | EA | \$ 7,500.00 | \$ 15,000.00 |
| | B) Striping | 600 | LF | \$ 1.00 | \$ 600.00 |
| | C) Signage | 4 | EA | \$ 500.00 | \$ 2,000.00 |
| 12 | SPLIT RAIL FENCE (along R/W) | 580 | LF | \$ 20.00 | \$ 11,600.00 |
| 13 | SOUTH ENTRANCE | | | | |
| | A) Monument Sign | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| | B) Spot Lights | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| | C) Understory Street Trees | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

B. SOFTBALL COMPLEX

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---------------------------------------|--------|------|------------|------------------------|
| | D) Ornamental Landscaping | 1,000 | SF | \$ 5.00 | \$ 5,000.00 |
| 14 | LANDSCAPING | | | | |
| | A) Canopy Trees | 50 | EA | \$ 750.00 | \$ 37,500.00 |
| | B) Ornamental Landscaping | 5,000 | SF | \$ 5.00 | \$ 25,000.00 |
| | C) Sod | 50,000 | SF | \$ 1.25 | \$ 62,500.00 |
| | D) Grass Seed | 70,000 | SF | \$ 0.20 | \$ 14,000.00 |
| 15 | IRRIGATION | 60,000 | SF | \$ 1.00 | \$ 60,000.00 |
| | Subtotal | | | | \$ 3,561,180.00 |
| | General Conditions & Requirements | | 15% | | \$ 534,177.00 |
| | Contractor Fee | | 5% | | \$ 204,767.85 |
| | Contingency | | 20% | | \$ 860,024.97 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 5,160,149.82 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 516,014.98 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 5,676,164.80 |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

C. COMMUNITY PARK

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---|-----------|------|--------------|---------------|
| 1 | EROSION CONTROL | | | | |
| | A) Construction Exit | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | B) Silt Fence | 1,110 | LF | \$ 5.00 | \$ 5,550.00 |
| 2 | DEMOLITION | | | | |
| | A) Remove Gravel Paving | 21,170 | SF | \$ 1.00 | \$ 21,170.00 |
| | B) Remove Softball Field | 1 | EA | \$ 15,000.00 | \$ 15,000.00 |
| 3 | CONSTRUCTION STAKEOUT | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| 4 | GRADING | 5 | AC | \$ 25,000.00 | \$ 125,000.00 |
| 5 | DRAINAGE | 1 | LS | \$ 25,000.00 | \$ 25,000.00 |
| 6 | UTILITIES | | | | |
| | A) Water | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | B) Power | 1 | LS | \$ 35,000.00 | \$ 35,000.00 |
| | C) Sewer | 1 | LS | \$ 30,000.00 | \$ 30,000.00 |
| | D) Parking Lot Lights | 9 | EA | \$ 4,500.00 | \$ 40,500.00 |
| | E) Trail Lights | 3 | EA | \$ 2,500.00 | \$ 7,500.00 |
| 7 | RESTROOM BUILDING (3M/3W) | 475 | SF | \$ 500.00 | \$ 237,500.00 |
| 8 | MULTI-AGE PLAYGROUND | 7,600 | SF | \$ 20.00 | \$ 152,000.00 |
| 9 | PICNIC PAVILIONS (20'X40') | 2 | EA | \$ 50,000.00 | \$ 50,000.00 |
| 10 | STAGE | | | | |
| | A) Pre-Engineered stage with roof (12'x30') | 360 | SF | \$ 200.00 | \$ 72,000.00 |
| | B) Equipment (sound/lights) | ALLOWANCE | | \$ 50,000.00 | \$ 50,000.00 |
| | C) Entry Sign/Public Art/Sculpture | ALLOWANCE | | \$ 50,000.00 | \$ 50,000.00 |
| 11 | PARKING LOTS (215 SPACES) | | | | |
| | A) 24" Curb and Gutter | 3,680 | LF | \$ 18.00 | \$ 66,240.00 |
| | B) Header Curb | 280 | LF | \$ 18.00 | \$ 5,040.00 |
| | C) 6" Compacted G.A.B. | 1,340 | CY | \$ 75.00 | \$ 100,500.00 |
| | D) Asphalt Paving | 8,130 | SY | \$ 34.00 | \$ 276,420.00 |
| | E) Striping | 4,300 | LF | \$ 1.00 | \$ 4,300.00 |
| | F) Wheel Stops | 44 | EA | \$ 100.00 | \$ 4,400.00 |
| 12 | ACCESSIBLE PARKING SPACES (x7) | | | | |
| | A) Accessible Ramp | 3 | LS | \$ 7,500.00 | \$ 22,500.00 |
| | B) Striping | 1,050 | LF | \$ 1.00 | \$ 1,050.00 |
| | C) Signage | 7 | EA | \$ 500.00 | \$ 3,500.00 |
| 13 | SPLIT RAIL FENCE (along R/W) | 500 | LF | \$ 20.00 | \$ 10,000.00 |
| 14 | MAIN ENTRANCE | | | | |
| | A) Monument Sign | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| | B) Spot Lights | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

C. COMMUNITY PARK

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|--|--------|------|-------------|------------------------|
| | C) Flowering Trees | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| | D) Ornamental Landscaping | 1,000 | SF | \$ 5.00 | \$ 5,000.00 |
| 15 | CONCRETE PAVING | | | | |
| | A) Sidewalks, trails, and specialty paving | 22,000 | SF | \$ 7.00 | \$ 154,000.00 |
| 16 | AMENITY PAVING | 6,180 | SF | \$ 25.00 | \$ 154,500.00 |
| 17 | SITE FURNISHINGS | | | | |
| | A) Benches | 8 | EA | \$ 1,500.00 | \$ 12,000.00 |
| | B) Picnic Tables | 12 | EA | \$ 1,000.00 | \$ 12,000.00 |
| | C) Trash Receptacles | 4 | EA | \$ 1,000.00 | \$ 4,000.00 |
| | D) Pet Waste Stations | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| 18 | LANDSCAPING | | | | |
| | A) Canopy Trees | 50 | EA | \$ 750.00 | \$ 37,500.00 |
| | B) Ornamental Landscaping | 16,000 | SF | \$ 5.00 | \$ 80,000.00 |
| | C) Sod | 45,000 | SF | \$ 1.25 | \$ 56,250.00 |
| | D) Grass Seed | 30,000 | SF | \$ 0.20 | \$ 6,000.00 |
| 19 | IRRIGATION | 65,000 | SF | \$ 1.00 | \$ 65,000.00 |
| | Subtotal | | | | \$ 2,081,920.00 |
| | General Conditions & Requirements | | 15% | | \$ 312,288.00 |
| | Contractor Fee | | 5% | | \$ 119,710.40 |
| | Contingency | | 20% | | \$ 502,783.68 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 3,016,702.08 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 301,670.21 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 3,318,372.29 |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

D. BASEBALL COMPLEX

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---|-------|------|---------------|-----------------|
| 1 | EROSION CONTROL | | | | |
| | A) Construction Exit | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | B) Silt Fence | 2,230 | LF | \$ 5.00 | \$ 11,150.00 |
| 2 | DEMOLITION (Complete) | 15 | AC | \$ 7,500.00 | \$ 112,500.00 |
| 3 | CONSTRUCTION STAKEOUT | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| 4 | GRADING | 17 | AC | \$ 25,000.00 | \$ 425,000.00 |
| 5 | UTILITIES | | | | |
| | A) Water | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | B) Power | 1 | LS | \$ 35,000.00 | \$ 35,000.00 |
| | C) Sewer | 1 | LS | \$ 15,000.00 | \$ 15,000.00 |
| | D) Parking Lot Lights | 8 | EA | \$ 4,500.00 | \$ 36,000.00 |
| | E) Trail Lights | 6 | EA | \$ 2,500.00 | \$ 15,000.00 |
| 6 | BALL FIELDS (Complete) | 5 | EA | \$ 350,000.00 | \$ 1,750,000.00 |
| 7 | CONCESSION/RESTROOM/PRESS BOX (2 story) | 2,500 | SF | \$ 500.00 | \$ 1,250,000.00 |
| 8 | PARKING LOTS (175 SPACES) | | | | |
| | A) 24" Curb and Gutter | 1,900 | LF | \$ 18.00 | \$ 34,200.00 |
| | B) Header Curb | 950 | LF | \$ 18.00 | \$ 17,100.00 |
| | C) 6" Compacted G.A.B. | 1,120 | CY | \$ 75.00 | \$ 84,000.00 |
| | D) Asphalt Paving | 6,720 | SY | \$ 34.00 | \$ 228,480.00 |
| | E) Striping | 3,530 | LF | \$ 1.00 | \$ 3,530.00 |
| | F) Wheel Stops | 193 | EA | \$ 100.00 | \$ 19,300.00 |
| 9 | ACCESSIBLE PARKING SPACES (x6) | | | | |
| | A) Accessible Ramp | 2 | LS | \$ 7,500.00 | \$ 15,000.00 |
| | B) Striping | 900 | LF | \$ 1.00 | \$ 900.00 |
| | C) Signage | 6 | EA | \$ 500.00 | \$ 3,000.00 |
| 10 | NORTH ENTRANCE | | | | |
| | A) Monument Sign | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| | B) Spot Lights | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| | C) Flowering Trees | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| | D) Ornamental Landscaping | 1,000 | SF | \$ 5.00 | \$ 5,000.00 |
| 11 | SPLIT RAIL FENCE (along R/W) | 1,070 | LF | \$ 20.00 | \$ 21,400.00 |
| 12 | SOUTH ENTRANCE | | | | |
| | A) Monument Sign | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| | B) Spot Lights | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| | C) Flowering Trees | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| | D) Ornamental Landscaping | 1,000 | SF | \$ 5.00 | \$ 5,000.00 |
| 13 | CONCRETE PAVING | | | | |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

D. BASEBALL COMPLEX

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|--|---------|------|--------------|------------------------|
| | A) Sidewalks, trails, and specialty paving | 77,000 | SF | \$ 7.00 | \$ 539,000.00 |
| 14 | RETAINING WALL (MSE, 650 LF x 8' AVG HT) | 5,200 | SF | \$ 25.00 | \$ 130,000.00 |
| 15 | WET DETENTION POND | | | | |
| | A) Lining (if needed) | 70,000 | SF | \$ 3.00 | \$ 210,000.00 |
| | B) Aerator Fountain | 1 | LS | \$ 25,000.00 | \$ 25,000.00 |
| | C) Aquatic Shelf Planting | 11,200 | SF | \$ 5.00 | \$ 56,000.00 |
| 16 | LANDSCAPING | | | | |
| | A) Canopy Trees | 70 | EA | \$ 750.00 | \$ 52,500.00 |
| | B) Ornamental Landscaping | 7,500 | SF | \$ 5.00 | \$ 37,500.00 |
| | C) Sod | 45,000 | SF | \$ 1.25 | \$ 56,250.00 |
| | D) Grass Seed | 200,000 | SF | \$ 0.20 | \$ 40,000.00 |
| 17 | IRRIGATION | 55,000 | SF | \$ 1.00 | \$ 55,000.00 |
| | Subtotal | | | | \$ 5,385,310.00 |
| | General Conditions & Requirements | | 15% | | \$ 807,796.50 |
| | Contractor Fee | | 5% | | \$ 309,655.33 |
| | Contingency | | 20% | | \$ 1,300,552.37 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 7,803,314.19 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 780,331.42 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 8,583,645.61 |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

E. ADULT RECREATION COMPLEX

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|-------------------------------------|--------|------|---------------|---------------|
| 1 | EROSION CONTROL | | | | |
| | A) Construction Exit | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | B) Silt Fence | 1,980 | LF | \$ 5.00 | \$ 9,900.00 |
| 2 | DEMOLITION | | | | |
| | A) Remove gravel paving | 21,170 | SF | \$ 1.00 | \$ 21,170.00 |
| | B) Remove asphalt paving | 750 | SY | \$ 3.00 | \$ 2,250.00 |
| | C) Remove existing chain link fence | 680 | LF | \$ 4.00 | \$ 2,720.00 |
| 3 | CONSTRUCTION STAKEOUT | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| 4 | GRADING | 8 | AC | \$ 25,000.00 | \$ 200,000.00 |
| 5 | DRAINAGE | 1 | LS | \$ 35,000.00 | \$ 35,000.00 |
| 6 | UTILITIES | | | | |
| | A) Water | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | B) Power | 1 | LS | \$ 35,000.00 | \$ 35,000.00 |
| | C) Sewer | 1 | LS | \$ 20,000.00 | \$ 20,000.00 |
| | D) Parking Lot Lights | 6 | EA | \$ 4,500.00 | \$ 27,000.00 |
| | E) Trail Lights | 2 | EA | \$ 2,500.00 | \$ 5,000.00 |
| 7 | SAND VOLLEYBALL COURTS | 2 | EA | \$ 25,000.00 | \$ 50,000.00 |
| 8 | RESTROOM BUILDING (3M/3W) | 475 | SF | \$ 500.00 | \$ 237,500.00 |
| 9 | BASKETBALL COURTS (Fenced) | 2 | EA | \$ 125,000.00 | \$ 250,000.00 |
| 10 | SOFTBALL FIELD (Adult Rec.) | 1 | EA | \$ 250,000.00 | \$ 250,000.00 |
| 11 | CONCESSION BUILDING (1 story) | 800 | SF | \$ 350.00 | \$ 280,000.00 |
| 12 | PARKING LOTS (85 SPACES) | | | | |
| | A) Header Curb | 360 | LF | \$ 18.00 | \$ 6,480.00 |
| | B) 6" Compacted G.A.B. | 660 | CY | \$ 75.00 | \$ 49,500.00 |
| | C) Asphalt Paving | 3,930 | SY | \$ 34.00 | \$ 133,620.00 |
| | D) Striping | 1,640 | LF | \$ 1.00 | \$ 1,640.00 |
| 13 | ACCESSIBLE PARKING SPACES (x4) | | | | |
| | A) Accessible Ramp | 2 | LS | \$ 7,500.00 | \$ 15,000.00 |
| | B) Striping | 600 | LF | \$ 1.00 | \$ 600.00 |
| | C) Signage | 4 | EA | \$ 500.00 | \$ 2,000.00 |
| 14 | MAIN ENTRANCE | | | | |
| | A) Monument Sign | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| | B) Spot Lights | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| | C) Flowering Trees | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| | D) Ornamental Landscaping | 1,000 | SF | \$ 5.00 | \$ 5,000.00 |
| 7 | CONCRETE PAVING | 12,610 | SF | \$ 7.00 | \$ 88,270.00 |
| 16 | PICNIC PAVILION | 1,600 | SF | \$ 75.00 | \$ 120,000.00 |

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Pike County Recreation Complex: Ten Year Master Plan
OPINION OF PROBABLE COSTS

Prepared by: Root Design Studio
ISSUED: August 19, 2019

E. ADULT RECREATION COMPLEX

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---------------------------------------|--------|------|------------|------------------------|
| 17 | SPLIT RAIL FENCE (along R/W) | 500 | LF | \$ 20.00 | \$ 10,000.00 |
| 18 | LANDSCAPING | | | | |
| | A) Canopy Trees | 50 | EA | \$ 750.00 | \$ 37,500.00 |
| | B) Ornamental Landscaping | 5,000 | SF | \$ 5.00 | \$ 25,000.00 |
| | C) Sod | 50,000 | SF | \$ 1.25 | \$ 62,500.00 |
| | D) Grass Seed | 75,000 | SF | \$ 0.20 | \$ 15,000.00 |
| 19 | IRRIGATION | 56,000 | SF | \$ 1.00 | \$ 56,000.00 |
| | Subtotal | | | | \$ 2,136,150.00 |
| | General Conditions & Requirements | | 15% | | \$ 320,422.50 |
| | Contractor Fee | | 5% | | \$ 122,828.63 |
| | Contingency | | 20% | | \$ 515,880.23 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 3,095,281.35 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 309,528.14 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 3,404,809.49 |

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Prepared by: Root Design Studio
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F. MAINTENANCE FACILITY

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---------------------------------------|--------|------|--------------|------------------------|
| 1 | EROSION CONTROL | | | | |
| | A) Construction Exit | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | B) Silt Fence | 1,070 | LF | \$ 5.00 | \$ 5,350.00 |
| 2 | DEMOLITION | | | | |
| | A) Remove gravel paving | 23,000 | SF | \$ 1.00 | \$ 23,000.00 |
| | B) Remove Building | 3,300 | SF | \$ 5.00 | \$ 16,500.00 |
| 3 | CONSTRUCTION STAKEOUT | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| 4 | GRADING | 1 | AC | \$ 25,000.00 | \$ 25,000.00 |
| 5 | DRAINAGE | 1 | LS | \$ 15,000.00 | \$ 15,000.00 |
| 6 | UTILITIES | | | | |
| | A) Water | 1 | LS | \$ 25,000.00 | \$ 25,000.00 |
| | B) Power | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| | C) Sewer | 1 | LS | \$ 10,000.00 | \$ 10,000.00 |
| | D) Parking Lot Lights | 2 | EA | \$ 4,500.00 | \$ 9,000.00 |
| 7 | MAINTENANCE BUILDING (unconditioned) | 3,200 | SF | \$ 125.00 | \$ 400,000.00 |
| 8 | PARKING LOT (30 SPACES) | | | | |
| | A) 6" Compacted G.A.B. | 250 | CY | \$ 75.00 | \$ 18,750.00 |
| | B) Asphalt Paving | 1,480 | SY | \$ 34.00 | \$ 50,320.00 |
| | C) Striping | 560 | LF | \$ 1.00 | \$ 560.00 |
| 9 | ACCESSIBLE PARKING SPACES (x1) | | | | |
| | A) Accessible Ramp | 1 | LS | \$ 7,500.00 | \$ 7,500.00 |
| | B) Striping | 150 | LF | \$ 1.00 | \$ 150.00 |
| | C) Signage | 1 | EA | \$ 500.00 | \$ 500.00 |
| 10 | SPLIT RAIL FENCE (along R/W) | 500 | LF | \$ 20.00 | \$ 10,000.00 |
| 11 | GRAVEL MAINTENANCE YARD | 2,750 | SF | \$ 4.00 | \$ 11,000.00 |
| 12 | 8' CHAIN LINK FENCE AND GATE | 160 | LF | \$ 40.00 | \$ 40.00 |
| 13 | LANDSCAPING | | | | |
| | A) Canopy Trees | 30 | EA | \$ 750.00 | \$ 22,500.00 |
| | B) Landscape Buffer/Evergreen Screen | 32,000 | SF | \$ 5.00 | \$ 160,000.00 |
| | C) Grass Seed | 50,000 | SF | \$ 0.20 | \$ 10,000.00 |
| 14 | IRRIGATION | 40,000 | SF | \$ 1.00 | \$ 40,000.00 |
| | Subtotal | | | | \$ 887,670.00 |
| | General Conditions & Requirements | | 15% | | \$ 133,150.50 |
| | Contractor Fee | | 5% | | \$ 51,041.03 |
| | Contingency | | 20% | | \$ 214,372.31 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 1,286,233.83 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 128,623.38 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 1,414,857.21 |

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Prepared by: Root Design Studio
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G. TRAILS

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|--|-----|------|--------------|----------------------|
| 1 | SOFT SURFACE TRAIL (through woods) | | | | |
| | A) 3' Wide Gravel Trail (4" Crusher Run) | 1 | MILE | \$ 65,000.00 | \$ 65,000.00 |
| | B) Benches | 4 | EA | \$ 1,500.00 | \$ 6,000.00 |
| | C) Outdoor Fitness Stations | 10 | EA | \$ 10,000.00 | \$ 100,000.00 |
| | D) Signage (rules/wayfinding) | 5 | EA | \$ 500.00 | \$ 2,500.00 |
| | Subtotal | | | | \$ 173,500.00 |
| | General Conditions & Requirements | | 15% | | \$ 26,025.00 |
| | Contractor Fee | | 5% | | \$ 9,976.25 |
| | Contingency | | 20% | | \$ 41,900.25 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 251,401.50 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 25,140.15 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 276,541.65 |

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H. DISC GOLF COURSE

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | | ESTIMATE | |
|------|---------------------|-----|------|------------|-----------|----------|------------|
| 1 | OPTION A - 9 HOLES | 1 | LS | \$ | 45,000.00 | \$ | 65,000.00 |
| 2 | OPTION B - 18 HOLES | 1 | LS | \$ | 90,000.00 | \$ | 130,000.00 |

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I. CAMPING

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | | ESTIMATE | |
|------|--|-----|------|------------|-----------|----------|-----------|
| 1 | PRIMITIVE CAMP SITE ("Hike-in", no parking or restroom) | 3 | AC | \$ | 10,000.00 | \$ | 30,000.00 |

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J. INDOOR RECREATION CENTER

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|--|--------|------|---------------|-------------------------|
| 1 | LAND ACQUISITION | | AC | | \$ - |
| 2 | INDOOR RECREATION CENTER (complete) (2 basketball courts, locker rooms, office, storage, multi-purpose rooms, etc.) | 32,000 | SF | \$ 350.00 | \$ 11,200,000.00 |
| 3 | PARKING LOT | 1 | LS | \$ 350,000.00 | \$ 350,000.00 |
| 4 | STORMWATER DETENTION | 1 | LS | \$ 125,000.00 | \$ 125,000.00 |
| | Subtotal | | | | \$ 11,550,000.00 |
| | General Conditions & Requirements | | 15% | | \$ 1,732,500.00 |
| | Contractor Fee | | 5% | | \$ 664,125.00 |
| | Contingency | | 20% | | \$ 2,789,325.00 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 16,735,950.00 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 1,673,595.00 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 18,409,545.00 |

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K. ARCHERY RANGE

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---------------------------------------|-----|------|--------------|----------------------|
| 1 | ARCHERY RANGE (10 stations) | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| 2 | RESTROOM (2M/2W) | 400 | SF | \$ 500.00 | \$ 200,000.00 |
| 3 | PARKING LOT (15 spaces) | 1 | LS | \$ 37,500.00 | \$ 37,500.00 |
| | Subtotal | | | | \$ 287,500.00 |
| | General Conditions & Requirements | | 15% | | \$ 43,125.00 |
| | Contractor Fee | | 5% | | \$ 16,531.25 |
| | Contingency | | 20% | | \$ 69,431.25 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 416,587.50 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 41,658.75 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 458,246.25 |

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L. FOOTBALL / MULTI-PURPOSE FIELDS

| ITEM | DESCRIPTION | QTY | UNIT | UNIT PRICE | ESTIMATE |
|------|---|-----|-------|-----------------|------------------------|
| 1 | LAND ACQUISITION (Per field) | | AC | | \$ - |
| 2 | FOOTBALL FIELD (include parking, restroom, stormwater, etc.) | 1 | FIELD | \$ 1,250,000.00 | \$ 1,250,000.00 |
| 3 | MULTI-PURPOSE FIELD | 2 | FIELD | \$ 500,000.00 | \$ 1,000,000.00 |
| | Subtotal | | | | \$ 2,250,000.00 |
| | General Conditions & Requirements | | 15% | | \$ 337,500.00 |
| | Contractor Fee | | 5% | | \$ 129,375.00 |
| | Contingency | | 20% | | \$ 543,375.00 |
| | TOTAL CONSTRUCTION ESTIMATE | | | | \$ 3,260,250.00 |
| | Consultant Fees (Design/Engineering) | | 10% | | \$ 326,025.00 |
| | TOTAL ESTIMATED PROJECT BUDGET | | | | \$ 3,586,275.00 |

This estimate is provided for informational purposes only. Actual costs may vary at the time of installation.

Library Services

Introduction

The Pike County Library System provides library services through a single library facility, the Joel Edwards Memorial Library. This library is operated and maintained by financial contributions from the State of Georgia and Pike County. The library provides services to all residents of Pike County through a variety of information and materials, facilities and programs. The library serves all persons on an equal basis in meeting their educational, recreational, civic, and economic needs.

Demand for library facilities is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services system impact fee is limited to future residential growth.

The library facility has a floor area of 8,934 square feet and currently contains 19,445 collection materials.

Service Area

Materials, facilities and services of the Pike County library system are equally available to the County's population. The entire county is considered a single service district for library services. An improvement in any part of the county increases service to all parts of the county to some extent.

Level of Service

The current level of service is determined by an inventory of the existing library facility and collection materials, as shown above in **Table L-1**. Level of service calculations, shown in **Table L-2**, determine that the facilities provide 3.1778 collection materials and 1.4600 square feet of library space per dwelling unit to serve the current population.

Table L-1

Inventory of Library Facilities

| Facility | Square Feet | Collection Materials |
|-------------------------------|-------------|----------------------|
| Joel Edwards Memorial Library | 8,934 | 19,445 |

CURRENT 9,840 28,149

Table L-2

Current Level of Service Calculation

| Existing Square Feet | Number of Existing Dwelling Units | SF/dwelling unit |
|----------------------|-----------------------------------|------------------|
| <i>9840</i> 8,934 | 6,119 | 1.4600 |

| Existing Collection Materials | Number of Existing Dwelling Units | Collection Materials/dwelling unit |
|-------------------------------|-----------------------------------|------------------------------------|
| 19,445 | 6,119 | 3.1778 |

6,905 @ 2019
6,905 @ 2019
1.43
4.08
28,149
6,905

Forecasts for Service Area

FUTURE DEMAND

The County has decided to adopt a level of service for library facilities based on the current LOS. **Table L-3** presents the calculations carried out in order to determine the future service demand for library services in Pike County. The 'number of new dwelling units' figures are drawn from Table P-2. Multiplying the increase in dwelling units by the LOS produces figures of new square feet and collection volumes required in order to provide the same standard to both existing and new development in the county.

Table L-3 presents the expected facility demand in an annual format, accompanied by the library facility projects proposed to meet this demand. A single expansion project is shown. This project could be re-configured to be several smaller new facilities or an expansion of an existing facility. In either case, it is the addition of 6,030 square feet that is impact fee eligible.

Table L-3
Future Demand Calculation
New Growth

| SF/dwelling unit | Number of New Dwelling Units (2005-25) | SF Demanded by New Growth |
|------------------|--|---------------------------|
| 1.4600 | 4,130 | 6,030 |

| Collection Materials/dwelling unit | Number of New Dwelling Units (2005-25) | Collection Materials Demanded |
|------------------------------------|--|-------------------------------|
| 3.1778 | 4,130 | 13,125 |

Table L-4
Future Library Facility Projects

| Year | New Dwelling Units | SF Demanded (annual) | Running Total: SF Demanded | Project | Net New Square Footage |
|------|--------------------|----------------------|----------------------------|-----------------|------------------------|
| 2005 | 0 | 0 | | | |
| 2006 | 213 | 311 | 311 | | |
| 2007 | 217 | 317 | 628 | | |
| 2008 | 222 | 324 | 952 | | |
| 2009 | 226 | 330 | 1,282 | | |
| 2010 | 234 | 337 | 1,619 | Future facility | 6,100 |
| 2011 | 235 | 343 | 1,962 | | |
| 2012 | 159 | 232 | 2,194 | | |
| 2013 | 177 | 258 | 2,453 | | |
| 2014 | 188 | 267 | 2,720 | | |
| 2015 | 187 | 273 | 2,993 | | |
| 2016 | 190 | 277 | 3,270 | | |
| 2017 | 194 | 283 | 3,554 | | |
| 2018 | 198 | 289 | 3,843 | | |
| 2019 | 202 | 295 | 4,138 | | |
| 2020 | 206 | 301 | 4,439 | | |
| 2021 | 210 | 307 | 4,745 | | |
| 2022 | 214 | 313 | 5,058 | | |
| 2023 | 218 | 318 | 5,376 | | |
| 2024 | 222 | 324 | 5,700 | | |
| 2025 | 226 | 330 | 6,030 | | |

Net New Growth Total: 6,100

| Year | New Dwelling Units | SF Demanded (annual) | Running Total SF Demanded |
|------|--------------------|----------------------|---------------------------|
| 2020 | 120 | 171.6 | 171.6 |
| 2021 | 210 | 300.3 | 471.9 |
| 2022 | 214 | 306.02 | 777.92 |
| 2023 | 218 | 311.74 | 1,089.66 |
| 2024 | 222 | 317.46 | 1,407.12 |
| 2025 | 226 | 323.18 | 1,730.30 |

Table L-5
Future Collection Materials Demanded

| Year | New Growth Demand | | | Plus Discarded Materials | Total Materials Needed (annual) |
|----------------------|--------------------|-----------------------------|---------------|--------------------------|---------------------------------|
| | New Dwelling Units | Materials Demanded (annual) | Running Total | | |
| 2005 | 0 | 0 | | 0 | 0 |
| 2006 | 213 | 677 | 677 | 3 | 680 |
| 2007 | 217 | 690 | 1,366 | 3 | 693 |
| 2008 | 222 | 705 | 2,072 | 4 | 709 |
| 2009 | 226 | 718 | 2,790 | 4 | 722 |
| 2010 | 231 | 734 | 3,524 | 4 | 738 |
| 2011 | 235 | 747 | 4,271 | 4 | 751 |
| 2012 | 159 | 505 | 4,776 | 3 | 508 |
| 2013 | 177 | 582 | 5,339 | 3 | 565 |
| 2014 | 183 | 582 | 5,920 | 3 | 584 |
| 2015 | 187 | 594 | 6,515 | 3 | 597 |
| 2016 | 190 | 604 | 7,118 | 3 | 607 |
| 2017 | 194 | 616 | 7,735 | 3 | 620 |
| 2018 | 198 | 629 | 8,364 | 3 | 632 |
| 2019 | 202 | 642 | 9,006 | 3 | 645 |
| 2020 | 206 120 | 655 | 9,661 | 3 | 658 |
| 2021 | 210 | 668 | 10,328 | 3 | 671 |
| 2022 | 214 | 680 | 11,008 | 3 | 684 |
| 2023 | 218 | 693 | 11,701 | 3 | 696 |
| 2024 | 222 | 706 | 12,407 | 4 | 709 |
| 2025 | 226 | 718 | 13,125 | 4 | 722 |
| 13,125 | | | Total 13,191 | | |
| Total for New Growth | | | 13,125 | | |

x 4.08

2020 120 489.6 489.6
 2021 210 856.8 1,346.4
 2022 214 873.12 2,219.52
 2023 218 887.44 3,108.96
 2024 222 905.76 4,014.72
 2025 226 922.08 4,936.80

493
 860
 876
 892
 910
 924

4,936.80 (2025)

Table L-5 presents the figures for collection material demand. Materials demanded by new growth are calculated in the first columns. For collection materials the number of new volumes demanded by new growth that will be retained for at least 10 years is increased by a discard rate of 0.50% for "weeded" volumes. This rate represents the number of volumes "weeded" from the collection in a normal year. By including the weeded volumes, the resulting 'total materials needed' reflects the total number of volumes required annually to maintain the LOS once these non-impact fee eligible volumes are discarded. 13,125 books will be needed to meet the demand of new growth to the year 2025; a total of 13,191 books will need to be purchased to maintain the level

of service for new and existing development and to account for discarded volumes.

FUTURE COSTS

The building floor area and new books needed to serve new growth identified in Tables L-4 and L-5 are used to calculate the future cost to meet service demand, as shown in Tables L-6 and L-7. The costs are shown in current (2006) dollars. Library

Table L-6
Facility Costs to Meet Future Demand

| Year | Project | Square Footage | Cost* | % for New Growth | New Growth Cost |
|------|-----------------|----------------|-------------|------------------|-----------------|
| 2010 | Future facility | 6,100 | \$1,006,500 | 98.86% | \$995,003 |
| | | | 425,000 | | 420,155 |

*Project costs based on an average of \$165 per square foot construction cost.

\$250/sq. ft. BASED on LIBRARY REPORT

facility construction cost is based on estimated costs of comparable facilities.

In Table L-7, State aid is calculated based on the historic average of \$0.31 per capita per year toward the purchase of collection materials. Collection materials costs are estimated at \$29.92 per book. The percentage of the cost attributable for new growth in each year is based on the percentage of total volumes demanded that are attributable to new growth's demand, less 0.50% for "weeded" volumes.

Table L-8 summarizes the combined costs to provide the adopted level of service to the future population. State aid in the purchase of library volumes is reflected in the collection materials total.

Gross Impact Cost Calculation

The gross impact cost per dwelling unit is calculated in **Table L-9**. This impact cost is not an "impact fee." In calculating the net impact fee, the cost must be reduced to the extent that new growth and development will pay future taxes toward financing the improvements, in order to avoid double taxation.

Credit Calculation

There is a credit calculation that is carried out for this public facility category based on anticipated property tax contributions. In **Table L-10** the anticipated property tax contribution from new growth towards the cost to complete future capital facility projects is calculated. The tax base information is taken from Table P-5, and the annual funding requirement is drawn from Table L-8. The funding requirement for collection materials is the portion of the capital projects that are not im-

pact fee eligible; these can reasonably be assumed to be

Table L-7

Collection Material Costs to Meet Future Demand

SEE NOTEBOOK SHEET

| Year | Materials Needed (annual) | Gross Cost* | State Aid** | Net Total Cost | % for New Growth | New Growth Cost |
|--------|---------------------------|--------------|----------------|----------------|------------------|-----------------|
| 2006 | 680 | \$20,353.30 | (\$5,327.13) | \$15,026.17 | 99.5% | \$14,951.41 |
| 2007 | 693 | \$20,735.52 | (\$5,500.75) | \$15,234.76 | 99.5% | \$15,158.97 |
| 2008 | 709 | \$21,213.29 | (\$5,677.53) | \$15,535.77 | 99.5% | \$15,458.47 |
| 2009 | 722 | \$21,595.52 | (\$5,857.76) | \$15,737.75 | 99.5% | \$15,659.46 |
| 2010 | 738 | \$22,073.29 | (\$6,041.77) | \$16,031.52 | 99.5% | \$15,951.76 |
| 2011 | 751 | \$22,455.51 | (\$6,228.93) | \$16,226.59 | 99.5% | \$16,145.86 |
| 2012 | 508 | \$15,193.31 | (\$6,357.26) | \$8,836.05 | 99.5% | \$8,792.09 |
| 2013 | 565 | \$16,913.30 | (\$6,499.43) | \$10,413.87 | 99.5% | \$10,362.06 |
| 2014 | 584 | \$17,486.63 | (\$6,646.33) | \$10,840.31 | 99.5% | \$10,786.38 |
| 2015 | 597 | \$17,868.86 | (\$6,798.05) | \$11,072.81 | 99.5% | \$11,017.72 |
| 2016 | 607 | \$18,155.52 | (\$6,948.60) | \$11,206.92 | 99.5% | \$11,151.16 |
| 2017 | 620 | \$18,537.74 | (\$7,103.99) | \$11,433.76 | 99.5% | \$11,376.87 |
| 2018 | 632 | \$18,919.97 | (\$7,262.52) | \$11,657.45 | 99.5% | \$11,599.45 |
| 2019 | 645 | \$19,302.19 | (\$7,392.74) | \$11,909.45 | 99.5% | \$11,850.20 |
| 2020 | 658 | \$19,684.41 | (\$7,589.02) | \$12,095.39 | 99.5% | \$12,035.22 |
| 2021 | 671 | \$20,073.46 | (\$7,780.85) | \$12,312.60 | 99.5% | \$12,251.35 |
| 2022 | 684 | \$20,454.54 | (\$7,935.90) | \$12,518.64 | 99.5% | \$12,456.35 |
| 2023 | 696 | \$20,835.62 | (\$8,114.22) | \$12,721.41 | 99.5% | \$12,658.12 |
| 2024 | 709 | \$21,216.71 | (\$8,295.79) | \$12,920.91 | 99.5% | \$12,856.63 |
| 2025 | 722 | \$21,597.79 | (\$8,480.63) | \$13,117.16 | 99.5% | \$13,051.90 |
| 13,191 | | \$394,666.47 | (\$137,817.20) | \$256,849.27 | | \$255,571.41 |

*Cost is based on average unit cost of \$29.92 per volume.

**State aid is based on the average annual contribution of \$0.31 per capita.

\$25 PER LIBRARY REPORT

Table L-8

Net Costs to Serve New Growth 2005-2020

| Description | Total |
|-----------------------|-------------|
| New Facilities | \$995,003 |
| Collection Materials | \$255,571 |
| Gross New Growth Cost | \$1,250,575 |

Table L-9

Impact Cost Calculation

NOTEBOOK SHEET

| Costs Attributable to New Growth | New Dwelling Units (2005-25) | Gross Impact COST per Dwelling Unit |
|----------------------------------|------------------------------|-------------------------------------|
| \$1,250,575 | 4,130 | \$302.7851 |

funded through the general fund. The millage rate is simply the rate required to meet the annual funding requirement with the given tax digest value. The contribution from new growth is the millage rate multiplied by the residential added value shown in Table P-3. (Residential added value is used, rather than total added value, since the impact fee for library services will only be levied against residential growth.)

Net Impact Cost Calculation

In calculating the net impact cost, the applicable credit for future tax contributions (from Table L-10) is subtracted from the total impact fee eligible project costs to produce a net impact-fee-eligible project cost figure. This is shown in the first part of **Table L-11**. Using the net cost figure, the net impact cost is calculated, based on the increase in dwelling units between 2005 and 2025.

Table L-10
New Growth Contribution Through Property Taxes
2005 - 2025

| Year | Tax Digest* | Annual Funding Requirement | Millage Rate | Residential Added Value** | Contribution from New Growth |
|------|---------------|----------------------------|--------------|---------------------------|------------------------------|
| 2005 | \$415,158,465 | \$0 | 0.00000 | \$13,206,000 | \$0 |
| 2006 | \$430,368,857 | \$75 | 0.00017 | \$26,660,000 | \$5 |
| 2007 | \$446,019,879 | \$76 | 0.00017 | \$40,424,000 | \$7 |
| 2008 | \$461,904,009 | \$77 | 0.00017 | \$54,436,000 | \$9 |
| 2009 | \$478,074,585 | \$78 | 0.00016 | \$68,758,000 | \$11 |
| 2010 | \$494,670,799 | \$11,576 | 0.02340 | \$83,328,000 | \$1,950 |
| 2011 | \$511,322,283 | \$81 | 0.00016 | \$93,186,000 | \$15 |
| 2012 | \$523,300,313 | \$44 | 0.00008 | \$104,160,000 | \$9 |
| 2013 | \$536,432,889 | \$52 | 0.00010 | \$115,506,000 | \$11 |
| 2014 | \$549,937,465 | \$54 | 0.00010 | \$127,100,000 | \$12 |
| 2015 | \$563,767,133 | \$55 | 0.00010 | \$138,880,000 | \$14 |
| 2016 | \$577,667,163 | \$56 | 0.00010 | \$150,908,000 | \$15 |
| 2017 | \$591,853,739 | \$57 | 0.00010 | \$163,184,000 | \$16 |
| 2018 | \$606,288,315 | \$58 | 0.00010 | \$175,708,000 | \$17 |
| 2019 | \$620,932,345 | \$59 | 0.00010 | \$188,480,000 | \$18 |
| 2020 | \$635,824,375 | \$60 | 0.00009 | \$201,504,429 | \$19 |
| 2021 | \$651,084,472 | \$61 | 0.00009 | \$214,776,119 | \$20 |
| 2022 | \$666,476,192 | \$62 | 0.00009 | \$228,295,071 | \$21 |
| 2023 | \$682,192,266 | \$63 | 0.00009 | \$242,061,286 | \$22 |
| 2024 | \$698,155,603 | \$0 | 0.00000 | \$256,074,762 | \$0 |
| 2025 | \$714,289,109 | \$0 | 0.00000 | \$256,074,762 | \$0 |

Total New Growth Contribution, 2005-2025 **\$2,191**

*Running Total; Tax digest information taken from Table P-5.

**Residential value added figures from Table P-3.

Table L-11
Net Impact Cost Calculation

| | |
|--|-------------|
| Total Eligible Project Costs: | \$1,250,575 |
| Less New Growth Contribution (Property Tax): | (\$2,191) |
| = NET Project Costs: | \$1,248,384 |

| NET Costs Attributable to New Growth | New Dwelling Units (2005-25) | Net Impact COST per Dwelling Unit |
|--------------------------------------|------------------------------|-----------------------------------|
| \$1,248,384 | 4,130 | \$302.2547 |

504,810.43 1,210 417.2547
20

Fee Schedule

The fee schedule that follows presents the maximum net impact fee that could be charged in Pike County for the library service category, based on the calculations carried out in this section. The net impact fee shown reflects the reductions for the credit based upon anticipated tax contributions from new development. Library impact fees are collected from residential development only.

These net impact fees are transferred to the Maximum Allowable Impact Fee Schedule that is included in the Introduction section of this report. Ultimately, all net fees are increased, collectively, to include the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). See the Other Fees and Charges section at the end of this report for details.

PIKE COUNTY LIBRARY SERVICES IMPACT FEE SCHEDULE

Net Impact Fee: **\$302.25**

| CODE | LAND USE | Unit of Measure | Fee per Unit |
|------------------------------|-----------------------------------|-----------------|--------------|
| <i>Residential (200-299)</i> | | | |
| 210 | Single-Family Detached Housing | dwelling | \$302.25 |
| 220 | Apartment | dwelling | \$302.25 |
| 230 | Residential Condominium/Townhouse | dwelling | \$302.25 |

417.27

29.91
29.92
29.92

TABLE L-7

| YR | MATERIAL NEEDS (ANNUAL) | GROSS COST | STATE AID | NET COST |
|------|-------------------------------|---------------|--------------|-------------|
| 2020 | 490 | 12,250 | 3,797.50 | 8,452.50 |
| 2021 | 837 | 21,425 | 6,641.75 | 14,783.25 |
| 2022 | 873 | 21,825 | 6,765.75 | 15,059.25 |
| 2023 | 889 | 22,225 | 6,889.75 | 15,335.25 |
| 2024 | 906 | 22,650 | 7,021.50 | 15,628.50 |
| 2025 | 922 | 23,050 | 7,145.50 | 15,904.50 |

99.5%

TABLE L-8

| | | |
|-----------------------|------------|-----------|
| NEW FACILITIES | 420,155 | 8410.24 |
| COLLECTION MATERIALS | 84,737.43 | 14,709.33 |
| GROSS NET GROWTH COST | 504,892.43 | 14,983.95 |
| | | 15,258.57 |
| | | 15,530.36 |
| | | 15,824.98 |
| | | 84,737.43 |

TABLE L-9

| COST ATTR. B. TO NEW GROWTH | NEW DWELLING UNITS | GROSS IMPACT COST / DWELLING UNIT |
|--------------------------------|--------------------|--------------------------------------|
| 504,892.43 | 1,210 | 417.2665 |

LIBRARY INFORMATION REQUIRED FOR IMPACT FEES

FUTURE FACILITY DEMAND BASED ON POPULATION

Based on the 2025 projection from the Governor's OPB and the Georgia Library Standards:

Current square footage: 9840

2025 population estimate: 19,188

GPLS Standards recommendation of .6 sq. ft. per person = 11,513

Difference: Estimated increase of **1,673 sq. ft.**

EXISTING COLLECTION MATERIALS (TOTALS)

28,149

EXISTING SQUARE FOOTAGE OF FACILITY

9,840

COST PER SQUARE FOOT FOR EXPANSION

The cost of adding an additional 1673 sq. ft. would run around \$250.00 per square foot based on the scope of work that would need to be completed. This cost would include the changes that would need to be made in the current square footage due to the effects of adding additional areas. The overall project cost would be estimated around \$418,250.00.

STATE AID AVERAGE ANNUAL CONTRIBUTION - sent thru region based on per capita needs

AVERAGE COST PER VOLUME OF MATERIAL

\$25

SUPPLEMENTAL FUNDING SOURCES AND AMOUNTS

Pike Co. BOE provides \$2866/yr. to the Regional office; that amount is designated for cataloguing gift books.

Georgia Public Library Standards - 2015

Introduction

The mission of Georgia's public libraries is to provide organized access to information and services for the people of Georgia in order to meet their educational, informational, recreational and cultural needs. The Georgia Public Library Service (GPLS) provides resources for public libraries to meet the mission of providing excellence in library services to the people of Georgia.

Public library standards are specific criteria by which public libraries can be measured and evaluated. Such standards represent objective, observable measures that indicate the parameters of minimal, essential or optimal library service.

Some qualities of library service are difficult to measure because many intangible elements are involved. To be sure, not all the elements of library service are objective; and while their effects may be observable; the actual evaluation of such elements would be very difficult and would be, ultimately, subjective. The evaluation of such elements is left to the management of each library entity.

This document was based largely on the Standards document resulting from the work of the 2000 Planning and Evaluation Committee and the Standards Committee that met on March 31, 2005, June 6, 2005, August 23, 2005, and January 4, 2006. The current document omits items that are required by law or required by the *Georgia Public Library Annual Report* and the *Annual Application for State Aid*. It includes, insofar as possible, only objective, observable elements so that the process of applying standards can be as fair as possible. Standards listed herein are to be applied at the library system level.

The Standards Committee met on February 29, 2012, and March 21, 2012 to develop this draft document. This document was revised by RPLAC, December 2014, and further in March of 2015.

This document is presented in three sections. **Operating Service Standards** are meant as internal tools for library directors and staff. **Primary Service Standards** are intended as a document to be shared with legislators and other funding sources to highlight the standards that all libraries are striving to meet. **Physical Facility Standards** are intended for both library directors and staff and legislators and other funding sources to highlight the standards that all libraries strive to meet with regard to physical buildings.

Georgia Public Library Standards are an essential tool for meaningful library evaluation and measurement. They should be beneficial to all Georgia public libraries and the people they serve.

Operating Service Standards

A. Administration

1. The Library operates under a strategic plan.
 - The plan contains a mission statement that describes the library's purposes in the community.
 - The plan shows goals to be achieved over a period not to exceed three years and outlines specific actions to achieve the goals.
 - The plan is reviewed, revised and updated annually by the governing library board of trustees and library director; an evaluation of the library's progress toward the plan's goals, objectives and timetable is included in the review.
 - The library conducts or uses a community study as part of its planning efforts. For current best practices, consult GPLS.
2. The library director provides financial and statistical reports for review at governing library board of trustees meetings and communicates to board members on matters that affect policy.
3. The library director and/or other governing library board of trustees' members conduct an orientation program for each new Board member.
4. A minimum of one month's expenses should be kept in reserve by the library or its funding agency(ies) at all times.

B. Staffing

5. The library has a permanent, paid director who meets the state of Georgia certification requirements. All librarians must meet state of Georgia certification requirements. An interim or acting director must also meet state of Georgia certification requirements.
6. The library has adopted personnel policies outlining the conditions and requirements of employment of library staff. These policies are consistent with state and federal regulations, are reviewed at least every three years, and are made available to all staff members.
7. The library has a written personnel classification plan with a starting salary for each position and written job descriptions listing the duties of each position, including any educational and experience requirements. These are reviewed at least every three years.

8. Employee performance is reviewed at least annually based on the components in the job description.
9. Each library staff member is required to attend training that meets continuing education needs.

| | | |
|-------------------|-------------------|-------------------|
| Minimal | Essential | Optimal |
| 10 hours annually | 20 hours annually | 40 hours annually |

C. Collection Development/Evaluation

10. The library has a written board-approved collection development policy, based on community needs, that includes criteria for materials and electronic formats selection, requests for reconsideration of materials including electronic formats, collection specialties and purchase priorities, evaluation, and weeding of the collection. This policy will be reviewed at least every three years and made available to all staff members and the public.
11. Allowing for local conditions consistent with library collection development policy, and excepting special and research collections, a general guideline to keep the collection current is that three percent or more of the library's collection is withdrawn each year.

D. Public Services and Circulation Services

12. The library provides without charge an initial library card to any resident of the service area.
13. Every library system has a written circulation policy that will be reviewed at least every three years.
14. The library participates in regional and state-coordinated interlibrary loan and resource sharing for circulation and reference services.
15. The library has a system for reserving/holding items that are not currently available.
16. The library provides reference and readers' advisory service to all patrons.
17. The library provides help for people requiring appropriate assistance with computer tasks including online applications and one-on-one computer assistance.

18. Alternatives to walk-in service are offered, and their effectiveness is evaluated at least annually. These services can include but are not limited to bookmobile, phone/email reference, homebound delivery, deposit collections and remote access. Services for those with print impairments are also offered and evaluated annually or more frequently if necessary.
19. The library provides on-site and off-site programming for children, teens and adults appropriate to the mission of the library.
20. The library will expand accessibility to library programs for those with disabilities through the provision of trained staff and access to assistive software or devices.

E. Technology Services

21. Each library facility will provide free public access to GALILEO and other resources of the Internet.
22. Each library will have the minimum essential bandwidth needed to conduct business and provide public access computing as follows:
 - Broadband equaling-10 Mbps is the minimum standard for business traffic – ILS, patron transactions, financial reports and all data moving across the network to conduct the business of the library.
 - Each library building should offer the following asynchronous bandwidth for public internet access, with a plan for an annual upgrade to match customer demand:

| Minimal | Essential | Optimal |
|----------------------------------|----------------------------------|-----------------------------------|
| 20 Mbps download / 5 Mbps upload | 50Mbps download / 10 Mbps upload | 100Mbps download / 15 Mbps upload |

Every library is a wireless hotspot, with the ability to gather appropriate metrics and filter for content.

23. The library provides public access computers, devices and the minimum bandwidth needed to conduct business and provide public access computing, evaluated annually. Library-provided hardware should encompass:
 - Devices with productivity software suites
 - Devices for Internet access
 - Devices for OPAC/library resource access only
 - Devices for children's resources only

The library will provide public access computing capacity as follows:

| Minimal | Essential | Optimal |
|-------------------|-------------------|-------------------|
| 1/2000 population | 1/1500 population | 1/1000 population |

24. The library will follow a computer replacement plan as follows:

| Minimal | Essential | Optimal |
|---------|-----------|---------|
| 5 years | 4 years | 3 years |

25. The library will support virtual services according to its community's needs. All services should be made accessible to those with print and other impairments.
26. All library-provided hardware will have centralized URL filtering that enables the library to comply with the provisions of the Children's Internet Protection Act.
27. The library system will employ, contract or have access to hardware and software technical support for local area network, library-owned equipment, bandwidth management, traffic-shaping, and filtering at the following minimum levels:
- Small systems (under 50,000 population served) – 1 FTE
 - Medium systems (50,000-100,000 population served) – 2 FTE
 - Large systems (over 100,000 population served) – 3 FTE

F. Access and Facilities

28. The governing library board adopts policies that strive to comply with the ideals of the profession and the First Amendment of the United States Constitution.

29. Levels of Library Service

a. **A Member or Branch Library:**

- is open 30 or more regularly scheduled hours weekly
- has paid library staff
- has an organized collection of library materials accessible through an on-site catalog
- is in separate quarters with defined space used solely for library purposes
- has a minimum of 1,000 gross square feet
- has a telephone on site that is not shared
- has minimum essential bandwidth needed to conduct business and provide public access computing
- has at least one computer dedicated to patron use

Member or branch libraries do not include administrative office buildings, service outlets, bookmobiles, separate meeting/classroom buildings, processing centers or warehouses. A member or branch library is eligible for state & federal grants.

b. **A Library Service Outlet:**

- is open 15 – 29 hours weekly
- has paid library staff
- has an organized collection of library materials
- is in separate quarters with defined space used solely for library purposes
- has a telephone on site that is not shared
- has minimum essential bandwidth needed to conduct business and provide public access computing
- has at least one computer dedicated to patron use

c. **A Book Deposit:**

- has no set hours of operation
- has no paid library staff
- has a rotating collection of materials and no on-site catalog
- has no telecommunications or limited/borrowed telecommunications access
- is located in a shared and/or borrowed space

If all criteria for a member or branch library, or a library service outlet, are not met, the facility is automatically classified as a book deposit.

30. **Library hours** are fixed, posted, and include morning, afternoon, evening and weekend hours based on users' and potential users' disposable time. One library in each county system must be open at least one evening a week (after 6:00 p.m.) and one weekend day to satisfy this measure. Minimum days and hours of service for a library system are as follows, with consideration always given to weekend and evening hours. At least one library per library system must be open:

| Minimal | Essential | Optimal |
|-----------------|------------------|----------------|
| 40 hours | 55 hours | 72 hours |

The library should provide virtual services that are available 24/7.

Primary Service Standards

Governance

1. The library is established in accordance with the provisions in the *Official Code of Georgia*.
2. Each library system must have a governing board of trustees. There may be affiliated boards of trustees for member libraries.
3. The county library board of trustees exercises authority in a county system and includes at least one appointed representative from each local governmental agency financially supporting the library at a level defined by the governing board.
4. The regional library board of trustees exercises final authority as the governing board in a multi-county system. This board consists of trustees serving on member-county library boards who are appointed by each county library board of trustees according to the constitution and bylaws of the library system.
5. In a regional library system, county boards of trustees serve as advisers to the regional library board of trustees, suggesting policies and programs, preparing budget reports and requests and acting as representatives to the local governing officials in cooperation with the regional library board of trustees.
6. All library boards of trustees must approve and review, at least every three years, a written local constitution and bylaws document that outlines its purpose and board operational procedures.
7. The constitution and bylaws must be on file at the Georgia Public Library Service, and all amendments must be filed immediately after adoption.
8. The governing library board of trustees with ultimate authority is responsible for setting policies under which the director administers the library. The study, development and evaluation of policies are the responsibility of the director and staff in conjunction with the board. The policies are reviewed at least every three years.
9. The governing library board of trustees is legally responsible for policymaking in areas such as budgets, personnel and contracts as is specified by the *Official Code of Georgia*.
10. All library boards make annual and other reports to their funding agency(ies) and to the governing board, which submits all required reports to the Georgia Public Library Service.
11. The governing library board of trustees shall meet at least four times per year with the library director or the director's representative in attendance.

12. All meetings should be conducted under the Open Meetings Act (O.C.G.A. § 50-14-1).
13. The library director is responsible for personnel administration and all day-to-day operations of the library system.
14. When filling all staff vacancies (including that of the library director), the designated hiring body, the director, the staff, the governing board or a committee appointed by that governing board conducts a legal and open search process.
15. The library board, director and staff comply with the *Official Code of Georgia* and all other state, federal or local laws and regulations that pertain to public libraries and their operations.
16. The library Board reviews and adopts an annual budget, which has been developed by the Library Director with input from the library staff.
17. The library receives financial support from its funding authority(ies) sufficient to achieve a minimal, essential or optimal level of service in accordance with its mission, plan and the standards in this document.
18. The public library is supported by funds from local governments on a permanent basis; special grants and donations supplement, but do not supplant, the responsibility of the local funding authority to support the library.
19. The library system employs public service staff in proportion to population as detailed in the table below. Population density per library system is considered in determining the appropriate standard. Staff numbers refer to full-time equivalent (FTE) positions. Forty hours per week constitutes one FTE. Additional staff may be required according to the library's strategic plan. Libraries with specialized collections and/or services, or those serving populations with unique needs, may require additional staff.

Staffing Standards

| Staff per population: | Minimal Level | Essential Level | Optimal Level |
|--------------------------|---------------|-----------------|---------------|
| FTE per 1,000 population | .3 | .4 | .5 |

System MLS to Support Staff Ratio

| | Minimal Level | Essential Level | Optimal Level |
|-----------------------------------|---------------|-----------------|---------------|
| Under 100 persons per square mile | 1 to 4 | 1 to 3 | 1 to 2 |
| Over 100 persons per square mile | 1 to 3 | 1 to 2 | 1 to 1.5 |

20. The library spends a minimum of 10 percent of its total annual budget (as reported in the *Georgia Public Library Annual Report/Application for State Aid*) on materials. GPLS will convert to a per capita basis.

| Minimal | Essential | Optimal |
|---------|-----------|---------|
| 10% | 13% | 16% |

21. The library maintains a current, thoroughly weeded collection of materials appropriate to community demand. The library strives to meet or exceed national averages for circulations per capita and visits per capita as reported by the Public Library Data Service, published by the Public Library Association.

Georgia Public Library 2012 - Physical Facility Standards

Physical Facilities - The Building

Library facility standards are based on the library's mission statement and service goals. Major service factors to consider in developing a facility plan are: collection size, use of technology, adult and children's programming, seating, and meeting room space. One size or configuration does not fit all libraries. Architectural formulas (0.6 square feet per capita) for space allocation described in this section should be used to determine actual facility size and design. In addition, the following list should be utilized in developing a future facility plan or evaluating an existing facility so that the library will:

1. Comply with federal, state and local building codes, including the *Americans with Disabilities Act* (ADA) and the 2012 *Georgia Accessibility Code* <http://ada.georgia.gov/georgia-accessibility-code>
2. Have emergency manual and a disaster preparedness plan
3. The library ensures that all buildings have the required emergency facilities provided in accordance with the appropriate codes: fire alarms and extinguishers, emergency evacuation routes and exits
4. The library reviews the value and replacement cost of its buildings and their contents on a regular basis and either self-insures or purchases property and casualty insurance in an amount adequate to protect the library in the event of loss or damage to such property
5. Review existing and future facilities to provide a safe, secure environment
6. Have a plan and annual budget for the maintenance of building and grounds
7. Have convenient and adequate parking based on applicable building codes and anticipated usage
8. Have exterior signage identifying the facility as a library that is clearly visible from the street
9. Feature well designed signs and graphics including the display of the International Symbol of Accessibility, where appropriate
10. Sustainable design should be a part of every library building program so that the building can function efficiently without wasting energy during its lifetime. Incorporate changes to existing and future libraries to move toward sustainable

buildings by addressing environmental issues, e.g. conserving water, using recyclable materials

11. Have adequate provision for current electrical, data and telephone connections
12. Have controlled temperatures and humidity for the benefit of users and staff as well as the protection of library property
13. Have adequate interior and exterior lighting in all areas
14. Have an after-hours book return that is fireproof in a safe, well-lit area
15. Have furnishings and equipment adequate to the needs of users and staff
16. Have adequate space to meet its service, operation and storage needs
17. Have adequate noise control
18. Have meeting space available for library programming and for use by community groups, if such is a part of the library's plan
19. Be located and designed with input from all stakeholders, including users, staff, and governing officials, and provide accessibility to the greatest number of users
20. Review space needs assessment every five years.

Fire Protection Services

Introduction

Fire protection is provided by the County to the entire county through seven fire stations and one headquarters facility. The capital value of fire protection services is based upon fire stations, administrative office space, land, and apparatus. Currently, fire protection is provided by eight facilities with a combined square footage of 12,650, utilizing a total of 27 heavy vehicles. These statistics are based on all the stations and vehicles used for coordinated fire protection in the county; a number of the fire stations and vehicles are owned by the cities. **Table F-1** presents the current inventory of facilities and heavy vehicles in the county. The County plans to demolish one station, add two new stations, and expand some current facility space. Three new heavy vehicles will be added to the inventory to properly equip the new facilities.

Service Area

Fire protection operates as a coordinated system, with each station backing up the other stations in the system. The backing up of another station is not a rare event; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Any new station would relieve some of the demand on the other stations. Since the stations would continue to operate as "backups" to the other stations, everyone in the county would benefit by the construction of the new station since it would reduce the "backup" times the station nearest to them would be less available. For these reasons the entire county, both incorporated and unincorporated areas alike, is considered a single service area for the provision of the fire protection services because all residents and employees within this area have equal access to the benefits of the program.

Table F-1
Inventory of Fire Protection Facilities

| Description | Existing Square Feet | Heavy Vehicles |
|-------------------------|----------------------------|-------------------|
| <i>Fire Stations</i> | | |
| c Station 1* | 2,000 | |
| Station 2 | 900 | ← 4,150 |
| Station 3 | 1,100 | ← 3,100 |
| c Station 4* | 2,000 | |
| c Station 5* | 1,250 | |
| Station 6 | 1,000 | ← 4,150 |
| c Station 7* | 2,200 | |
| Station 8 | 2,000 | ← 2,400 |
| EMA Office | 200 | |
| <i>Heavy Vehicles**</i> | | |
| Engine | | 11 |
| Rescue | | 2 |
| Tanker | | 7 |
| Dive Truck | | 1 |
| Mass Care Trailer | | 1 |
| Boat & Trailer | | 2 |
| Other (city) | | 3 |
| | 12,650 | 27 |

*Stations 1, 4, 5 and 7 are city-owned.

**Includes 12 city-owned heavy vehicles.

Level of Service

The level of service for fire protection in Pike County is measured in terms of number of heavy vehicles (engines, tankers, rescue units, and air trucks, etc.), and the number of square feet of fire station space, per functional population in the service area. Functional population is used as a measure in that fire protection is a 24-hour service provided continuously to both residences and businesses in the service area. **Table F-2** presents the calculation of the cur-

Table F-2
Current Level of Service Calculation

| Existing Square Feet | 2005 Functional Population | SF/functional population |
|-------------------------|----------------------------|-------------------------------|
| 12,650 | 19,806 | 0.6387 |
| Existing Heavy Vehicles | 2005 Functional Population | Heavy Vehicles/functional pop |
| 27 | 19,806 | 0.001363 |

rent level of service.

LEVEL OF SERVICE CALCULATION

The County has determined that two additional stations, the abandonment of one existing station, expansion of some current facility space, and 3 vehicles will be required to adequately serve the County to the year 2025. In **Table F-3** these plans are used to calculate what the adopted level of service should be to achieve this. This level of service for station space and heavy vehicles is lower than the current level of service and will be applied equally to current and future development. Under this calculation, there is currently excess capacity of 2,447

Table F-3
Future Level of Service

| Capital Project* | Estimated New Square Feet | New Heavy Vehicles |
|-------------------------------|---------------------------|--------------------|
| Demolish/Abandon Station 2 | (900) | |
| New Station 3 (2,800 sf) | 1,500 | 1 |
| New Station 6 (2,500 sf) | 1,500 | 1 |
| Expansion of Station 8 | 1,500 | 1 |
| Expansion of EMA Office Space | 500 | |
| Totals | 4,100 | 3 |

| | |
|------------------------------|----------|
| Existing SF of Station Space | 12,650 |
| SF Added | 4,100 |
| Total SF In 2025 | 16,750 |
| Total SF in 2025 | 16,750 |
| Service Population in 2025 | 32,516 |
| SF/Functional Population | 0.515137 |
| SF/Functional Population | 0.515137 |
| Service Population in 2005 | 19,806 |
| Current Demand in SF | 10,203 |
| Current Demand in SF | 10,203 |
| Existing SF of Station Space | 12,650 |
| Excess Capacity (SF) | 2,447 |

| | | |
|------------------------------------|----------|----------|
| 2019 Existing Heavy Vehicles | 27 | 19 |
| Vehicles Added | 0.3 | 10.5 |
| Total Heavy Vehicles In 2025 | 30 | 29.29 |
| Total Heavy Vehicles in 2025 | 30 | 29.29 |
| Service Population in 2025 | 32,516 | 20,050 |
| HV/Functional Population | 0.000923 | 0.001460 |
| HV/Functional Population | 0.000923 | 0.001460 |
| Service Population in 2005 | 19,806 | 19,103 |
| Current Demand in Heavy Vehicles | 18 | 27.63 |
| Current Demand in Heavy Vehicles | 18 | 27.63 |
| Existing Heavy Vehicles | 27 | 19 |
| Current Excess Capacity (Vehicles) | 4 | 8.63 |

*Capital projects based on information provided by the Fire Department.

square feet and 9 heavy vehicles. While the value of excess capacity can be recouped through impact fee collections, the County is not including that recoupment amount at this time.

Forecasts for Service Area

FUTURE DEMAND

The adopted LOS standards from Table F-3 are multiplied by the forecasted functional population increase to produce the expected future demand. Some interpretation is required in order to understand **Table F-4**; the anticipated future growth would require that the County add 12 vehicles, however 3 new vehicles will need to be purchased (twelve vehicles are demanded and there is an excess capacity of nine vehicle in the current inventory; twelve minus nine equals three); future growth will demand 6,547 square feet of fire station space by the year 2025 in order to maintain the level of service, but the excess capacity of 2,447 square feet means that ultimately 4,100 square feet will be

required to meet current and future demand. The 'functional population increase' figure is taken from Table P-2.

Table F-4
Future Demand Calculation
New Growth

| SF/functional population | Functional Pop Increase (2005-25) | SF Demanded by New Growth |
|--------------------------|-----------------------------------|---------------------------|
| 0.5151 | 12,710 | 6,547 |

| Heavy Vehicles/functional pop | Functional Pop Increase (2005-25) | New Heavy Vehicles Demanded |
|-------------------------------|-----------------------------------|-----------------------------|
| 0.001446 | 1,138 | 12 |
| 0.000923 | 42,710 | |

| | |
|--------------------------|-------|
| Excess Existing SF | 2,447 |
| New SF Demanded | 4,100 |
| Excess Existing Vehicles | 8 |
| New Vehicles Demanded | 3 |

Table F-5
Future Fire Protection Facility Projects

| Year | Functional Pop Increase | SF Demanded (annual) | Running Total: SF Demanded | Project | Net New Square Footage* |
|-----------------------|-------------------------|----------------------|----------------------------|-------------------------------|-------------------------|
| 2005 | 0 | 0 | 0 | | |
| 2006 | 647 | 333 | 333 | Demolish/Abandon Station 2 | (900) |
| 2007 | 670 | 345 | 678 | | |
| 2008 | 681 | 351 | 1,029 | New Station 3 (2,600 sf) | 1,500 |
| 2009 | 695 | 358 | 1,387 | | |
| 2010 | 706 | 364 | 1,751 | | |
| 2011 | 714 | 368 | 2,119 | New Station 6 (2,500 sf) | 1,500 |
| 2012 | 489 | 252 | 2,371 | | |
| 2013 | 645 | 281 | 2,651 | | |
| 2014 | 581 | 289 | 2,940 | Expansion of Station 8 | 1,500 |
| 2015 | 575 | 296 | 3,237 | | |
| 2016 | 585 | 301 | 3,538 | | |
| 2017 | 596 | 307 | 3,845 | Expansion of EMA Office Space | 500 |
| 2018 | 607 | 313 | 4,158 | | |
| 2019 | 495 | 256 | 4,413 | | |
| 2020 | 747 | 385 | 4,797 | | |
| 2021 | 654 | 337 | 5,135 | | |
| 2022 | 662 | 341 | 5,476 | | |
| 2023 | 683 | 352 | 5,827 | | |
| 2024 | 694 | 358 | 6,185 | | |
| 2025 | 704 | 362 | 6,547 | | |
| Net New Growth Total: | | | | | 4,100 |

Tables F-5 and F-6 provide an annual breakdown of the future demand for stations and equipment following the adopted level of service standards. In Table F-6 the excess capacity of nine heavy vehicles is included in the running total of vehicles to be purchased. The heavy vehicles identified as excess capacity is subtracted from the heavy vehicles demanded so that 3 new vehicles need to be purchased.

FUTURE COSTS

The future facility needs for fire protection can be met through the schedules shown in **Tables F-7 and F-8**. By 2025, future demand based on square feet per functional population can be met by the construction and expansion projects. Note that the two new station projects are not entirely impact fee eligible. A portion of each project's square footage is replacement for the existing station square footage, while the net new square footage represents an expansion of existing facility space. Only the net new station space is impact fee eligible, a fact reflected in the calculation of the percentage of each project that is impact fee eligible. All costs are shown in constant (2005) dollars. In Table F-8 the cost to meet the

future demand to 2025 is shown.

Table F-6

Future Heavy Vehicles Demanded

| Year | Functional Pop Increase | Vehicles to be Purchased (annual)* | Net New Vehicles* |
|------|-------------------------|------------------------------------|-------------------|
| 2005 | 0 | (8.73) | (9) |
| 2006 | 647 | 0.60 | (8) |
| 2007 | 670 | 0.62 | (8) |
| 2008 | 681 | 0.63 | (7) |
| 2009 | 695 | 0.64 | (6) |
| 2010 | 706 | 0.65 | (6) |
| 2011 | 714 | 0.66 | (5) |
| 2012 | 489 | 0.45 | (4) |
| 2013 | 545 | 0.50 | (4) |
| 2014 | 561 | 0.52 | (3) |
| 2015 | 575 | 0.53 | (3) |
| 2016 | 585 | 0.54 | (2) |
| 2017 | 596 | 0.55 | (2) |
| 2018 | 607 | 0.56 | (1) |
| 2019 | 495 | 0.46 | (1) |
| 2020 | 747 | 0.69 | (0) |
| 2021 | 654 | 0.60 | 0 |
| 2022 | 662 | 0.61 | 1 |
| 2023 | 683 | 0.63 | 2 |
| 2024 | 694 | 0.64 | 2 |
| 2025 | 704 | 0.65 | 3 |

*Figure reflects current excess capacity.

Handwritten calculations:

| | | |
|------|-----|----------|
| 2019 | 278 | 0 |
| 2020 | 191 | 0.28 |
| 2021 | 192 | 0.28 |
| 2022 | 191 | 0.28 |
| 2023 | 192 | 0.28 (1) |
| 2024 | 186 | 0.27 |
| 2025 | 186 | 0.27 (1) |
| | | <hr/> |
| | | 2 ✓ |

Table F-7

Facility Costs to Meet Future Demand

| Year | Project | Square Footage | Cost* | % for New Growth | New Growth Cost |
|------|-------------------------------|----------------|-------------|------------------|-----------------|
| 2008 | New Station 3 | 2,600 | \$455,000 | 57.89% | \$262,500 |
| 2011 | New Station 6 | 2,500 | \$437,500 | 60.00% | \$262,500 |
| 2014 | Expansion of Station 8 | 1,500 | \$262,500 | 100.00% | \$262,500 |
| 2017 | Expansion of EMA Office Space | 500 | \$87,500 | 100.00% | \$87,500 |
| | | | <hr/> | | |
| | | | \$1,242,500 | | \$875,000 |

*Estimated construction costs based on an average of \$175 per square foot construction cost.

Handwritten calculations:

1, 250 x 175 =

\$218,750.00

Table F-8
Heavy Vehicle Costs to Meet Future Demand

| Year | New Vehicles | Cost* | % for New Growth | New Growth Cost |
|------|--------------|-------------|------------------|-----------------|
| 2006 | | \$0 | 0.00% | \$0 |
| 2007 | | \$0 | 0.00% | \$0 |
| 2008 | 1 | \$350,000 | 100.00% | \$350,000 |
| 2009 | | \$0 | 0.00% | \$0 |
| 2010 | | \$0 | 0.00% | \$0 |
| 2011 | 1 | \$350,000 | 100.00% | \$350,000 |
| 2012 | | \$0 | 0.00% | \$0 |
| 2013 | | \$0 | 0.00% | \$0 |
| 2014 | 1 | \$350,000 | 100.00% | \$350,000 |
| 2015 | | \$0 | 0.00% | \$0 |
| 2016 | | \$0 | 0.00% | \$0 |
| 2017 | | \$0 | 0.00% | \$0 |
| 2018 | | \$0 | 0.00% | \$0 |
| 2019 | | \$0 | 0.00% | \$0 |
| 2020 | | \$0 | 0.00% | \$0 |
| 2021 | | \$0 | 0.00% | \$0 |
| 2022 | | \$0 | 0.00% | \$0 |
| 2023 | | \$0 | 0.00% | \$0 |
| 2024 | | \$0 | 0.00% | \$0 |
| 2025 | | \$0 | 0.00% | \$0 |
| | 3 | \$1,050,000 | | \$1,050,000 |

2.5 million

*Estimated costs based on an average value of \$350,000 per vehicle.

Table F-9 summarizes the total costs attributable to new growth drawn from the information presented in Tables F-7 and F-8.

Table F-9
Total Costs Attributable to New Growth
2002-2025

| Description | Total |
|-----------------------|-------------|
| New Facilities | \$875,000 |
| Heavy Vehicles | \$1,050,000 |
| Total New Growth Cost | \$1,925,000 |

218,750
 1,250,000
~~2.5 million~~
 1,468,750

Gross Impact Cost Calculation

The gross Impact cost per person is calculated in **Table F-10**. This impact cost is not an "impact fee." In calculating an impact fee, the cost must be reduced to the extent that new growth and development will pay future taxes toward financing the improvements, in order to avoid double taxation.

Table F-10
Impact Cost Calculation

| Gross Costs Attributable to New Growth | Functional Pop Increase (2005-25) | Gross Impact COST per Person |
|--|--------------------------------------|------------------------------------|
| \$1,925,000 | 12,710 | \$151.4602 |

** ONE TRUCK 1,098.42*
2.5 million 1,138
1,468,750 1,130 2,197.84 1,290.42

Table F-11
New Growth Contribution Through Property Taxes
2005 - 2025

| Year | Tax Digest* | Annual Funding Requirement | Millage Rate | New Growth Added Value** | Contribution from New Growth |
|--|---------------|----------------------------------|-----------------|-----------------------------|------------------------------------|
| 2005 | \$415,158,465 | \$0 | 0.00000 | \$15,210,392 | \$0 |
| 2006 | \$430,368,857 | \$0 | 0.00000 | \$30,861,514 | \$0 |
| 2007 | \$446,019,979 | \$0 | 0.00000 | \$46,745,544 | \$0 |
| 2008 | \$461,904,009 | \$192,500 | 0.41675 | \$62,016,120 | \$26,220 |
| 2009 | \$478,074,585 | \$0 | 0.00000 | \$79,512,334 | \$0 |
| 2010 | \$494,670,799 | \$0 | 0.00000 | \$96,163,818 | \$0 |
| 2011 | \$511,322,283 | \$175,000 | 0.34225 | \$108,141,848 | \$37,012 |
| 2012 | \$523,300,313 | \$0 | 0.00000 | \$121,274,424 | \$0 |
| 2013 | \$536,432,889 | \$0 | 0.00000 | \$134,779,000 | \$0 |
| 2014 | \$549,937,465 | \$0 | 0.00000 | \$148,608,668 | \$0 |
| 2015 | \$563,767,133 | \$0 | 0.00000 | \$162,508,698 | \$0 |
| 2016 | \$577,667,163 | \$0 | 0.00000 | \$176,895,274 | \$0 |
| 2017 | \$591,853,739 | \$0 | 0.00000 | \$191,129,850 | \$0 |
| 2018 | \$606,288,315 | \$0 | 0.00000 | \$205,773,880 | \$0 |
| 2019 | \$620,932,345 | \$0 | 0.00000 | \$220,665,910 | \$0 |
| 2020 | \$635,824,375 | \$0 | 0.00000 | \$235,926,007 | \$0 |
| 2021 | \$651,084,472 | \$0 | 0.00000 | \$251,317,727 | \$0 |
| 2022 | \$666,476,192 | \$0 | 0.00000 | \$267,033,801 | \$0 |
| 2023 | \$682,192,266 | \$0 | 0.00000 | \$282,997,138 | \$0 |
| 2024 | \$698,155,603 | \$0 | 0.00000 | \$299,130,644 | \$0 |
| 2025 | \$714,289,109 | \$0 | 0.00000 | \$299,130,644 | \$0 |
| Total New Growth Contribution, 2005-2025 | | | | | \$63,232 |

*Running Total; Tax digest information taken from Table P-5.

**New growth added value figures from Table P-3.

Credit Calculation

In **Table F-11** the anticipated contribution from new growth towards the cost to complete future capital facility projects is calculated. The tax base information is taken from Table P-5, and the annual funding requirement is drawn from Table F-7. The funding requirement is the portion of the capital projects that are not impact fee eligible and, in the absence of any other funding strategy, can reasonably be assumed to be funded through the general fund. The millage rate is simply the rate required to meet the annual funding requirement with the given tax digest value. The contribution from new growth is the millage rate multiplied by the total added value shown in Table P-3. (Total added value is used since the impact fee for detention facilities will be levied against both residential and non-residential growth.)

Net Impact Cost Calculation

In calculating the net impact cost the applicable credit for future tax contributions is subtracted from the total impact fee eligible project costs to produce a net impact fee eligible project cost figure. This is shown in the first part of **F-12**. Using the net cost figure, the net impact cost is calculated, based on the forecasted increase in functional

population between 2005 and 2025.

A final calculation, shown in **Table F-13**, is necessary in order to fairly distribute the portion of project costs that are attributable to residential growth. Under the methodology followed here, this is only required in public facility categories that serve both residential and non-residential populations. (Dwelling units are already the level of

service unit of measure for the library and parks & recreation categories.) Since it is anticipated that the average household size will change over time—it is expected to decrease, based on forecasts—a constant fee based on the number of persons per dwelling unit would be both unfair and impractical. Instead, the portion of project costs that is attributable to new residential growth is calculated and assigned to the anticipated dwelling unit increase. This is accomplished by first identifying the percentage of total service area population increase made up by new residents. This percentage is then applied to the 'Costs Attributable to New Growth' figure to produce a 'Costs Attributable to Residential Growth' figure. Finally, the 'Costs Attributable to New Residential Growth' is divided by the number of new dwelling units for that service population to produce a 'per dwelling unit' impact cost.

Table F-12

Net Impact Cost Calculation

| | |
|---|-------------|
| Total Eligible Project Costs: | \$1,925,000 |
| Less New Growth Contribution (Property Tax): | (\$63,232) |

= NET Project Costs: \$1,861,768

| NET Costs Attributable to New Growth | Functional Pop Increase (2005-25) | Net Impact COST per Person |
|--|--------------------------------------|----------------------------------|
| \$1,861,768 | 12,710 | \$146,4850 |

The fee schedule that follows presents the maximum net impact fee that could be charged in Pike County for the fire protection public facility category, based on the calculations carried out in this section. The total impact fee shown reflects the reductions for the credit based upon anticipated tax contributions from new development. Fire protection impact fees are collected from residential and non-residential development.

Fee Schedule

Table F-13

Calculation of Dwelling Unit Fee

| Service Population Increase (2005-25) | Residential Population Increase (2005-25) | Residential Increase as % of Total Increase | Net Cost Attributable to New Growth | Costs Attributable to New Residential Growth | New Dwelling Units (2005-25)* | Net Impact COST per Dwelling Unit |
|--|--|--|---|---|--|--|
| 12,710 | 10,567 | 83.14% | \$ 1,861,768 | \$ 1,547,851 | 4,130 | \$374.7806 |

*The number of new dwelling units in the service area.

ck 1138

1,405,518 1,405,518

* ONE TRUCK
+ 1250 S.F.

PIKE COUNTY FIRE PROTECTION IMPACT FEE SCHEDULE

Net Non-Residential per Capita Impact Fee: **\$146.49**

Employee data is derived from ITE's Traffic Generation Manual, 6th Ed.

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|--|--------------------------------------|-----------|-----------------|--------------|
| <i>Port and Terminal (000-099)</i> | | | | |
| 030 | Truck Terminal | 11.72 | acres | \$1,716.33 |
| <i>Industrial/Agricultural (100-199)</i> | | | | |
| 110 | General Light Industrial | 2.31 | 1000 sq. ft. | \$338.08 |
| 120 | General Heavy Industrial | 1.83 | 1000 sq. ft. | \$267.96 |
| 140 | Manufacturing | 1.82 | 1000 sq. ft. | \$266.46 |
| 150 | Warehousing | 1.28 | 1000 sq. ft. | \$186.78 |
| 151 | Mini-Warehouse | 0.04 | 1000 sq. ft. | \$6.51 |
| 152 | High-Cube Warehouse | 0.18 | 1000 sq. ft. | \$26.63 |
| <i>Residential (200-299)</i> | | | | |
| 210 | Single-Family Detached Housing | n/a | dwelling | \$374.76 |
| 220 | Apartment | n/a | dwelling | \$374.76 |
| 230 | Residential Condominium/Townhouse | n/a | dwelling | \$374.76 |
| <i>Lodging (300-399)</i> | | | | |
| 310 | Hotel | 0.62 | room | \$91.12 |
| 311 | All Suites Hotel | 0.71 | room | \$104.00 |
| 312 | Business Hotel | 0.10 | room | \$14.65 |
| 320 | Motel | 0.71 | room | \$104.17 |
| <i>Recreational (400-499)</i> | | | | |
| 416 | Campground/Recreational Vehicle Park | 0.07 | camp sites | \$9.81 |
| 430 | Golf Course | 0.25 | acres | \$35.98 |
| 435 | Multipurpose Recreational Facility | 0.50 | acres | \$73.24 |
| 443 | Movie Theater | 1.50 | 1000 sq. ft. | \$219.39 |
| 460 | Arena | 3.33 | acres | \$488.23 |
| 480 | Amusement Park | 9.09 | acres | \$1,332.26 |
| 491 | Tennis Courts | 0.24 | acres | \$35.73 |
| 492 | Racquet Club | 0.36 | 1000 sq. ft. | \$53.40 |
| 494 | Bowling Alley | 1.00 | 1000 sq. ft. | \$146.49 |
| 495 | Recreational Community Center | 0.84 | 1000 sq. ft. | \$122.99 |
| <i>Institutional (500-599)</i> | | | | |
| 521 | Private School (K-12) | 8.09 | 1000 sq. ft. | \$1,184.81 |
| 560 | Church/Synagogue | 0.52 | 1000 sq. ft. | \$75.44 |
| 565 | Day Care Center | 2.54 | 1000 sq. ft. | \$372.25 |
| 566 | Cemetery | 0.08 | acres | \$11.93 |
| 591 | Lodge/Fraternal Organization | 1.00 | employee | \$146.49 |
| <i>Medical (600-699)</i> | | | | |
| 610 | Hospital | 3.25 | 1000 sq. ft. | \$475.44 |
| 620 | Nursing Home | 0.65 | bed | \$94.87 |
| 630 | Clinic | 1.00 | 1000 sq. ft. | \$146.49 |

Fire Protection Impact Fee Schedule continued.

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|---------------------------|--|-----------|-----------------|--------------|
| <i>Office (700-799)</i> | | | | |
| 710 | General Office Building | 3.32 | 1000 sq. ft. | \$485.78 |
| 714 | Corporate Headquarters Building | 3.40 | 1000 sq. ft. | \$498.18 |
| 715 | Single-Tenant Office Building | 3.20 | 1000 sq. ft. | \$468.19 |
| 720 | Medical-Dental Office Building | 4.05 | 1000 sq. ft. | \$594.00 |
| 760 | Research and Development Center | 2.93 | 1000 sq. ft. | \$428.88 |
| <i>Retail (800-899)</i> | | | | |
| 812 | Building Materials and Lumber Store | 1.47 | 1000 sq. ft. | \$215.36 |
| 813 | Free-Standing Discount Superstore | 0.96 | 1000 sq. ft. | \$140.63 |
| 814 | Specialty Retail Center | 1.82 | 1000 sq. ft. | \$266.44 |
| 815 | Free-Standing Discount Store | 1.96 | 1000 sq. ft. | \$287.64 |
| 816 | Hardware/Paint Store | 0.96 | 1000 sq. ft. | \$141.20 |
| 817 | Nursery (Garden Center) | 1.63 | 1000 sq. ft. | \$238.82 |
| 818 | Nursery (Wholesale) | 1.67 | 1000 sq. ft. | \$244.14 |
| 820 | Shopping Center | 1.67 | 1000 sq. ft. | \$244.63 |
| 823 | Factory Outlet Center | 1.67 | 1000 sq. ft. | \$244.63 |
| 831 | Quality Restaurant | 7.46 | 1000 sq. ft. | \$1,092.78 |
| 832 | High-Turnover (Sit-Down) Restaurant | 7.46 | 1000 sq. ft. | \$1,092.78 |
| 834 | Fast-Food Restaurant | 10.90 | 1000 sq. ft. | \$1,596.69 |
| 837 | Quick Lubrication Vehicle Shop | 2.10 | service bay | \$307.62 |
| 840 | Auto-Care Center | 1.43 | 1000 sq. ft. | \$209.47 |
| 841 | New Car Sales | 1.77 | 1000 sq. ft. | \$259.85 |
| 843 | Auto Parts Store | 0.96 | 1000 sq. ft. | \$140.63 |
| 847 | Self-Service Car Wash | 0.20 | stall | \$29.30 |
| 848 | Tire Store | 1.28 | 1000 sq. ft. | \$187.50 |
| 849 | Wholesale Tire Store | 1.28 | 1000 sq. ft. | \$187.50 |
| 850 | Supermarket | 1.27 | 1000 sq. ft. | \$186.00 |
| 851 | Convenience Market (Open 24 Hours) | 1.80 | 1000 sq. ft. | \$263.67 |
| 852 | Convenience Market (Open 15-16 Hours) | 1.75 | 1000 sq. ft. | \$256.35 |
| 853 | Convenience Market with Gasoline Pumps | 1.80 | 1000 sq. ft. | \$263.67 |
| 860 | Wholesale Market | 0.82 | 1000 sq. ft. | \$120.08 |
| 861 | Discount Club | 1.30 | 1000 sq. ft. | \$190.10 |
| 862 | Home Improvement Superstore | 0.96 | 1000 sq. ft. | \$140.63 |
| 863 | Electronics Superstore | 0.96 | 1000 sq. ft. | \$140.63 |
| 870 | Apparel Store | 1.67 | 1000 sq. ft. | \$244.63 |
| 881 | Pharmacy/Drugstore | 1.67 | 1000 sq. ft. | \$244.63 |
| 890 | Furniture Store | 0.42 | 1000 sq. ft. | \$60.81 |
| <i>Services (900-999)</i> | | | | |
| 912 | Drive-in Bank | 3.64 | 1000 sq. ft. | \$533.72 |

These net impact fees are transferred to the Maximum Allowable Impact Fee Schedule that is included in the Introduction section of this report. Ultimately, all net fees are increased, collectively, to include the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). See the Other Fees and Charges section at the end of this report for details.

FIRE PROTECTION SERVICE
TABLE F-3
FUTURE LEVEL OF SERVICE

4 9# 2020

| <u>CAPITAL BUDGET</u> | | <u>NEW HEAVY VEHICLES</u> | |
|-----------------------|------------|---------------------------|--|
| ADDITION TO STATION 1 | 1,500 S.F. | 1 | |
| ADDITION TO STATION 9 | 1,500 S.F. | 1 | |
| REBUILD STATION 7 | 2,200 S.F. | 2 | |
| REBUILD STATION 8 | 2,400 S.F. | 2 | |
| NEW STATION 10 | 4,150 S.F. | 2 | |
| NEW STATION 11 | 4,150 S.F. | 2 | |
| <hr/> | | <hr/> | |
| 15,900 S.F. | | 10 | |

$$\begin{aligned} \text{EX. SF. OF STATION SPACE} &= 21,050 \text{ S.F.} \\ &\quad 15,900 \text{ S.F.} \\ \hline \text{2025 TOTAL} &= 36,950 \text{ S.F.} \end{aligned}$$

TOTAL S.F. IN 2025 36,950

SERVICE POPULATION IN 2025 20,050

SF/FUNCTIONAL POP. 1.8429

SF/FUNCTIONAL POP. 1.8429
SERVICE POP. IN 2020 19,103

CURRENT DEMAND 35,205
IN S.F.

CURRENT DEMAND 35,205
IN S.F.

EX. STATION S.F. 21,050
DEFICIENT CAPACITY -14,155

Rick O'Barr
Chief

Rusty
Smith
Deputy
Chief

331 Thomaston
Street
Zebulon, Ga
30295
770-876-9763

Doug
Neath
Training
Chief



Ginny,

Here is the information that you have requested:

Station #2: 83'X50' SqFt: 4150

Station #3: 62'X50' SqFt: 3100

Station #6: 83'X50' SqFt: 4150

Station #8: 60'X40' SqFt: 2400

Number of heavy vehicles: 19

Number of new or replacement stations: 6 (add station side on #1 & #9 for crew living quarters; replace station # 7 & #8; Add station #10 & #11)

Number of vehicle addition: 10 5

Estimated cost per square foot for new facility expansion: \$225.00 per square foot

Estimated cost per vehicle for new additions: \$1,250,000 per truck (with all equipment required)

Thank you,

Chief Joel R. O'Barr
Pike County Fire department
311 Thomaston St.
P. O. Box 377
Zebulon, Ga. 30295
(770) 876-9763

Emergency Communications Facilities

Introduction

The Pike County 911 Department provides emergency communications services to the entire county. The Department provides these services from a central location.

Service Area

The entire county is considered a single service area for the provision of emergency communications services because all residents and employees have equal access to the benefits of the program.

Level of Service

The level of service is determined by an inventory of the current square footage of space in the facility operated by the Department. Statistics for the facility are shown in **Table E-1**.

LEVEL OF SERVICE CALCULATION

The level of service for emergency communications in Pike County is measured in terms of square footage per functional population in the service area. Functional population is used as a measure in that the Department provides service to both residences and businesses in the service area. The current LOS, shown in **Table E-2**, is 0.0532 square feet per functional population.

Forecasts for Service Area

FUTURE DEMAND

Table E-3 presents the calculations carried out in order to determine the future service demand for emergency communications facility space in Pike County. In this table the current level of service from **Table E-2** is

Table E-1
Current Inventory of E911 Facility

| Property | Square Feet |
|-------------------------|-------------|
| Pike County E911 Center | 1,054 |

1,136 S.F. EX

Table E-2
Level of Service Calculation

| Current Square Feet | Current Functional Population | SF/functional population |
|---------------------|-------------------------------|--------------------------|
| 1,054 | 19,806 | 0.0532 |

1,136

19,806

0.0532

2018 2019
18,912
18,634
0.060
0.0610

Table E-3
Future Demand Calculation

| SF/functional population | Functional Pop Increase (2005-25) | New Square Feet Demanded |
|--------------------------|-----------------------------------|--------------------------|
| 0.0532 | 1,138 | 676 |

0.060

applied to future growth. The 'functional population increase' figure is calculated from **Table P-2**. The additional number of forecasted functional population to the year 2025 is multiplied by the proposed level of service to produce the future demand figure. New growth will require the addition of 676 square feet in order to maintain the adopted LOS. There is no existing deficiency.

In the absence of facility expansions already planned, a future expansion project is contemplated to meet future demand. **Table E-4** presents the annual forecasted square footage demand, accompanied by the proposed facility expansion project.

2019 - 2025
2018 - 2025
3,631 1138
1416 = 86.4 S.F.
1138 = 68.28 S.F.

The expansion shown here could be re-configured to be an expansion of an existing facility, a new stand-alone facility, a series of stand-alone facilities, or possibly a portion of a replacement facility. Whatever final form the project takes, 676 new square feet are impact fee eligible.

FUTURE COSTS

Future cost to meet the square footage demanded by new growth to 2025 is shown in Table E-5. The project cost is based on an estimate of \$184 per square foot for construction (based on comparable facilities). All costs are shown in current (2006) dollars. Since the proposed facility size exactly matches future demand all of the project is impact fee eligible.

Net Impact Cost Calculation

In calculating the net impact cost the applicable credit for future tax contributions is subtracted from the total impact fee eligible project costs to produce a net impact fee eligible project cost figure. In this case there is no anticipated tax contribution since there is no non-eligible portion of the project costs. In Table E-6 the net impact cost is calculated, based on the increase in functional population between 2005 and 2025.

A final calculation, shown in Table E-7, is necessary in order to fairly distribute the portion of project costs that are attributable to residential growth. Under the methodology followed here, this is only required in public facility categories that serve both residential and non-residential populations. (Dwelling units are already the level of service unit of measure for the library and parks & recreation categories.) Since it is anticipated that the average house-

Table E-4
Future 911 Facility Projects

| Year | Functional Pop Increase | SF Demanded (annual) | Running Total: SF Demanded | Project | Net New Square Footage |
|------|-------------------------|----------------------|----------------------------|-----------|------------------------|
| 2005 | 0 | 0.0 | | | |
| 2006 | 647 | 34.4 | 34 | | |
| 2007 | 670 | 35.7 | 70 | | |
| 2008 | 681 | 36.2 | 106 | | |
| 2009 | 695 | 37.0 | 143 | | |
| 2010 | 706 | 37.6 | 181 | | |
| 2011 | 714 | 38.0 | 219 | | |
| 2012 | 489 | 26.0 | 245 | | |
| 2013 | 545 | 29.0 | 274 | | |
| 2014 | 561 | 29.9 | 304 | Expansion | 676 |
| 2015 | 575 | 30.6 | 334 | | |
| 2016 | 585 | 31.1 | 365 | | |
| 2017 | 596 | 31.7 | 397 | | |
| 2018 | 607 | 32.3 | 430 | | |
| 2019 | 618 | 32.8 | 463 | | |
| 2020 | 629 | 33.3 | 496 | | |
| 2021 | 640 | 33.8 | 530 | | |
| 2022 | 651 | 34.3 | 564 | | |
| 2023 | 662 | 34.8 | 598 | | |
| 2024 | 673 | 35.3 | 633 | | |
| 2025 | 684 | 35.8 | 667 | | |

(x.06)

Net New Growth Total: 676

308.56
136.56

Table E-5
Project Costs to Meet Future Demand

| Year | Project | Square Feet | Cost* | % for New Growth | New Growth Cost |
|------|--------------|-------------|-----------|------------------|-----------------|
| 2025 | NEW FACILITY | 3400 | \$850,000 | 10% | \$85,000 |
| 2014 | Expansion | 676 | \$124,384 | 100% | \$124,384 |

*Based on an average construction cost of \$184 per square foot.

\$250/S.F. PER COUNTY

Table E-6

Net Impact Cost Calculation

| Costs Attributable to New Growth | Functional Pop Increase (2005-25) | Net Impact COST per Person |
|----------------------------------|-----------------------------------|----------------------------|
| \$124,384 | 12,710 | \$9.7866 |
| 85,000 | 1,416 | |
| 85,000 | 1,138 | |

hold size will change over time—it is expected to decrease, based on forecasts—a constant fee based on the number of persons per dwelling unit would be both unfair and impractical. Instead,

850,000 / 1,416

\$600

100%

the portion of project costs that is attributable to new residential growth is calculated and assigned to the anticipated dwelling unit increase. This is accomplished by first identifying the percentage of total service area population increase made up by new residents. This percentage is then applied to the 'Costs Attributable to New Growth' figure to produce a 'Costs Attributable to Residential Growth' figure. Finally, the 'Costs Attributable to New Residential Growth' is divided by the number of new dwelling units for that service population to produce a 'per dwelling unit' impact cost.

Fee Schedule

The fee schedule that follows presents the maximum net impact fee that could be charged in Pike County for the emergency communications public facility category, based on the calculations carried out in this section. Emergency communications impact fees are collected from residential and non-residential development.

Table E-7

Calculation of Dwelling Unit Fee

| Service Population Increase (2005-25) | Residential Population Increase (2005-25) | Residential Increase as % of Total Increase | Net Cost Attributable to New Growth | Costs Attributable to New Residential Growth | New Dwelling Units (2005-25)* | Net Impact COST per Dwelling Unit |
|---------------------------------------|---|---|-------------------------------------|--|-------------------------------|-----------------------------------|
| 12,710 | 10,567 | 83.14% | \$ 124,384 | \$ 103,411 | 4,130 | \$25.0376 |

| | | | | | | |
|-------|-------|------|---------|---------|-------|---------|
| 1,416 | 1,204 | 85% | 85,000 | 72,250 | 1,498 | \$45.84 |
| 1,138 | 1,204 | 100% | 850,000 | 850,000 | | |

*The number of new dwelling units in the service area.

567.42

100%

85%

850,000

722,500

458.44

| | | |
|------|-----|------------|
| 2010 | 10 | |
| 2011 | 14 | |
| 2012 | 12 | |
| 2013 | 20 | |
| 2014 | 23 | |
| 2015 | 57 | |
| 2016 | 89 | |
| 2017 | 93 | EST. 8,553 |
| 2018 | 120 | 8673 |
| 2019 | 106 | 8779 |
| 2020 | 380 | 9159 |
| 2021 | 210 | 9369 |
| 2022 | 214 | 9583 |
| 2023 | 218 | 9801 |
| 2024 | 222 | 10,023 |
| 2025 | 226 | 10,249 |

PIKE COUNTY 911 FACILITY IMPACT FEE SCHEDULE

Non-Residential per Capita Impact Fee: \$9.79

Employee data is derived from ITE's Traffic Generation Manual, 6th Ed.

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|--|--------------------------------------|-----------|-----------------|--------------|
| <i>Port and Terminal (000-099)</i> | | | | |
| 030 | Truck Terminal | 11.72 | acres | \$114.67 |
| <i>Industrial/Agricultural (100-199)</i> | | | | |
| 110 | General Light Industrial | 2.31 | 1000 sq. ft. | \$22.59 |
| 120 | General Heavy Industrial | 1.83 | 1000 sq. ft. | \$17.90 |
| 140 | Manufacturing | 1.82 | 1000 sq. ft. | \$17.80 |
| 150 | Warehousing | 1.28 | 1000 sq. ft. | \$12.48 |
| 151 | Mini-Warehouse | 0.04 | 1000 sq. ft. | \$0.43 |
| 152 | High-Cube Warehouse | 0.18 | 1000 sq. ft. | \$1.78 |
| <i>Residential (200-299)</i> | | | | |
| 210 | Single-Family Detached Housing | n/a | dwelling | \$25.04 |
| 220 | Apartment | n/a | dwelling | \$25.04 |
| 230 | Residential Condominium/Townhouse | n/a | dwelling | \$25.04 |
| <i>Lodging (300-399)</i> | | | | |
| 310 | Hotel | 0.62 | room | \$6.09 |
| 311 | All Suites Hotel | 0.71 | room | \$6.95 |
| 312 | Business Hotel | 0.10 | room | \$0.98 |
| 320 | Motel | 0.71 | room | \$6.96 |
| <i>Recreational (400-499)</i> | | | | |
| 416 | Campground/Recreational Vehicle Park | 0.07 | camp sites | \$0.66 |
| 430 | Golf Course | 0.25 | acres | \$2.40 |
| 435 | Multipurpose Recreational Facility | 0.50 | acres | \$4.89 |
| 443 | Movie Theater | 1.50 | 1000 sq. ft. | \$14.66 |
| 460 | Arena | 3.33 | acres | \$32.62 |
| 480 | Amusement Park | 9.09 | acres | \$89.01 |
| 491 | Tennis Courts | 0.24 | acres | \$2.39 |
| 492 | Racquet Club | 0.36 | 1000 sq. ft. | \$3.57 |
| 494 | Bowling Alley | 1.00 | 1000 sq. ft. | \$9.79 |
| 495 | Recreational Community Center | 0.84 | 1000 sq. ft. | \$8.22 |
| <i>Institutional (500-599)</i> | | | | |
| 521 | Private School (K-12) | 8.09 | 1000 sq. ft. | \$79.16 |
| 560 | Church/Synagogue | 0.52 | 1000 sq. ft. | \$5.04 |
| 565 | Day Care Center | 2.54 | 1000 sq. ft. | \$24.87 |
| 566 | Cemetery | 0.08 | acres | \$0.80 |
| 591 | Lodge/Fraternal Organization | 1.00 | employee | \$9.79 |
| <i>Medical (600-699)</i> | | | | |
| 610 | Hospital | 3.25 | 1000 sq. ft. | \$31.76 |
| 620 | Nursing Home | 0.65 | bed | \$6.34 |
| 630 | Clinic | 1.00 | 1000 sq. ft. | \$9.79 |

Emergency Communications Impact Fee Schedule continued.

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|---------------------------|--|-----------|-----------------|--------------|
| <i>Office (700-799)</i> | | | | |
| 710 | General Office Building | 3.32 | 1000 sq. ft. | \$32.45 |
| 714 | Corporate Headquarters Building | 3.40 | 1000 sq. ft. | \$33.28 |
| 715 | Single-Tenant Office Building | 3.20 | 1000 sq. ft. | \$31.28 |
| 720 | Medical-Dental Office Building | 4.05 | 1000 sq. ft. | \$39.68 |
| 760 | Research and Development Center | 2.93 | 1000 sq. ft. | \$28.65 |
| <i>Retail (800-899)</i> | | | | |
| 812 | Building Materials and Lumber Store | 1.47 | 1000 sq. ft. | \$14.39 |
| 813 | Free-Standing Discount Superstore | 0.96 | 1000 sq. ft. | \$9.40 |
| 814 | Specialty Retail Center | 1.82 | 1000 sq. ft. | \$17.80 |
| 815 | Free-Standing Discount Store | 1.96 | 1000 sq. ft. | \$19.22 |
| 816 | Hardware/Paint Store | 0.96 | 1000 sq. ft. | \$9.43 |
| 817 | Nursery (Garden Center) | 1.63 | 1000 sq. ft. | \$15.96 |
| 818 | Nursery (Wholesale) | 1.67 | 1000 sq. ft. | \$16.31 |
| 820 | Shopping Center | 1.67 | 1000 sq. ft. | \$16.34 |
| 823 | Factory Outlet Center | 1.67 | 1000 sq. ft. | \$16.34 |
| 831 | Quality Restaurant | 7.46 | 1000 sq. ft. | \$73.01 |
| 832 | High-Turnover (Sit-Down) Restaurant | 7.46 | 1000 sq. ft. | \$73.01 |
| 834 | Fast-Food Restaurant | 10.90 | 1000 sq. ft. | \$106.67 |
| 837 | Quick Lubrication Vehicle Shop | 2.10 | service bay | \$20.55 |
| 840 | Auto-Care center | 1.43 | 1000 sq. ft. | \$13.99 |
| 841 | New Car Sales | 1.77 | 1000 sq. ft. | \$17.36 |
| 843 | Auto Parts Store | 0.96 | 1000 sq. ft. | \$9.40 |
| 847 | Self-Service Car Wash | 0.20 | stall | \$1.96 |
| 848 | Tire Store | 1.28 | 1000 sq. ft. | \$12.53 |
| 849 | Wholesale Tire Store | 1.28 | 1000 sq. ft. | \$12.53 |
| 850 | Supermarket | 1.27 | 1000 sq. ft. | \$12.43 |
| 851 | Convenience Market (Open 24 Hours) | 1.80 | 1000 sq. ft. | \$17.62 |
| 852 | Convenience Market (Open 15-16 Hours) | 1.75 | 1000 sq. ft. | \$17.13 |
| 853 | Convenience Market with Gasoline Pumps | 1.80 | 1000 sq. ft. | \$17.62 |
| 860 | Wholesale Market | 0.82 | 1000 sq. ft. | \$8.02 |
| 861 | Discount Club | 1.30 | 1000 sq. ft. | \$12.70 |
| 862 | Home Improvement Superstore | 0.96 | 1000 sq. ft. | \$9.40 |
| 863 | Electronics Superstore | 0.96 | 1000 sq. ft. | \$9.40 |
| 870 | Apparel Store | 1.67 | 1000 sq. ft. | \$16.34 |
| 881 | Pharmacy/Drugstore | 1.67 | 1000 sq. ft. | \$16.34 |
| 890 | Furniture Store | 0.42 | 1000 sq. ft. | \$4.06 |
| <i>Services (900-999)</i> | | | | |
| 912 | Drive-in Bank | 3.64 | 1000 sq. ft. | \$35.66 |

These net impact fees are transferred to the Maximum Allowable Impact Fee Schedule that is included in the Introduction section of this report. Ultimately, all net fees are increased, collectively, to include the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). See the Other Fees and Charges section at the end of this report for details.

Sheriff's Department Facilities

Introduction

The Pike County Sheriff's Department provides primary response and patrol services to the unincorporated portions of the county, backup to city police within the county, and investigatory services throughout the county. In addition, the Office provides custodial and court responsibilities for the entire county. All aspects of the Office's activities are administered from a central location.

Service Area

Whether operating in a back-up capacity to city police, in a primary capacity in the unincorporated areas, or in court duties, the activities of the Department are provided to all residents and employees in the county. For this reason the entire county is considered a single service area for the provision of the Sheriff's Department services.

Level of Service

The level of service is determined by an inventory of the current square footage of administrative space in the facility operated by the Sheriff's Department. Statistics for the current facility are shown in **Table S-1**. Note that the inventory provided in Table S-1 reflects the Sheriff's Department administration portion of facility space. The county detention facility space is addressed in a subsequent chapter of this report.

LEVEL OF SERVICE CALCULATION

The level of service for Sheriff's Department in Pike County is measured in terms of square footage per functional population in the service area. Functional population is used as a measure in that the Sheriff's Office is a set of services provided to both residences and businesses in the service area. The current LOS, shown in **Table S-2**, is 0.1313 square feet per functional population.

Table S-1
Sheriff's Department Facility Space

| Facility | Square Feet |
|------------------|-------------|
| Sheriff's Office | 2,600 |

Table S-2
Current Level of Service Calculation

| Current Square Feet | Current Functional Population | SF/functional population |
|---------------------|-------------------------------|--------------------------|
| 2,600 | 19,806 | 0.1313 |

Table S-2, is 0.1313 square feet per functional population.

It has been determined by the County that a certain amount of additional facility space is required today to bring the LOS up to a desired LOS standard. In order to adequately serve today's functional population a total of 8,000 square feet are needed. **Table S-3** outlines the steps used to calculate the re-

Table S-3
Future Level of Service Determination

| | |
|-----------------------------------|----------|
| Existing Square Feet | 2,600 |
| Additional Square Feet Demanded | 5,400 |
| Current Square Feet Demanded | 8,000 |
| Current Square Feet Demanded | 8,000 |
| Functional Population in 2005 | 19,806 |
| Square Feet/Functional Population | 0.403918 |
| Current Square Feet Demanded | 8,000 |
| Existing Square Feet | 2,600 |
| Existing Deficiency (Square Feet) | (5,400) |

* FUNDING FOR ~~2,600~~ S.F. 4800 TOTAL IN 5 YRS.

2,386
18,912 2019
~~18,634~~ (2018)
0.1300
0.1262

4,775
9550 NEEDED
- 2386 EX
7,164 S.F.
9550 2400
18,912 (2018) (2019)
~~18,634~~
0.51 0.13
9550 4,775
- 2386
(7,164 S.F.)
(2400)

0.51 0.13

Sheriff's Department Facilities

Table S-4
Future Demand Calculation

| SF/functional population | Functional Pop Increase (2005-25) | New Square Feet Demanded |
|--------------------------|-----------------------------------|--------------------------|
| 0.4039 | 12,710 | 5,134 |
| Existing Deficiency | 5,400 | 5,400 |
| Total SF Demanded | | 10,534 |

(2018 - 2025)
1,416 1498

722.16 194.74
716.4 S.F. 2400
7,886.16 2594.75

sulting LOS standard. In order to reach the desired LOS, an additional 5,400 square feet must be added to the current inventory. This is an existing deficiency. The resulting LOS standard (0.4039 square feet per functional population) will be applied to the forecasted future growth to quantify future demand.

Forecasts for Service Area

FUTURE DEMAND

Table S-4 presents the calculations carried out in order to determine the future service demand for Sheriff's Department facility space in Pike County. In this table the current level of service from Table S-3 is applied to future growth. The 'functional population increase' figure is calculated from Table P-2. The additional number of forecasted functional population to the year 2025 is multiplied by the proposed level of service to produce the future demand figure. Note that the existing deficiency is taken into account. While new growth will require the addition of square feet in order to maintain the adopted LOS, a total of square feet must be added to provide the same level of service to new and existing development.

In the absence of specific programmed facility expansions, two future expansion projects are contemplated to meet future demand. Table S-5 presents the annual forecasted square footage demand, accompanied by the proposed facility expansion projects. The expansions shown here could be re-configured to be an expansion of an existing facility, a new stand-alone facility, a series of stand-alone facilities, or possibly a portion of a replacement facility. Whatever final form the project

Table S-5
Future Facility Projects

| Year | Functional Pop Increase | SF Demanded (annual) | Running Total: SF Demanded* | Project | Net New Square Footage* |
|-----------------------|-------------------------|----------------------|-----------------------------|-------------|-------------------------|
| 2005 | 0 | 0 | 5,400 | | (5,400) |
| 2006 | 647 | 261 | 5,861 | | |
| 2007 | 670 | 271 | 5,932 | | |
| 2008 | 681 | 275 | 6,207 | Expansion A | 5,400 |
| 2009 | 695 | 281 | 6,488 | | |
| 2010 | 706 | 285 | 6,773 | | |
| 2011 | 714 | 288 | 7,061 | | |
| 2012 | 489 | 198 | 7,259 | | |
| 2013 | 645 | 220 | 7,479 | | |
| 2014 | 581 | 227 | 7,706 | | |
| 2015 | 575 | 232 | 7,938 | | |
| 2016 | 585 | 236 | 8,174 | | |
| 2017 | 596 | 241 | 8,415 | | |
| 2018 | 607 | 245 | 8,660 | Expansion B | 5,200 |
| 2019 | 495 | 200 | 8,860 | | |
| 2020 | 747 | 302 | 9,162 | | |
| 2021 | 654 | 264 | 9,426 | | |
| 2022 | 662 | 267 | 9,693 | | |
| 2023 | 683 | 276 | 9,969 | | |
| 2024 | 694 | 280 | 10,249 | | |
| 2025 | 704 | 284 | 10,534 | | |
| Net New Growth Total: | | | | | 5,200 |

*Includes existing deficiency.

Table S-6
Project Costs to Meet Future Demand

| Year | Project | Square Feet | Cost* | % for New Growth | New Growth Cost |
|------|-------------|-------------|-------------|------------------|-----------------|
| 2008 | Expansion A | 5,400 | \$993,600 | 0.00% | \$0 |
| 2018 | Expansion B | 5,200 | \$956,800 | 98.72% | \$944,590 |
| | | | \$1,950,400 | | \$944,590 |

*Based on an average construction cost of \$184 per square foot.

SEE NOTE BOOK

2750

952,875

takes, 5,134 new square feet are impact fee eligible.

FUTURE COSTS

Future cost to meet the square footage demanded by new growth to 2025 is shown in **Table S-6**. Project costs are based on an estimate of \$184 per square foot for construction (based on comparable facilities). All costs are shown in current (2006) dollars. The first project provides the square footage necessary to meet the existing deficiency and is therefore not impact fee eligible. Since the size of the second project exceeds forecasted future demand a portion of the project is not impact fee eligible at present, but could be recouped in the future since it serves growth beyond the current planning horizon.

Gross Impact Cost Calculation

The gross impact cost per person is calculated in **Table S-7**. This impact cost is not an "impact fee." In calculating an impact fee, the cost must be reduced to the extent that new growth and development will pay future taxes toward financing the improvements, in order to avoid double taxation.

Credit Calculation

In **Table S-8** the anticipated contribution from new growth towards the cost to complete future capital facility projects is calculated. The tax base information is taken from Table P-5, and the annual funding requirement is drawn from Table S-6. The funding requirement is the portion of the capital projects that are not impact fee eligible and, in the absence of any other funding strategy, can reasonably be assumed to be funded through the general fund. The

Table S-7
Impact Cost Calculation

| Gross Costs Attributable to New Growth | Functional Pop Increase (2005-25) | Gross Impact COST per Person |
|--|-----------------------------------|------------------------------|
| \$944,590 | 12,710 | \$74,3209 |

2018-2025
636.10
3,006,990
952,075
1,416
1,490
* 2,123.58

Table S-8
New Growth Contribution Through Property Taxes
2005 - 2025

| Year | Tax Digest* | Annual Funding Requirement | Millage Rate | New Growth Added Value** | Contribution from New Growth |
|------|---------------|----------------------------|--------------|--------------------------|------------------------------|
| 2005 | \$415,168,465 | \$0 | 0.00000 | \$15,210,392 | \$0 |
| 2006 | \$430,368,857 | \$0 | 0.00000 | \$30,861,514 | \$0 |
| 2007 | \$446,019,979 | \$0 | 0.00000 | \$46,745,544 | \$0 |
| 2008 | \$461,904,009 | \$993,600 | 2.15110 | \$62,916,120 | \$135,339 |
| 2009 | \$478,074,585 | \$0 | 0.00000 | \$79,512,334 | \$0 |
| 2010 | \$494,670,799 | \$0 | 0.00000 | \$96,163,818 | \$0 |
| 2011 | \$511,322,283 | \$0 | 0.00000 | \$108,141,848 | \$0 |
| 2012 | \$523,300,313 | \$0 | 0.00000 | \$121,274,424 | \$0 |
| 2013 | \$536,432,889 | \$0 | 0.00000 | \$134,779,000 | \$0 |
| 2014 | \$549,937,465 | \$0 | 0.00000 | \$148,608,668 | \$0 |
| 2015 | \$563,767,133 | \$0 | 0.00000 | \$162,508,698 | \$0 |
| 2016 | \$577,667,163 | \$0 | 0.00000 | \$176,695,274 | \$0 |
| 2017 | \$591,853,739 | \$0 | 0.00000 | \$191,129,850 | \$0 |
| 2018 | \$606,288,315 | \$12,210 | 0.02014 | \$205,773,880 | \$4,144 |
| 2019 | \$620,932,345 | \$0 | 0.00000 | \$220,665,910 | \$0 |
| 2020 | \$635,824,375 | \$0 | 0.00000 | \$235,926,007 | \$0 |
| 2021 | \$651,084,472 | \$0 | 0.00000 | \$251,317,727 | \$0 |
| 2022 | \$666,476,192 | \$0 | 0.00000 | \$267,033,801 | \$0 |
| 2023 | \$682,192,266 | \$0 | 0.00000 | \$282,997,138 | \$0 |
| 2024 | \$698,155,603 | \$0 | 0.00000 | \$299,130,644 | \$0 |
| 2025 | \$714,289,109 | \$0 | 0.00000 | \$299,130,644 | \$0 |

Total New Growth Contribution, 2005-2025 \$139,483

*Running Total; Tax digest information taken from Table P-5.

**New growth added value figures from Table P-3.

millage rate is simply the rate required to meet the annual funding requirement with the given tax digest value. The contribution from new growth is the millage rate multiplied by the total added value shown in Table P-3. (Total added value is used since the impact fee for Sheriff's Department facilities will be levied against both residential and non-residential growth.)

Net Impact Cost Calculation

In calculating the net impact cost the applicable credit for future tax contributions is subtracted from the total impact fee eligible project costs to produce a net impact fee eligible project cost figure. This is shown in the first part of **Table S-9**. Using the net cost figure, the net impact cost is calculated, based on the increase in functional population between 2005 and 2025.

A final calculation, shown in **Table S-9**, is necessary in order to fairly distribute the portion of project costs that are attributable to residential growth. Under the methodology followed here, this is only required in public facility categories that serve both residential and non-residential populations. (Dwelling units are already the level of service unit of measure for the library and parks & recreation categories.) Since it is anticipated that the average household size will change over time—it is expected to decrease, based on forecasts—a constant fee based on the number of persons per dwelling unit would be both unfair and impractical. Instead, the portion of project costs that is attributable to new residential growth is calculated and assigned to the anticipated dwelling unit increase. This is accomplished by first identifying the percentage of total service area population increase made up by

Table S-9

Net Impact Cost Calculation

| | | |
|--|--------------------------------------|----------------------------------|
| Total Eligible Project Costs: | \$944,590 | |
| Less New Growth Contribution: | (\$139,483) | |
| <hr/> | | |
| = NET Project Costs: | \$805,107 | |
| <hr/> | | |
| NET Costs Attributable to New Growth | Functional Pop Increase (2005-25) | Net Impact COST per Person |
| \$805,107 | 12,710 | \$63,3463 |

new residents. This percentage is then applied to the 'Costs Attributable to New Growth' figure to produce a 'Costs Attributable to Residential Growth' figure. Finally, the 'Costs Attributable to New Residential Growth' is divided by the number of new dwelling units for that service population to produce a 'per dwelling unit' impact cost.

Fee Schedule

The fee schedule that follows presents the maximum net impact fee that could be charged in Pike County for the Sheriff's Department public facility category, based on the calculations carried out in this section. Sheriff's Department impact fees are collected from residential and non-residential development.

Table S-10

Calculation of Dwelling Unit Fee

| Service Population Increase (2005-25) | Residential Population Increase (2005-25) | Residential Increase as % of Total Increase | Net Cost Attributable to New Growth | Costs Attributable to New Residential Growth | New Dwelling Units (2005-25)* | Net Impact COST per Dwelling Unit |
|--|--|--|---|---|--|--|
| 12,710 | 10,567 | 83.14% | \$805,107 | \$669,356 | 4,130 | \$162.0824 |
| 1498 | 1216 | 100% | 813,437 | 813,437 | 1498 | 543.01 |

*The number of new dwelling units in the service area.

PIKE COUNTY SHERIFF'S DEPARTMENT IMPACT FEE SCHEDULE

Net Non-Residential per Capita Impact Fee: **\$63.35**

Employee data is derived from ITE's Traffic Generation Manual, 6th Ed.

543.01

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|--|--------------------------------------|-----------|-----------------|--------------|
| <i>Port and Terminal (000-099)</i> | | | | |
| 30 | Truck Terminal | 11.72 | acres | \$742.21 |
| <i>Industrial/Agricultural (100-199)</i> | | | | |
| 110 | General Light Industrial | 2.31 | 1000 sq. ft. | \$146.20 |
| 120 | General Heavy Industrial | 1.83 | 1000 sq. ft. | \$115.88 |
| 140 | Manufacturing | 1.82 | 1000 sq. ft. | \$115.23 |
| 150 | Warehousing | 1.28 | 1000 sq. ft. | \$80.77 |
| 151 | Mini-Warehouse | 0.04 | 1000 sq. ft. | \$2.81 |
| 152 | High-Cube Warehouse | 0.18 | 1000 sq. ft. | \$11.52 |
| <i>Residential (200-299)</i> | | | | |
| 210 | Single-Family Detached Housing | n/a | dwelling | \$162.06 |
| 220 | Apartment | n/a | dwelling | \$162.06 |
| 230 | Residential Condominium/Townhouse | n/a | dwelling | \$162.06 |
| <i>Lodging (300-399)</i> | | | | |
| 310 | Hotel | 0.62 | room | \$39.40 |
| 311 | All Suites Hotel | 0.71 | room | \$44.98 |
| 312 | Business Hotel | 0.10 | room | \$6.34 |
| 320 | Motel | 0.71 | room | \$45.05 |
| <i>Recreational (400-499)</i> | | | | |
| 416 | Campground/Recreational Vehicle Park | 0.07 | camp sites | \$4.24 |
| 430 | Golf Course | 0.25 | acres | \$15.56 |
| 435 | Multipurpose Recreational Facility | 0.50 | acres | \$31.67 |
| 443 | Movie Theater | 1.50 | 1000 sq. ft. | \$94.87 |
| 460 | Arena | 3.33 | acres | \$211.13 |
| 480 | Amusement Park | 9.09 | acres | \$576.12 |
| 491 | Tennis Courts | 0.24 | acres | \$15.45 |
| 492 | Racquet Club | 0.36 | 1000 sq. ft. | \$23.09 |
| 494 | Bowling Alley | 1.00 | 1000 sq. ft. | \$63.35 |
| 495 | Recreational Community Center | 0.84 | 1000 sq. ft. | \$53.19 |
| <i>Institutional (500-599)</i> | | | | |
| 521 | Private School (K-12) | 8.09 | 1000 sq. ft. | \$512.36 |
| 560 | Church/Synagogue | 0.52 | 1000 sq. ft. | \$32.62 |
| 565 | Day Care Center | 2.54 | 1000 sq. ft. | \$160.98 |
| 566 | Cemetery | 0.08 | acres | \$5.16 |
| 591 | Lodge/Fraternal Organization | 1.00 | employee | \$63.35 |
| <i>Medical (600-699)</i> | | | | |
| 610 | Hospital | 3.25 | 1000 sq. ft. | \$205.60 |
| 620 | Nursing Home | 0.65 | bed | \$41.03 |
| 630 | Clinic | 1.00 | 1000 sq. ft. | \$63.35 |

Sheriff's Department Impact Fee Schedule continued.

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|---------------------------|--|-----------|-----------------|--------------|
| <i>Office (700-799)</i> | | | | |
| 710 | General Office Building | 3.32 | 1000 sq. ft. | \$210.07 |
| 714 | Corporate Headquarters Building | 3.40 | 1000 sq. ft. | \$215.43 |
| 715 | Single-Tenant Office Building | 3.20 | 1000 sq. ft. | \$202.46 |
| 720 | Medical-Dental Office Building | 4.05 | 1000 sq. ft. | \$256.87 |
| 760 | Research and Development Center | 2.93 | 1000 sq. ft. | \$185.47 |
| <i>Retail (800-899)</i> | | | | |
| 812 | Building Materials and Lumber Store | 1.47 | 1000 sq. ft. | \$93.13 |
| 813 | Free-Standing Discount Superstore | 0.96 | 1000 sq. ft. | \$60.81 |
| 814 | Specialty Retail Center | 1.82 | 1000 sq. ft. | \$115.22 |
| 815 | Free-Standing Discount Store | 1.96 | 1000 sq. ft. | \$124.39 |
| 816 | Hardware/Paint Store | 0.96 | 1000 sq. ft. | \$61.06 |
| 817 | Nursery (Garden Center) | 1.63 | 1000 sq. ft. | \$103.28 |
| 818 | Nursery (Wholesale) | 1.67 | 1000 sq. ft. | \$105.58 |
| 820 | Shopping Center | 1.67 | 1000 sq. ft. | \$105.79 |
| 823 | Factory Outlet Center | 1.67 | 1000 sq. ft. | \$105.79 |
| 831 | Quality Restaurant | 7.46 | 1000 sq. ft. | \$472.56 |
| 832 | High-Turnover (Sit-Down) Restaurant | 7.46 | 1000 sq. ft. | \$472.56 |
| 834 | Fast-Food Restaurant | 10.90 | 1000 sq. ft. | \$690.48 |
| 837 | Quick Lubrication Vehicle Shop | 2.10 | service bay | \$133.03 |
| 840 | Auto-Care Center | 1.43 | 1000 sq. ft. | \$90.59 |
| 841 | New Car Sales | 1.77 | 1000 sq. ft. | \$112.37 |
| 843 | Auto Parts Store | 0.96 | 1000 sq. ft. | \$60.81 |
| 847 | Self-Service Car Wash | 0.20 | stall | \$12.67 |
| 848 | Tire Store | 1.28 | 1000 sq. ft. | \$81.08 |
| 849 | Wholesale Tire Store | 1.28 | 1000 sq. ft. | \$81.08 |
| 850 | Supermarket | 1.27 | 1000 sq. ft. | \$80.43 |
| 851 | Convenience Market (Open 24 Hours) | 1.80 | 1000 sq. ft. | \$114.02 |
| 852 | Convenience Market (Open 15-16 Hours) | 1.75 | 1000 sq. ft. | \$110.86 |
| 853 | Convenience Market with Gasoline Pumps | 1.80 | 1000 sq. ft. | \$114.02 |
| 860 | Wholesale Market | 0.82 | 1000 sq. ft. | \$51.93 |
| 861 | Discount Club | 1.30 | 1000 sq. ft. | \$82.21 |
| 862 | Home Improvement Superstore | 0.96 | 1000 sq. ft. | \$60.81 |
| 863 | Electronics Superstore | 0.96 | 1000 sq. ft. | \$60.81 |
| 870 | Apparel Store | 1.67 | 1000 sq. ft. | \$105.79 |
| 881 | Pharmacy/Drugstore | 1.67 | 1000 sq. ft. | \$105.79 |
| 890 | Furniture Store | 0.42 | 1000 sq. ft. | \$26.29 |
| <i>Services (900-999)</i> | | | | |
| 912 | Drive-in Bank | 3.64 | 1000 sq. ft. | \$230.80 |

These net impact fees are transferred to the Maximum Allowable Impact Fee Schedule that is included in the Introduction section of this report. Ultimately, all net fees are increased, collectively, to include the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). See the Other Fees and Charges section at the end of this report for details.

TABLE S-5

FUTURE FACILITY PROSPECTS

| | F.P. I. | S.F. DEMAND | RUNNING TOTAL |
|------|------------------|------------------|--------------------------|
| 2018 | 0 | 0 | 7,806.16 |
| 2019 | 0 278 | 142 0 | 8,028 2594.75 |
| 2020 | 191 | 97 24.83 | 8,125 2619.58 |
| 2021 | 192 | 98 24.96 | 8,223 2644.54 |
| 2022 | 191 | 97 24.83 | 8,320 2669.37 |
| 2023 | 192 | 98 24.96 | 8,418 2694.33 |
| 2024 | 186 | 95 24.18 | 8,513 2718.51 |
| 2025 | 186 | 95 24.18 | 8,608 2742.69 |

0.13
 $\times (0.51)$

NEW FACILITY
~~8,600 S.F.~~
 2750.00 S.F.

TABLE S-6

| YR | PROJECT | Sq Ft | COST | % For New Growth | New Growth Cost |
|------|--------------|--------------------------------|---------------------------------|------------------|---------------------------------|
| 2025 | NEW FACILITY | 8,600 S.F. 2,750 | 3,006,000 962,500 | 99.9 99.9 | 3,006,998 952,876 |

* BASED ON \$350/SF

TABLE S-6

3,006,990

SHERIFF / 911 / JAIL



**Pike County Sheriff's
Office**

Memo

To: Brad Vaughn
From: Major David Neal
CC: File
Date: 2/27/2020
Re: Impact Fees

At the request of the Board of Commissioners (October 9 , 2019), and per your meeting with Sheriff Thomas, I am providing a needs assessment to you for Impact Fee reallocation. It should be noted that the prices are approximations based on research conducted by Building and Grounds Director, Brandon Rogers.

[Print](#) | [Close Window](#)

Subject: FW: RE: Office needs

From: Work Computer <brogers@pikecoga.com>

Date: Tue, Oct 29, 2019 1:03 pm

To: "dneal@pikecountygasherriff.com" <dneal@pikecountygasherriff.com>

Major Neal,

Take a look over what I have let me know if you need anything else.

Currently the Sheriff's office is housed in 2386 sq. ft. if new facility is to be considered I would recommend a minimum of 9544 sq. ft. based on the needs provided by Major Neal. The estimated cost of the new facility would be \$3,340,400.00.

Upgrades not requiring new facility with additional square footage

- Retrofit public restrooms (space and handicap accessible) (\$5,000.00)
- Retrofit and expand lobby reception office (security risk) **We could retrofit the existing lobby to offer better security but would be very limited on expanding the size. (\$8,000.00)**
- Insufficient and aged wiring of entire office (\$40,000)
- Move kitchen area to jail **This could possibly be done within the current facility by moving the recreation yard and adding some additional square footage to the building in the area of the current rec yard. This in turn could free up space in the current kitchen and allow for additional storage for the 911 or Uniform Patrol. To install a full commercial style kitchen 15x30 (\$202,500.00)**
- Upgrade current door locks to more secure and manageable access control units. (\$42,000) This cost could be broken up between the 911, Jail, and Sheriffs office.

Upgrades Requiring major expansion or a new facility

- Locker/ Bath Room
 - Men/Women's
- Roll Call Room
- Two interview rooms
- Larger CID
- CID Supervisor office
- UPD watch commander office
- Larger lobby
- Data entry clerk office
- CID secretary office
- Data storage computer office (cameras, etc.)
- Supply and weapon storage room

- File/ office item storage
- Parking expansion
- Conference Room
- Sheriff' Reception / waiting area
- Training office
- Employee break room with vending

Thank you,

Brandon Rogers, Director Buildings & Grounds

Pike County Board of Commissioners

P.O. Box 377

Zebulon GA 30295

Ph. 678-544-9481

From: dneal@pikecountygasherriff.com

Sent: Monday, October 28, 2019 1:19 PM

To: brogers@pikecoga.com

Subject: Office needs

Attached is the list we talked about earlier.

David

[Print](#) | [Close Window](#)

Subject: RE: Upgrades

From: Work Computer <brogers@pikecoga.com>

Date: Tue, Oct 29, 2019 9:31 am

To: e911 pikeco <e911_pikeco@bellsouth.net>, David Neal <dneal_pikeco@bellsouth.net>

Wendy,

This should help with the information you need for Rob. If you had some numbers for the CAD and Address equipment you might want to add them in, I have no clue what you may need for those or even where to start looking. Let me know if you need anything else from me.

Due to space restraint's and current requests by 911 Director most of the upgrades will require a new facility/expansion. I have broken down the list of requests into two smaller lists one that could be completed now with little to no expansion. The second list is for a new facility/expansion the numbers for the new facility/expansion list are based on the recently built new 911 center in Meriwether County. Currently 911 has 1136 sq. ft. not including parking, if a new facility/expansion is considered I would recommend a minimum of 3400 sq. ft. The estimated cost of a 3400 sq. facility is \$852,000.

Upgrades to 911 not requiring expansion

- 911 phone System (for 4 Consoles roughly \$178,539.00)
This upgrade will need to be done first.
- Dispatch area – Add 2 Additional consoles with Equipment, cabinet and complete one existing with Radio Equipment for a total of 3.
(Radio Equipment has been priced at \$9421.67 per console) This is a must need with growth.
- CAD Upgrade
- Address Equipment
- Secure Entry with Cameras and Key pad entry Doors (\$3500.00)
- Generator for Equipment (\$20,862.00)

Upgrades to 911 requiring new facility/expansion

- Supervisor Office
- Director Office
- Conference Room
- Break Room for employees
- Male/Female Restrooms Shower Stall Handicap Accessible
- Parking
- Larger Mechanical Room with Proper Ventilation
- Records Area
- Waiting Area

Thank you,

Brandon Rogers, Director Buildings & Grounds

Pike County Board of Commissioners

P.O. Box 377

Zebulon GA 30295
Ph. 678-544-9481

From: e911 pikeco
Sent: Monday, October 28, 2019 3:31 PM
To: Brandon Rogers; David Neal
Subject: Upgrades

Good Afternoon,
Attached is the Upgrades that is needed for 911. I have also attached stats to this date forward.

Made contact with Meriwether County 911 Director Brin they just built center the cost \$650,000.00

Population for Meriwether is 22,000. This Center Operates under Board of Commissioners.

If you need anything further or have questions please let me know.

Captain Wendy Pippins
Pike County 911
e911_pikeco@bellsouth.net
Phone (770)567-8431 / Fax (770)567-7289

[Print](#) | [Close Window](#)

Subject: Upgrades

From: e911 pikeco <e911_pikeco@bellsouth.net>

Date: Mon, Oct 28, 2019 3:31 pm

To: Brandon Rogers <brogers@pikecoga.com>, David Neal <dneal_pikeco@bellsouth.net>

Attach: 2019 Proposed Upgrades.docx
2011 to 2017.xlsx

Good Afternoon,

Attached is the Upgrades that is needed for 911. I have also attached stats to this date forward.

Made contact with Meriwether County 911 Director Brin they just built center the cost \$650,000.00

Population for Meriwether is 22,000. This Center Operates under Board of Commissioners.

If you need anything further or have questions please let me know.

Captain Wendy Pippins

Pike County 911

e911_pikeco@bellsouth.net

Phone (770)567-8431 /Fax (770)567-7289

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Subject: RE: Fwd: Jail Needs

From: Work Computer <brogers@pikecoga.com>

Date: Tue, Oct 29, 2019 2:58 pm

To: Kevin Cress <klcress64.kc@gmail.com>

Cc: "dneal@pikecountygasherriff.com" <dneal@pikecountygasherriff.com>

Captain Cress,

As of now you have 3590 sq. ft. of space you are using for the jail (this doesn't include the 1640 sq. ft. rec yard). Based on your list of needs and a cost comparison of the new jail being built in Paulding County if a new facility/expansion was considered I would advise a minimum of 14,360 sq. ft. of heated area. In addition to the 14,360 sq. ft. building 4,784 sq. ft. of area would be needed for a sally port and recreation area. Estimated cost for a new facility/expansion would be \$8,614,800.00.

Upgrades that can be made within existing structure.

- Two separate holding cells with one for male and one for female. **This project could be combined with the Sheriff to close in part of the rec yard and add a commercial kitchen as well as two holding cells allowing the sheriffs office to reclaim the current kitchen area for storage needs. Estimated cost for the project to include the two cells would be \$337,500.00**
- Additional air conditioning unit to help move air through out the building \$11625.00
- Replacement of all toilets,Lights,Sinks,including the painting of cells \$12,500.00
- Issues with the shower that included the replacement of due to rust \$5150.00
- Repair or replacement of cell doors due to wear and tear over the years
- Complete overhaul of sewage and water pipes due to drainage and cracking issues \$25,000.00

Upgrades that will require new facility/expansion

Two separate medical cells with one being air-tight and separate ventilation.

Three high risk holding cells.

Two storage rooms with one being for files and one being for Inmate property.

Court room for inmate hearings to include a judges chambers

Larger room for Medical to house additional equipment.

Additional space for Jail Administrator and Supervisor.

Sally port to hold three patrol cars.

Welcome center for inmate visitation with male and female restrooms.

These are only a few of the issues at hand that need to be addressed in the not to distant future.

The following are stats of the Jail population including numbers of booked and housed not only for the county but all cities.

- 1) 2014-568 Inmates.
- 2) 2015-551 Inmates.
- 3) 2016-552 Inmates.
- 4) 2017-572 Inmates.
- 5) 2018-571 Inmates.
- 6) 2019-570 Inmates with two months still pending.

Jail transports performed by Deputies:

- 1) 2016-280 transports.
- 2) 2017-309 transports.
- 3) 2018-341 transports.
- 4) 2019-336 transports with over two months pending.

Thank you,

Brandon Rogers, Director Buildings & Grounds

Pike County Board of Commissioners

P.O. Box 377

Zebulon GA 30295

Ph. 678-544-9481

Detention Facilities

Introduction

The Pike County Sheriff's Department provides inmate housing for the entire county from a single facility. The detention space is a portion of the total area of the facility; the remainder of the space is taken up by Sheriff's Department activities (addressed in a previous chapter of this report).

Service Area

The entire county is considered a single service area for the provision of the inmate housing services because all residents and employees, through their local and county law enforcement agencies, have equal access to the benefits of the program.

Level of Service

The current level of service is determined by an inventory of the current square footage of administrative space in the facility operated by the Sheriff's Department. Statistics for the facility are shown in **Table D-1**. Note that the inventory provided in this table reflects the detention facility portion of the

Table D-1
Inventory of Detention Facility

| Facility* | Square Feet |
|-------------|----------------------------|
| County Jail | 3,707 3,590 EX. |

total space.

LEVEL OF SERVICE CALCULATION

The level of service for Sheriff's Department in Pike County is measured in terms of square footage per functional population in the service area. Func-

tional population is used as a measure in that the Sheriff's Office is a set of services provided to both residences and businesses in the service area. The current LOS, shown in **Table D-2**, is 0.1872 square feet per func-

Table D-2
Level of Service Calculation

| Existing Square Feet | 2005 Functional Population | SF/functional population |
|----------------------|----------------------------|--------------------------|
| 3,707 | 19,806 | 0.1872 |

tional population.

It has been determined by the County that a certain amount of additional facility space is required today to bring the LOS up to a desired LOS standard. In order to adequately serve today's functional population a total of 12,850 square feet are needed. **Table D-3** outlines the steps used to calculate the resulting LOS standard. In order to reach the desired LOS, an additional 9,143 square feet must be added to the current inventory. This is

Table D-3
Demanded Facility Level of Service

| | | |
|-----------------------------------|----------|---------------|
| Existing Square Feet | 3,707 | 3,590 EX |
| Additional Square Feet Demanded | 9,143 | 10,770 3590 |
| Current Square Feet Demanded | 12,850 | 14,360 7180 |
| Current Square Feet Demanded | 12,850 | 14,360 7180 |
| Functional Population in 2005 | 19,806 | 18,912 |
| Square Feet/Functional Population | 0.648793 | 0.7706 0.380 |
| Current Square Feet Demanded | 12,850 | |
| Existing Square Feet | 3,707 | |
| Existing Deficiency (Square Feet) | (9,143) | 14,360 7180 |
| | | 3,590 3590 |
| | | (10,770) 3590 |

an existing deficiency. The resulting LOS standard (0.6488 square feet per functional population) will be applied to the forecasted future growth to quantify future demand.

Forecasts for Service Area

FUTURE DEMAND

Table D-4 presents the calculations carried out in order to determine the future service demand for detention facility space in Pike County. In this table the current level of service from Table D-3 is applied to future growth. The 'functional population increase' figure is calculated from Table P-2. The additional number of forecasted functional population to the year 2025 is multiplied by the proposed level of service to produce the future demand figure. Note that the existing deficiency is taken into account. While new growth will require the addition of 8,246 square feet in order to maintain the adopted LOS, a total of 17,389 square feet must be added to provide the same level of service to new and existing development.

Table D-4
Future Demand Calculation

| SF/functional population | Functional Pop Increase (2005-25) | New SF Demanded |
|--------------------------|-----------------------------------|-----------------|
| 0.7706 | 12,710 | 14,360 |
| 0.6488 | 1,138 | 8,246 |
| Existing Deficiency | | 8,143 |
| Total SF Demanded | | 17,389 |

In the absence of detention facility expansions already programmed, two future expansion projects are contemplated to meet future demand. **Table D-5** presents the annual fore-

Table D-5
Future Jail Expansion Projects

| Year | Functional Pop Increase | SF Demanded (annual) | Running Total: SF Demanded* | Future Projects | Net New Square Footage* |
|------|-------------------------|----------------------|-----------------------------|-----------------|-------------------------|
| 2005 | 0 | 0 | 9,143 | | (9,143) |
| 2006 | 647 | 420 | 9,563 | | |
| 2007 | 670 | 435 | 9,997 | Jail Project | 9,143 |
| 2008 | 681 | 442 | 10,439 | | |
| 2009 | 695 | 451 | 10,890 | | |
| 2010 | 706 | 458 | 11,348 | | |
| 2011 | 714 | 463 | 11,811 | | |
| 2012 | 489 | 317 | 12,129 | | |
| 2013 | 545 | 354 | 12,482 | | |
| 2014 | 561 | 364 | 12,846 | | |
| 2015 | 575 | 373 | 13,219 | Jail Expansion | 8,250 |
| 2016 | 585 | 380 | 13,599 | | |
| 2017 | 598 | 387 | 13,986 | | |
| 2018 | 607 | 394 | 14,379 | | |
| 2019 | 495 | 321 | 14,701 | | |
| 2020 | 747 | 485 | 15,185 | | |
| 2021 | 654 | 425 | 15,610 | | |
| 2022 | 662 | 429 | 16,039 | | |
| 2023 | 683 | 443 | 16,482 | | |
| 2024 | 694 | 450 | 16,932 | | |
| 2025 | 704 | 457 | 17,389 | | |

Net New Growth Total: 8,250

*Includes existing deficiency.

casted square footage demand, accompanied by the proposed facility expansion projects. The expansions shown here could be re-configured to be an expansion of an existing facility, a new stand-alone facility, a series of stand-alone facilities, or possibly a portion of a replacement facility. Whatever final form the project takes, 8,246 new square feet are impact fee eligible.

FUTURE COSTS

Future cost to meet the square footage demanded by new growth to 2025 is shown in **Table D-6**. Project costs are based on an estimate of \$187 per square foot for construction (based on comparable facilities). All costs are shown in current (2006) dollars. The first project is provides the square footage necessary to meet the existing deficiency and

is therefore not Impact fee eligible. Since the size of the second project exceeds forecasted future demand a portion of the project is not Impact fee eligible at present, but could be recouped in the future since it serves growth beyond the current planning horizon.

Gross Impact Cost Calculation

The gross impact cost per person is calculated in **Table D-7**. This impact cost is not an "Impact fee." In calculating an impact fee, the cost must be reduced to the extent that new growth and development will pay future taxes toward financing the improvements, in order to avoid double taxation.

Credit Calculation

In **Table D-8** the anticipated contribution from new growth towards the cost to complete future capital facility projects is calculated. The tax base information is taken from Table P-5, and the annual funding requirement is drawn from Table D-6. The funding requirement is the portion of the capital projects that are not impact fee eligible and, in the absence of any other funding strategy, can reasonably be assumed to be funded through the general fund. The millage rate is simply the rate required to meet the annual funding requirement with the given tax digest value. The contribution from new growth is the millage rate multiplied by the total added value shown in Table P-3. (Total added value is used since the impact fee for detention facilities will be levied against both residential and non-residential growth.)

Table D-6
Facility Costs to Meet Future Demand

| Year | Future Projects | Square Feet | Cost* | % for New Growth | New Growth Cost |
|------|-----------------|-------------|--------------------|------------------|--------------------|
| 2007 | Jail Project | 9,143 | \$1,709,741 | 0.00% | \$0 |
| 2015 | Jail Expansion | 8,250 | \$1,542,750 | 99.95% | \$1,541,986 |
| | | | \$3,252,491 | | \$1,541,986 |

*Cost is based on estimate of \$187 per square foot construction costs.

Table D-7
Impact Cost Calculation

| Costs Included in Impact Fee Program | Functional Pop Increase (2005-25) | Gross Impact COST per Person |
|--------------------------------------|-----------------------------------|------------------------------|
| \$1,541,986 | 12,710 | \$121.3243 |

Table D-8
New Growth Contribution Through Property Taxes 2005 - 2025

| Year | Tax Digest* | Annual Funding Requirement | Millage Rate | New Growth Added Value** | Contribution from New Growth |
|------|---------------|----------------------------|--------------|--------------------------|------------------------------|
| 2005 | \$415,158,465 | \$0 | 0.00000 | \$15,210,392 | \$0 |
| 2006 | \$430,368,857 | \$0 | 0.00000 | \$30,861,514 | \$0 |
| 2007 | \$446,019,979 | \$1,709,741 | 3.83333 | \$46,745,544 | \$179,191 |
| 2008 | \$461,904,009 | \$0 | 0.00000 | \$62,918,120 | \$0 |
| 2009 | \$478,074,585 | \$0 | 0.00000 | \$79,512,334 | \$0 |
| 2010 | \$494,670,799 | \$0 | 0.00000 | \$96,163,818 | \$0 |
| 2011 | \$511,322,283 | \$0 | 0.00000 | \$108,141,848 | \$0 |
| 2012 | \$523,300,313 | \$0 | 0.00000 | \$121,274,424 | \$0 |
| 2013 | \$536,432,889 | \$0 | 0.00000 | \$134,779,000 | \$0 |
| 2014 | \$549,937,465 | \$0 | 0.00000 | \$148,608,668 | \$0 |
| 2015 | \$563,767,133 | \$764 | 0.00136 | \$162,508,698 | \$220 |
| 2016 | \$577,667,163 | \$0 | 0.00000 | \$176,695,274 | \$0 |
| 2017 | \$591,853,739 | \$0 | 0.00000 | \$191,129,850 | \$0 |
| 2018 | \$606,288,315 | \$0 | 0.00000 | \$205,773,880 | \$0 |
| 2019 | \$620,932,345 | \$0 | 0.00000 | \$220,665,910 | \$0 |
| 2020 | \$635,824,375 | \$0 | 0.00000 | \$235,926,007 | \$0 |
| 2021 | \$651,084,472 | \$0 | 0.00000 | \$251,317,727 | \$0 |
| 2022 | \$666,476,192 | \$0 | 0.00000 | \$267,033,801 | \$0 |
| 2023 | \$682,192,266 | \$0 | 0.00000 | \$282,997,138 | \$0 |
| 2024 | \$698,155,803 | \$0 | 0.00000 | \$299,130,644 | \$0 |
| 2025 | \$714,289,109 | \$0 | 0.00000 | \$299,130,644 | \$0 |

Total New Growth Contribution, 2005-2025

\$179,411

*Running Total; Tax digest information taken from Table P-5.

**New growth added value figures from Table P-3.

Net Impact Cost Calculation

In calculating the net impact cost the applicable credit for future tax contributions is subtracted from the total impact fee eligible project costs to produce a net impact fee eligible project cost figure. This is shown in the first part of **Table D-9**. Using the net cost figure, the net impact cost is calculated, based on the forecasted increase in functional population between 2005 and 2025.

A final calculation, shown in **Table D-10**, is necessary in order to fairly distribute the portion of project costs that are attributable to residential growth. Under the methodology followed here, this is only required in public facility categories that serve both residential and non-residential populations. (Dwelling units are already the level of service unit of measure for the library and parks & recreation categories.) Since it is anticipated that the average household size will change over time—it is expected to decrease, based on forecasts—a constant fee based on the number of persons per dwelling unit would be both unfair and impractical. Instead, the portion of project costs that is attributable to new residential growth is calculated and assigned to the anticipated dwelling unit increase. This is accomplished by first identifying the percentage of total ser-

Table D-9
Net Impact Cost Calculation

| | | |
|---|--|---|
| Total Eligible Project Costs: | | \$1,541,986 |
| Less New Growth Contribution: | | (\$179,411) |
| | | <hr/> |
| = NET project Costs: | | \$1,362,574 |
| NET Costs Attributable to New Growth | Functional Pop Increase (2005-25) | Net Impact COST per Person |
| <hr/> | <hr/> | <hr/> |
| \$1,362,574 | 12,710 | \$107.2082 |

vice area population increase made up by new residents. This percentage is then applied to the 'Costs Attributable to New Growth' figure to produce a 'Costs Attributable to Residential Growth' figure. Finally, the 'Costs Attributable to New Residential Growth' is divided by the number of new dwelling units for that service population to produce a 'per dwelling unit' impact cost.

Fee Schedule

The fee schedule that follows presents the maximum net impact fee that could be charged in Pike County for the detention facilities public facility category, based on the calculations carried out in this section. Detention facility impact fees are collected from residential and non-residential development.

Table D-10
Calculation of Dwelling Unit Fee

| Service Population Increase (2005-25) | Residential Population Increase (2005-25) | Residential Increase as % of Total Increase | Net Cost Attributable to New Growth | Costs Attributable to New Residential Growth | New Dwelling Units (2005-25)* | Net Impact COST per Dwelling Unit |
|--|--|--|---|---|--|--|
| 12,710 | 10,567 | 83.14% | \$ 1,362,574 | \$ 1,132,827 | 4,130 | \$274.2765 |

*The number of new dwelling units in the service area.

1,138 10,567 100% 3.9 mil 3.9 mil

PIKE COUNTY DETENTION FACILITY IMPACT FEE SCHEDULE

Net Non-Residential per Capita Impact Fee: **\$107.21**

Employee data is derived from ITE's Traffic Generation Manual, 6th Ed.

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|--|--------------------------------------|-----------|-----------------|--------------|
| <i>Port and Terminal (000-099)</i> | | | | |
| 30 | Truck Terminal | 11.72 | acres | \$1,256.13 |
| <i>Industrial/Agricultural (100-199)</i> | | | | |
| 110 | General Light Industrial | 2.31 | 1000 sq. ft. | \$247.43 |
| 120 | General Heavy Industrial | 1.83 | 1000 sq. ft. | \$196.11 |
| 140 | Manufacturing | 1.82 | 1000 sq. ft. | \$195.02 |
| 150 | Warehousing | 1.28 | 1000 sq. ft. | \$136.70 |
| 151 | Mini-Warehouse | 0.04 | 1000 sq. ft. | \$4.76 |
| 152 | High-Cube Warehouse | 0.18 | 1000 sq. ft. | \$19.49 |
| <i>Residential (200-299)</i> | | | | |
| 210 | Single-Family Detached Housing | n/a | dwelling | \$274.28 |
| 220 | Apartment | n/a | dwelling | \$274.28 |
| 230 | Residential Condominium/Townhouse | n/a | dwelling | \$274.28 |
| <i>Lodging (300-399)</i> | | | | |
| 310 | Hotel | 0.62 | room | \$66.69 |
| 311 | All Suites Hotel | 0.71 | room | \$76.12 |
| 312 | Business Hotel | 0.10 | room | \$10.73 |
| 320 | Motel | 0.71 | room | \$76.24 |
| <i>Recreational (400-499)</i> | | | | |
| 416 | Campground/Recreational Vehicle Park | 0.07 | camp sites | \$7.18 |
| 430 | Golf Course | 0.25 | acres | \$26.33 |
| 435 | Multipurpose Recreational Facility | 0.50 | acres | \$53.60 |
| 443 | Movie Theater | 1.50 | 1000 sq. ft. | \$160.57 |
| 460 | Arena | 3.33 | acres | \$357.32 |
| 480 | Amusement Park | 9.09 | acres | \$975.04 |
| 491 | Tennis Courts | 0.24 | acres | \$26.15 |
| 492 | Racquet Club | 0.36 | 1000 sq. ft. | \$39.08 |
| 494 | Bowling Alley | 1.00 | 1000 sq. ft. | \$107.21 |
| 495 | Recreational Community Center | 0.84 | 1000 sq. ft. | \$90.02 |
| <i>Institutional (500-599)</i> | | | | |
| 521 | Private School (K-12) | 8.09 | 1000 sq. ft. | \$867.12 |
| 560 | Church/Synagogue | 0.52 | 1000 sq. ft. | \$55.21 |
| 565 | Day Care Center | 2.54 | 1000 sq. ft. | \$272.44 |
| 566 | Cemetery | 0.08 | acres | \$8.73 |
| 591 | Lodge/Fraternal Organization | 1.00 | employee | \$107.21 |
| <i>Medical (600-699)</i> | | | | |
| 610 | Hospital | 3.25 | 1000 sq. ft. | \$347.96 |
| 620 | Nursing Home | 0.65 | bed | \$69.43 |
| 630 | Clinic | 1.00 | 1000 sq. ft. | \$107.21 |

Detention Facilities Impact Fee Schedule continued.

| CODE | LAND USE | Employees | Unit of Measure | Fee per Unit |
|---------------------------|--|-----------|-----------------|--------------|
| <i>Office (700-799)</i> | | | | |
| 710 | General Office Building | 3.32 | 1000 sq. ft. | \$355.53 |
| 714 | Corporate Headquarters Building | 3.40 | 1000 sq. ft. | \$364.60 |
| 715 | Single-Tenant Office Building | 3.20 | 1000 sq. ft. | \$342.65 |
| 720 | Medical-Dental Office Building | 4.05 | 1000 sq. ft. | \$434.73 |
| 760 | Research and Development Center | 2.93 | 1000 sq. ft. | \$313.88 |
| <i>Retail (800-899)</i> | | | | |
| 812 | Building Materials and Lumber Store | 1.47 | 1000 sq. ft. | \$157.62 |
| 813 | Free-Standing Discount Superstore | 0.96 | 1000 sq. ft. | \$102.92 |
| 814 | Specialty Retail Center | 1.82 | 1000 sq. ft. | \$195.00 |
| 815 | Free-Standing Discount Store | 1.96 | 1000 sq. ft. | \$210.51 |
| 816 | Hardware/Paint Store | 0.96 | 1000 sq. ft. | \$103.34 |
| 817 | Nursery (Garden Center) | 1.63 | 1000 sq. ft. | \$174.79 |
| 818 | Nursery (Wholesale) | 1.67 | 1000 sq. ft. | \$178.68 |
| 820 | Shopping Center | 1.67 | 1000 sq. ft. | \$179.04 |
| 823 | Factory Outlet Center | 1.67 | 1000 sq. ft. | \$179.04 |
| 831 | Quality Restaurant | 7.46 | 1000 sq. ft. | \$799.77 |
| 832 | High-Turnover (Sit-Down) Restaurant | 7.46 | 1000 sq. ft. | \$799.77 |
| 834 | Fast-Food Restaurant | 10.90 | 1000 sq. ft. | \$1,168.57 |
| 837 | Quick Lubrication Vehicle Shop | 2.10 | service bay | \$225.14 |
| 840 | Auto-Care Center | 1.43 | 1000 sq. ft. | \$153.31 |
| 841 | New Car Sales | 1.77 | 1000 sq. ft. | \$190.18 |
| 843 | Auto Parts Store | 0.96 | 1000 sq. ft. | \$102.92 |
| 847 | Self-Service Car Wash | 0.20 | stall | \$21.44 |
| 848 | Tire Store | 1.28 | 1000 sq. ft. | \$137.23 |
| 849 | Wholesale Tire Store | 1.28 | 1000 sq. ft. | \$137.23 |
| 850 | Supermarket | 1.27 | 1000 sq. ft. | \$136.13 |
| 851 | Convenience Market (Open 24 Hours) | 1.80 | 1000 sq. ft. | \$192.97 |
| 852 | Convenience Market (Open 15-16 Hours) | 1.75 | 1000 sq. ft. | \$187.61 |
| 853 | Convenience Market with Gasoline Pumps | 1.80 | 1000 sq. ft. | \$192.97 |
| 860 | Wholesale Market | 0.82 | 1000 sq. ft. | \$87.88 |
| 861 | Discount Club | 1.30 | 1000 sq. ft. | \$139.13 |
| 862 | Home Improvement Superstore | 0.96 | 1000 sq. ft. | \$102.92 |
| 863 | Electronics Superstore | 0.96 | 1000 sq. ft. | \$102.92 |
| 870 | Apparel Store | 1.67 | 1000 sq. ft. | \$179.04 |
| 881 | Pharmacy/Drugstore | 1.67 | 1000 sq. ft. | \$179.04 |
| 890 | Furniture Store | 0.42 | 1000 sq. ft. | \$44.50 |
| <i>Services (900-999)</i> | | | | |
| 912 | Drive-in Bank | 3.64 | 1000 sq. ft. | \$390.61 |

These net impact fees are transferred to the Maximum Allowable Impact Fee Schedule that is included in the Introduction section of this report. Ultimately, all net fees are increased, collectively, to include the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). See the Other Fees and Charges section at the end of this report for details.

TABLE D-5

| DETENTION FACILITIES | | | | | |
|----------------------|----------------------|----------------------|--------------------------|-----------------------|-----------|
| YR | FUNCT. POP. INCREASE | S.F. DEMAND | 2014/2015 TOTAL | FUTURE PROJECTS | NEW SQ/FT |
| 2018 | 0 | 0 | 14,360 | | |
| 2019 | 278 0 | 214 0 | 14,574 432.44 | | |
| 2020 | 191 | 147 72.50 | 14,721 | 505.02 | |
| 2021 | 192 | 148 72.96 | 14,869 | 577.98 | |
| 2022 | 191 | 147 72.50 | 15,016 | 650.94 | |
| 2023 | 192 | 148 72.96 | 15,164 | 738.52 | |
| 2024 | 186 | 143 54.34 | 15,307 | 771.00 | |
| 2025 | 186 | 143 54.34 | 15,450 | 832.20 | |
| | | (X 0.38) | | NET NEW GROWTH TOTAL: | 832.20 |

| TABLE D-6 | YR | FUNCT. PROJECTS | SIZE | COST | % FOR NEW GROWTH | NET COST |
|-----------|------|-----------------|-------------|-----------|------------------|--------------|
| | 2025 | NEW JAIL | 14,500 S.F. | 8,700,000 | 93.85% | 8,165,048.54 |
| | | | 7,250 | 4,350,000 | 93.85 | 4,082,475 |

* BASED ON \$600/S.F. COUNTY PROVIDED

| TABLE D-7 | 2005 | |
|-------------------------------------|-------------------------------|------------------------------|
| COST INCLUDED IN IMPACT FEE PROGRAM | FUNCTIONAL POP. INCREASE 2025 | GROSS IMPACT COST PER PERSON |
| 8,165,048.54 | 1,416 3,631 | \$2,248.70 |
| 4,082,475 | | \$1,124.34 |

Road Improvements

Introduction

The information in this chapter is derived from, or taken directly from, on-going road improvement plans developed by the County. Level of service calculations, as well as determination of need, are based on the combination of local expertise and nationally-recognized road capacity and trip data. Timing of projects and assignment of projects to the impact fee program has been determined by the County.

Service Area

The road network of Pike County is considered in its entirety for transportation planning in order to generate capacity data. Improvements in any part of the network improve capacity, to some measurable extent, throughout the network. For this reason, the entire county is considered a single service area for the purposes of impact fee calculations.

Level of Service Standards

Level of service for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of service A is the best rating, representing unencumbered travel; level of service F is the worst rating, representing heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines level of service A through F as

having the following characteristics:

- **LOS A:** free flow, excellent level of freedom and comfort;
- **LOS B:** stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
- **LOS C:** stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering becomes difficult, comfort declines at this level;
- **LOS D:** high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
- **LOS E:** at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
- **LOS F:** forced breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

The traffic volume that produces different level of service grades differs according to road type, size, signalization, topography, condition and access. Post-

improvement LOS conditions are based on the County's transportation consultant's computer modeling process.

Proposed Level of Service

The adopted level of service is based on Level of Service "D" for arterials and major collector roads. This level of service is used to calculate existing deficiencies and future capacities through the transportation planning process, and is reflected in projects that are less than 100% impact fee eligible. Impact cost calculation is based upon a list of road projects developed by the County.

Forecasts for Service Area

Projects that provide road capacity intended to serve new growth to the year 2025 by road widening, new road construction or other capacity improvements have been identified by the County and are shown in **Table R-1**. These projects are those identified by the County as adding capacity to the road network; the local share of project costs are shown.

PAVED IN PREP FOR RESURFACING

Road Improvements

Table R-1
Future Road Improvement Projects

2016
SPLOST

| Road Name | Description | Start | End | Estimated Cost | Start Year | Road Capacity (LOS D) |
|-----------------------------|---------------------------------------|----------------------------|--------------------|----------------|------------|-----------------------|
| Reidsboro Rd. | PARTIAL LARP EXISTING 2.60 MILES | Williamson/Zebulon Rd | SR18 | \$ 379,457 | 2005 | 13,900 |
| Old Meansville Rd. | HMA 1 INCH | Zebulon City Limits/ JOINT | SR109 | \$ 92,928 | 2005 | 13,900 |
| Sandefur Rd. | HMA 1 INCH | Adams Rd. | US 19 | \$ 44,500 | 2005 | 13,900 |
| Hemphill Rd. | Partial Removal/ overlay 2inches +/- | Broken Asphalt | Broken Asphalt | \$ 45,000 | 2005 | 13,900 |
| McKinnley Rd | Partial Removal/ overlay 2inches +/- | Broken Asphalt | Broken Asphalt | \$ 45,000 | 2005 | 13,900 |
| Huckaby/ Hugly Rd. | County/ DOT funding | US 19 | Old Meansville Rd, | \$ 550,000 | 2005 | 13,900 |
| McKinnley Rd | County/ DOT funding | Williamson/Zebulon Rd | US 19 | \$ 550,000 | 2005 | 13,900 |
| Blanton Mill Rd. | County/ DOT funding | SR 362 | County Line | \$ 50,000 | 2005 | 13,900 |
| Turner Rd. | Replace simple span bridge 25 ft | | | \$ 130,000 | 2005 | 13,900 |
| Williams Mill Rd. | Replace bridge with box culvert 65 ft | Unnamed Tributary | | \$ 200,000 | 2005 | 13,900 |
| Williams Mill Rd. | Replace and Realign Bridge 100 ft | Little Potato Creek | | \$ 534,336 | 2006 | 13,900 |
| Flat Shoals Rd. | Widen 2 ft and resurface | Meriwether Co. Line | SR 18 | \$ 410,432 | 2006 | 13,900 |
| Williamson/ Zebulon Rd | Widen 2 ft and resurface | US 19 | SR 362 | \$ 1,250,000 | 2006 | 13,900 |
| Kings Bridge Rd/ Brooks Rd. | Replace bridge | Flint River | Spalding Co. Line | \$ 625,000 | 2006 | 13,900 |
| Concord Rd | Replace bridge | Birch Creek | | \$ 433,664 | 2006 | 13,900 |
| Hollonville Rd | Widen 2 ft and resurface | SR18 | SR362 | \$ 181,210 | 2006 | 13,900 |
| Kings Rd | HMA 1 INCH | SR 109 | Upson co line | \$ 1,375,000 | 2006 | 13,900 |
| Harden Rd | Triple Surface Treatment | East Milner Rd | New Hope Rd. | \$ 51,110 | 2006 | 13,900 |
| Twin Oaks Rd | HMA 1 INCH | County Farm Rd | Drew Allen Rd | \$ 770,000 | 2006 | 13,900 |
| Mountain Creek Rd. | Triple Surface Treatment | Upson Co. Line | SR 109 | \$ 1,155,000 | 2007 | 13,900 |
| Hagans Mountain Rd. | Triple Surface Treatment | Upson Co. Line | Caldwell Rd | \$ 1,100,000 | 2008 | 13,900 |
| Kendrick Rd | Triple Surface Treatment | Perkins Rd/ Pvmt Jt | Concord Rd | \$ 687,500 | 2008 | 13,900 |
| Caldwell Bridge Rd | Triple Surface Treatment | Birch Creek | US 19 N | \$ 588,544 | 2008 | 13,900 |
| New Hope Rd | Widen 2 ft and resurface | US 41 | | \$ 123,130 | 2008 | 13,900 |
| Bankston Rd | HMA 1 INCH | | | \$ 83,635 | 2008 | 13,900 |
| Alabama Rd | HMA 1 INCH | | | \$ 92,928 | 2008 | 13,900 |
| McKinnley Rd | HMA 1 INCH | River Rd | Concord Rd | \$ 935,000 | 2008 | 13,900 |
| Gaulding Rd | Triple Surface Treatment | Pvt JT | SR 109 | \$ 1,155,000 | 2009 | 13,900 |
| Pine Valley Rd | Triple Surface Treatment | SR 109 | Cook Rd | \$ 825,000 | 2009 | 13,900 |
| Howell Rd | Triple Surface Treatment | Pedenville Rd | Gaulding Rd | \$ 46,464 | 2009 | 13,900 |
| Friendship Circle | Triple Surface Treatment | Chapman Rd | Williams Mill Rd | \$ 11,616 | 2009 | 13,900 |
| Alexander Rd | HMA 1 INCH | Pope St | Anderson St | \$ 125,453 | 2009 | 13,900 |
| Adkerson Rd | HMA 1 INCH | Hollonville Rd | Blanton Mill Rd | \$ 92,928 | 2009 | 13,900 |
| Beeks Rd | HMA 1 INCH | SR 18 | Concord Rd | \$ 406,560 | 2009 | 13,900 |
| Bottoms Rd | HMA 1 INCH | Pedenville Rd | SR 362 | \$ 294,272 | 2010 | 13,900 |
| Concord Rd | HMA 1 INCH | Old Zebulon Rd. | SR 18 | \$ 74,342 | 2010 | 13,900 |
| Epinger Br. Rd. | HMA 1 INCH | US 19 | Caldwell Rd | \$ 100,672 | 2010 | 13,900 |
| Flat Rock Ch Rd | HMA 1 INCH | Liberty Rd | County Line Rd | \$ 74,342 | 2010 | 13,900 |
| Ethridge Mill Rd | HMA 1 INCH | Upson Co Line | SR 18 | | 2010 | 13,900 |
| Dripping Rock Rd | HMA 1 INCH | | | | 2010 | 13,900 |

- 300,075.43
217,765.08
- 135,646.19
- 413,887.72
- 598,345
- 132,110.45
- 65,280.94
211,647.77
- 703,381.55
- 369,283.93

Road Improvements

Table R-1 continued.

| Road Name | Description | Start | End | Estimated Cost | Start Year | Road Capacity (LOS D) |
|-----------------------------|--------------------------|--------------------|---------------------|----------------|------------|-----------------------|
| Kings Bridge Rd./Brooks Rd. | HMA 1 INCH | SR 362 | Spaulding Co. Line | \$ 147,136 | 2010 | 13,900 |
| Short cut Rd | HMA 1 INCH | SR 109 | Smyrna Church Rd | \$ 78,989 | 2010 | 13,900 |
| Smyrna Church Rd | HMA 1 INCH | Upson Co. Line | SR 109 | \$ 60,403 | 2010 | 13,900 |
| Old Zebulon Rd | Triple Surface Treatment | Eppinger Bridge Rd | Roberts Quarters Rd | \$ 1,650,000 | 2010 | 13,900 |
| Williams Mill Rd. | HMA 1 INCH | SR 109 | SR 18 | \$ 134,746 | 2011 | 13,900 |
| Shackleford Rd | HMA 1 INCH | US 19 | US 41 | \$ 134,746 | 2011 | 13,900 |
| Roberts Quarters Rd | Triple Surface Treatment | SR 109 | Lifsey Springs Rd | \$ 935,000 | 2011 | 13,900 |
| River Road | Triple Surface Treatment | Pvmt End | SR 362 | \$ 412,500 | 2011 | 13,900 |
| Second District Rd | Triple Surface Treatment | SR 362 | Chapel Hill Rd | \$ 357,500 | 2011 | 13,900 |
| Sullivan Rd | HMA 1 INCH | Howell Rd | US 19 | \$ 97,575 | 2011 | 13,900 |
| Tanyard Rd | HMA 1 INCH | Old Meansville Rd | Chapman Rd | \$ 65,050 | 2011 | 13,900 |
| Old Zebulon Rd | HMA 1 INCH | SR109 | US 19 | \$ 436,762 | 2012 | 13,900 |
| McKinley Rd | HMA 1 INCH | US 19 | New Hope Rd. | \$ 46,454 | 2012 | 13,900 |
| Hemphill Rd. | HMA 1 INCH | US 19 | Shackleford Rd | \$ 78,989 | 2012 | 13,900 |
| Hutchinson Rd | HMA 1 INCH | SR 362 | Spaulding Co. Line | \$ 88,282 | 2012 | 13,900 |
| Caldwell Rd | Triple Surface Treatment | Shackleford Rd | Gresham Rd | \$ 550,000 | 2012 | 13,900 |
| Gresham Rd. | HMA 1 INCH | Glover Rd | Gresham Rd | \$ 116,160 | 2012 | 13,900 |
| Patton Rd | HMA 1 INCH | US 19 | New Hope Rd. | \$ 120,806 | 2012 | 13,900 |
| Chapman Rd | HMA 1 INCH | US 19 | US 19 | \$ 153,331 | 2012 | 13,900 |
| Cook Rd | HMA 1 INCH | Arthur Rd | SR 18 | \$ 190,502 | 2013 | 13,900 |
| Roberts Quarters Rd | HMA 1 INCH | Old Zebulon Rd. | US 19 | \$ 125,453 | 2013 | 13,900 |
| | HMA 1 INCH | SR 109 | SR 18 | \$ 441,408 | 2013 | 13,900 |
| | | | | \$ 25,358,825 | | 881,800 |

NOT INCLUDED IN ORIGINAL IFS
 EAST MILLER ROAD - 291,751.11
 SUPERD ROAD - 72,000
 LIFSEY SPRINGS ROAD - 216,280.80
 ROGUE HILL - 150,370.67
 COUNTY FARM - 191,409.73
 ADAMS ROAD - 300,134.01
 BUCHANAN ROAD - 125,005

- 315,861.00
 - 148,248.72
 - 476,958.23
 - 445,632.75
 - 273,060.67
 - 334,462.00

Table R-2
Current Trip Demand

8953

| Category* | 2005 | Representative Land Use | Trips per DU or Employee** | % New Trips | Current Trips Demanded |
|-----------------------|-------|--------------------------------|----------------------------|-------------|------------------------|
| Dwelling Units | 6,119 | Single-Family Detached Housing | 9.47 | 100.00% | 57,947 |
| Agricultural Services | 96 | General Office Building | 3.32 | 92.00% | 293 |
| Manufacturing | 449 | Manufacturing | 2.10 | 92.00% | 867 |
| T.C.U. | 159 | General Heavy Industrial | 0.82 | 92.00% | 120 |
| Wholesale | 107 | Wholesale Market | 8.21 | 92.00% | 808 |
| Retail Trade | 316 | Specialty Retail | 22.36 | 75.00% | 5,299 |
| F.I.R.E. | 338 | General Office Building | 3.32 | 92.00% | 1,032 |
| Services | 987 | General Office Building | 3.32 | 92.00% | 3,015 |

69,382

*Employment figures from Woods & Poole Economic Services.

**Trips per dwelling unit or employee are derived from the ITE Trip Generation manual.

In order to determine what portion of the projects listed in table R-1 add capacity to serve new growth a series of calculations is carried out to determine what proportion of trips will be made by new growth, versus the number of trips that are attributable to existing (year 2005) development. In **Table R-2** the current trip demand is calculated based on average trips generated by generalized land use. This data is taken from the Institute of Transportation Engi-

neers *Trip Generation* manual. In **Table R-3** the same calculations are carried out for future trip generation, based on the ITE data and the forecasted increase in population and employment between 2005 and 2025.

The forecasted existing and future trip demand figures are brought together in **Table R-4** where the percentage split between current and future demand is calculated. Of all the

Table R-3
Future Trip Demand

2019 - 2025
1498 ✓

| Category* | 2005 | 2025 | Increase 2005-2025 | Representative Land Use | Trips per DU or Employee** | % New Trips | Future Trips Demanded |
|-----------------------|-------|--------|--------------------|--------------------------------|----------------------------|-------------|-----------------------|
| Dwelling Units | 6,119 | 10,249 | 4,130 | Single-Family Detached Housing | 9.47 | 100.00% | 39,113 |
| Agricultural Services | 96 | 147 | 51 | General Office Building | 3.32 | 92.00% | 156 |
| Manufacturing | 449 | 461 | 12 | Manufacturing | 2.10 | 92.00% | 23 |
| T.C.U. | 159 | 250 | 91 | General Heavy Industrial | 0.82 | 92.00% | 69 |
| Wholesale | 107 | 86 | (21) | Wholesale Market | 8.21 | 92.00% | (159) |
| Retail Trade | 316 | 374 | 58 | Specialty Retail | 22.36 | 75.00% | 973 |
| F.I.R.E. | 338 | 375 | 37 | General Office Building | 3.32 | 92.00% | 113 |
| Services | 987 | 1,430 | 443 | General Office Building | 3.32 | 92.00% | 1,353 |

* 36% OF 2005-2025 GROWTH

41,641

*Employment figures from Woods & Poole Economic Services.

**Trips per dwelling unit or employee are derived from the ITE Trip Generation manual.

trips expected to be on the road system in 2025, 41,641 (37.51% of the total) are attributable to new growth. In essence, 37.51% of the cost of any future project that adds trip capacity are impact fee eligible.

Table R-4
Future Trip Assignment

| Category | Total Trips Forecast | % of Total |
|----------------|----------------------|------------|
| Current Demand | 96,218.91 | 86.39% |
| Future Demand | 41,641 | 37.51% |
| Total | 111,023 | 13.60% |

Eligible Costs Calculation

The total cost eligible for impact fee collection is calculated in **Table R-5**. The total project cost figure is from Table R-1; the percentage of these costs that are attributable to new growth is from Table R-4. This calculation results in a figure that represents the percentage of the total costs that can be paid for by new growth through the collection of impact fees. In calculating an impact fee, the eligible costs must be reduced to the extent that new growth and development will pay future taxes toward financing the improvements, in order to avoid double taxation.

Credit Calculation

In **Table R-6** the anticipated contribution from new growth towards the cost to complete future capital facility projects is calculated. The tax base information is taken from Table P-5, and the annual funding requirement represents the portion of projects from table R-1 that are not impact fee eligible and, in

the absence of any other funding strategy, can reasonably be assumed to be funded through the general fund. The non-eligible portion is the percentage of future trips attributable to the existing development (62.49% from Table R-4). The resulting non-eligible costs total (\$15.8 million) has been annualized across the twenty-year period of this program. The millage rate is simply the rate required to meet the annual funding requirement with the given tax digest value.

Table R-5
Eligible Costs Calculation

| | |
|------------------------------------|--------------|
| Total Improvements Costs | \$25,356,825 |
| X New Growth Share | 37.51% |
| = Costs Attributable to New Growth | \$9,510,497 |

Table R-6
New Growth Contribution Through Property Taxes
2005 - 2025

| Year | Tax Digest* | Annual Funding Requirement | Millage Rate | New Growth Added Value** | Contribution from New Growth |
|--|---------------|----------------------------|--------------|--------------------------|------------------------------|
| 2005 | \$415,158,465 | \$0 | 0.00000 | \$14,387,668 | \$0 |
| 2006 | \$430,368,857 | \$792,316 | 1.84102 | \$29,598,060 | \$54,491 |
| 2007 | \$446,019,979 | \$792,316 | 1.77641 | \$45,249,182 | \$80,381 |
| 2008 | \$461,904,009 | \$792,316 | 1.71533 | \$61,133,212 | \$104,863 |
| 2009 | \$478,074,585 | \$792,316 | 1.65731 | \$77,303,788 | \$128,116 |
| 2010 | \$494,870,799 | \$792,316 | 1.60170 | \$93,900,002 | \$150,400 |
| 2011 | \$511,322,283 | \$792,316 | 1.54954 | \$110,551,486 | \$171,304 |
| 2012 | \$523,300,313 | \$792,316 | 1.51408 | \$122,529,516 | \$185,519 |
| 2013 | \$536,432,889 | \$792,316 | 1.47701 | \$135,662,082 | \$200,374 |
| 2014 | \$549,937,465 | \$792,316 | 1.44074 | \$149,166,668 | \$214,910 |
| 2015 | \$563,767,133 | \$792,316 | 1.40540 | \$162,996,336 | \$229,074 |
| 2016 | \$577,667,163 | \$792,316 | 1.37158 | \$176,896,366 | \$242,627 |
| 2017 | \$591,853,739 | \$792,316 | 1.33870 | \$191,082,942 | \$255,803 |
| 2018 | \$606,288,315 | \$792,316 | 1.30683 | \$205,517,518 | \$268,577 |
| 2019 | \$620,932,345 | \$792,316 | 1.27601 | \$220,161,548 | \$280,929 |
| 2020 | \$635,824,375 | \$792,316 | 1.24612 | \$235,053,578 | \$292,906 |
| 2021 | \$651,084,472 | \$792,316 | 1.21692 | \$250,313,675 | \$304,611 |
| 2022 | \$666,476,192 | \$792,316 | 1.18881 | \$265,705,395 | \$315,874 |
| 2023 | \$682,192,266 | \$792,316 | 1.16143 | \$281,421,469 | \$326,850 |
| 2024 | \$698,155,603 | \$792,316 | 1.13487 | \$297,384,806 | \$337,493 |
| 2025 | \$714,289,109 | \$792,316 | 1.10924 | \$313,518,312 | \$347,766 |
| Total New Growth Contribution, 2005-2025 | | | | | \$4,492,871 |

*Running Total; Tax digest information taken from Table P-5.

**New growth added value figures from Table P-3.

The contribution from new growth is the millage rate multiplied by the total added digest value shown in Table P-3.

Net Impact Cost Calculation

In calculating the net impact cost the applicable credit for future tax contributions is subtracted from the total impact fee eligible project costs to produce a net impact fee eligible project cost figure. This is shown in the first part of **Table R-7**. Using the net cost figure, the net impact cost is calculated, based on the total trip capacity provided to new growth. Note that the trip capacity figure represents new growth's share of the total future demand in the capacity provided by the road projects shown in table R-1. From Table R-4 this share has been calculated as 37.51% of the trip capacity demanded; the total trips figure from Table R-1 (861,800) multiplied by this percentage produces the 'trip capacity provided to new growth' figure.

Table R-7
Net Impact Cost Calculation

Total Eligible Project Costs: \$9,510,497
Less New Growth Contribution: (\$4,492,871)

= NET Project Costs: \$5,017,625

| NET Project Improvement Costs | Trip Capacity Provided to New Growth | Net Impact COST per Trip |
|-------------------------------|--------------------------------------|--------------------------|
| \$5,017,625 | 323,232 | \$15.5233 |

Fee Schedule

The fee schedule that follows presents the maximum net impact fee that could be charged in Pike County for the Road Improvements category, based on the calculations carried out in this section. Road Improvement impact fees are collected from residential and non-residential development.

~~8,203,719.03~~
~~26,852,499.71~~
~~1,129,305.79~~
~~2,206,429~~
~~4,492,871~~
~~4,492,871~~
~~7,174,413.24~~
~~24,606,070.71~~
~~40,000~~
~~44.39~~
~~161,630.59~~
~~7,174,413.24~~
~~24,606,070.71~~
 \$152.24

PIKE COUNTY ROAD IMPROVEMENTS IMPACT FEE SCHEDULE

 Net Impact Fee (Per Trip): **\$15.52**

| CODE | LAND USE | Average Rate | | Unit of Measure | Fee per Unit |
|-----------------------------------|--------------------------------------|--------------|-------------|-----------------|--------------|
| | | Trip Ends | % New Trips | | |
| Port and Terminal (000-099) | | | | | |
| 30 | Truck Terminal | 81.9 | 92% | acres | \$1,169.65 |
| Industrial/Agricultural (100-199) | | | | | |
| 110 | General Light Industrial | 6.97 | 92% | 1000 sq. ft. | \$99.54 |
| 120 | General Heavy Industrial | 1.5 | 92% | 1000 sq. ft. | \$21.42 |
| 140 | Manufacturing | 3.82 | 92% | 1000 sq. ft. | \$54.56 |
| 150 | Warehousing (standard) | 4.96 | 92% | 1000 sq. ft. | \$70.84 |
| 151 | Mini-Warehouse | 2.5 | 92% | 1000 sq. ft. | \$35.70 |
| 152 | High-Cube Warehouse | 0.12 | 92% | 1000 sq. ft. | \$1.71 |
| Residential (200-299) | | | | | |
| 210 | Single-Family Detached Housing | 9.47 | 100% | dwelling | \$147.01 |
| 220 | Apartment | 6.63 | 100% | dwelling | \$102.92 |
| 230 | Residential Condominium/Townhouse | 5.86 | 100% | dwelling | \$90.97 |
| Lodging (300-399) | | | | | |
| 310 | Hotel | 8.92 | 59% | room | \$81.70 |
| 311 | All Suites Hotel | 6.24 | 59% | room | \$57.15 |
| 312 | Business Hotel | 7.27 | 59% | room | \$66.58 |
| 320 | Motel | 9.11 | 59% | room | \$83.44 |
| Recreational (400-499) | | | | | |
| 416 | Campground/Recreational Vehicle Park | 74.38 | 85% | camp sites | \$981.43 |
| 430 | Golf Course | 5.04 | 85% | acres | \$66.50 |
| 435 | Multipurpose Recreational Facility | 90.38 | 85% | acres | \$1,192.54 |
| 443 | Movie Theater | 78.06 | 85% | 1000 sq. ft. | \$1,029.98 |
| 460 | Arena | 33.33 | 85% | acres | \$439.78 |
| 480 | Amusement Park | 75.76 | 85% | acres | \$999.64 |
| 491 | Tennis Courts | 16.26 | 85% | acres | \$214.55 |
| 492 | Racquet Club | 17.14 | 85% | 1000 sq. ft. | \$226.16 |
| 494 | Bowling Alley | 33.33 | 85% | 1000 sq. ft. | \$439.78 |
| 495 | Recreational Community Center | 22.88 | 85% | 1000 sq. ft. | \$301.90 |
| Institutional (500-599) | | | | | |
| 521 | Private School (K-12) | 5.5 | 80% | 1000 sq. ft. | \$68.30 |
| 560 | Church/Synagogue | 9.11 | 90% | 1000 sq. ft. | \$127.28 |
| 565 | Day Care Center | 79.26 | 74% | 1000 sq. ft. | \$910.48 |
| 566 | Cemetery | 4.73 | 90% | acres | \$66.08 |
| 591 | Lodge/Fraternal Organization | 46.9 | 90% | employee | \$655.24 |
| Medical (600-699) | | | | | |
| 610 | Hospital | 16.78 | 77% | 1000 sq. ft. | \$200.57 |
| 620 | Nursing Home | 2.61 | 75% | bed | \$30.39 |
| 630 | Clinic | 7.75 | 77% | employee | \$92.64 |

152.24

44.99

 1,441.71
 426.35

Road Improvements fee schedule continued.

| CODE | LAND USE | Trip Ends | % New Trips | Unit of Measure | Fee per Unit |
|---------------------------|--|-----------|-------------|-----------------|--------------|
| <i>Office (700-799)</i> | | | | | |
| 710 | General Office Building | 11.01 | 92% | 1000 sq. ft. | \$157.24 |
| 714 | Corporate Headquarters Building | 7.72 | 92% | 1000 sq. ft. | \$110.25 |
| 715 | Single-Tenant Office Building | 11.57 | 92% | 1000 sq. ft. | \$165.24 |
| 720 | Medical-Dental Office Building | 36.13 | 77% | 1000 sq. ft. | \$431.86 |
| 760 | Research and Development Center | 8.11 | 92% | 1000 sq. ft. | \$115.82 |
| <i>Retail (800-899)</i> | | | | | |
| 812 | Building Materials and Lumber Store | 39.71 | 81% | 1000 sq. ft. | \$499.31 |
| 813 | Free-Standing Discount Superstore | 46.96 | 75% | 1000 sq. ft. | \$546.73 |
| 814 | Specialty Retail Center | 40.67 | 49% | 1000 sq. ft. | \$309.35 |
| 815 | Free-Standing Discount Store | 56.63 | 61% | 1000 sq. ft. | \$536.24 |
| 816 | Hardware/Paint Store | 51.29 | 40% | 1000 sq. ft. | \$318.48 |
| 817 | Nursery (Garden Center) | 36.08 | 81% | 1000 sq. ft. | \$453.66 |
| 818 | Nursery (Wholesale) | 39 | 81% | 1000 sq. ft. | \$490.38 |
| 820 | Shopping Center | 16.76 | 81% | 1000 sq. ft. | \$210.74 |
| 823 | Factory Outlet Center | 26.59 | 81% | 1000 sq. ft. | \$334.34 |
| 831 | Quality Restaurant | 89.95 | 82% | 1000 sq. ft. | \$1,144.98 |
| 832 | High-Turnover (Sit-Down) Restaurant | 130.34 | 79% | 1000 sq. ft. | \$1,598.41 |
| 834 | Fast-Food Restaurant | 496.12 | 54% | 1000 sq. ft. | \$4,158.76 |
| 837 | Quick Lubrication Vehicle Shop | 40 | 83% | service bay | \$515.37 |
| 840 | Auto Care Center | 4.01 | 51% | 1000 sq. ft. | \$31.75 |
| 841 | New Car Sales | 37.5 | 79% | 1000 sq. ft. | \$459.88 |
| 843 | Auto Parts Store | 61.91 | 83% | 1000 sq. ft. | \$797.67 |
| 847 | Self-Service Car Wash | 108 | 40% | stall | \$670.61 |
| 848 | Tire Store | 24.87 | 83% | 1000 sq. ft. | \$320.43 |
| 849 | Wholesale Tire Store | 20.36 | 83% | 1000 sq. ft. | \$262.32 |
| 850 | Supermarket | 111.51 | 63% | 1000 sq. ft. | \$1,090.53 |
| 851 | Convenience Market (Open 24 Hours) | 737.99 | 40% | 1000 sq. ft. | \$4,582.41 |
| 852 | Convenience Market (Open 15-16 Hours) | 634.2 | 40% | 1000 sq. ft. | \$3,937.94 |
| 853 | Convenience Market with Gasoline Pumps | 845.6 | 40% | 1000 sq. ft. | \$5,250.59 |
| 860 | Wholesale Market | 6.73 | 61% | 1000 sq. ft. | \$63.73 |
| 861 | Discount Club | 41.8 | 61% | 1000 sq. ft. | \$395.81 |
| 862 | Home Improvement Superstore | 35.05 | 75% | 1000 sq. ft. | \$408.07 |
| 863 | Electronics Superstore | 45.04 | 81% | 1000 sq. ft. | \$566.33 |
| 870 | Apparel Store | 66.4 | 49% | 1000 sq. ft. | \$505.07 |
| 881 | Pharmacy/Drugstore | 88.16 | 49% | 1000 sq. ft. | \$670.58 |
| 890 | Furniture Store | 5.06 | 81% | 1000 sq. ft. | \$63.62 |
| <i>Services (900-999)</i> | | | | | |
| 912 | Drive-in Bank | 265.21 | 61% | 1000 sq. ft. | \$2,511.33 |

Trip data is derived from ITE's Traffic Generation Manual, 6th Ed.

These net impact fees are transferred to the Maximum Allowable Impact Fee Schedule that is included in the Introduction section of this report. Ultimately, all net fees are increased, collectively, to include the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). See the Other Fees and Charges section at the end of this report for details.

Other Fees and Charges

In addition to the net impact fees for each public facility category, there are two additional charges that can be assessed in an impact fee program. Based on the definition of "system improvement costs" (see the Glossary), there are possible impact fee charges beyond the categories already discussed that are allowed under State law. These may be directly or indirectly related to the cost of capital projects, and can include a fee for the administration of the impact fee program as well as a fee to recoup the cost to prepare the Capital Improvements Element. Specifically, DIFA allows for the collection of impact fees based on:

"administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs"

And,

"expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element"

Program Administration

A surcharge of 3%, the maximum allowable, has been added to the subtotal of impact fees for the individual categories (this is shown in the Maximum Allowable Impact Fee Schedule in the Introduction section of this report). The fees collected in this category can only be used for the administration of the impact fee program, and are reported annually to the State just like the other service categories. Like any fee, this must have some rational and reasonable connection to the service rendered. Commonly, the administrative fee collected is used to offset some or all of the cost to handle impact fee calculations by the building permit staff, some or all of the cost for the finance department to process, record and distribute impact fees, and some or all of the cost for the management and oversight of the program by administrative staff.

been added to the subtotal of the individual category impact fees (not including the administration fee). The "CIE Prep Fee" is based on a recoupment of the preparation cost over the next five years of impact fee collections. **Table CP-1** presents a forecast of anticipated impact fee collections for the first five years of the program, 2005 through 2009. The anticipated collection is based on the current maximum allowable impact fee for each category, the population and employment forecasts, and average land use

Table CP-1

Anticipated Impact Fee Collections 2006-2010

| Year | Anticipated Collection* | | Total Anticipated Fee Collection |
|------|-------------------------|------------------------------|--|
| | from Dwelling Units | from Employment Growth | |
| 2006 | \$398,530 | \$11,960 | \$410,491 |
| 2007 | \$407,713 | \$11,541 | \$419,254 |
| 2008 | \$415,059 | \$11,751 | \$426,810 |
| 2009 | \$424,242 | \$12,380 | \$436,622 |
| 2010 | \$431,588 | \$11,331 | \$442,919 |
| | | | \$2,136,096 |

*Based on current (2005) maximum allowable impact fee.

CIE Prep Fee

A surcharge for the recoupment of the cost to prepare the Capital Improvements Element has

types (for the nonresidential road fee component).

In **Table CP-2**, the percentage necessary to recoup the cost of CIE preparation is calculated. The cost paid for all work related to the creation of the CIE is shown. This is then divided by the total anticipated impact fee collection, from Table CP-1, to produce the percentage surcharge required to recoup the cost. This surcharge is used to calculate the amount owed, by each land use, in the Maximum Allowable Impact Fee Schedule in the Introduction section of this report.

While a record of the monies collected in this category must be reported to the state, the CIE prep fee itself does not need to be maintained in a separate account. The fee is a recoupment for general funds already expended; its use is not restricted. Once the cost to prepare the CIE has been recouped through this surcharge, the percentage would be dropped from the impact fee schedule. However, future costs to update the CIE, as well as to prepare a new CIE at any point in the future, would become eligible for collection.

Table CP-2
CIE Recoupment Fee

| | |
|--|-------------|
| Cost to Prepare CIE | \$49,400 |
| Anticipated Fee Collection (2005-2009) ÷ | \$2,136,096 |
| CIE Prep Recoupment Percentage = | 2.31% |

Impact Fees for Other Public Facility Categories

Under DIFA there is a specific list of service categories for which impact fees could be charged. Of the seven service categories that are impact fee eligible, this report presents the calculations for four of those categories (library, public safety, parks, and roads). While the remaining categories (water, wastewater, and stormwater) are not included in the Pike County impact fee program, one of the categories (stormwater) falls under the County's direct control and could be included in a future impact fee program.

Stormwater

The County currently has no comprehensive stormwater system, nor does it have a plan for such a system or utility. In the absence of a planned system, there is no basis for impact fee collection. If a public system is created by the County, such as a stormwater utility, the following would need to be determined in order to establish an impact fee:

1. **Service area.** The geographic area served by the stormwater utility would need to be identified. If different drainage basins will have different facility costs or different levels of service, then separate service areas would need to be established.
2. **System capacity.** The capacity of the system would need to be identified for each service area.
3. **Existing service versus new development demands.** To

collect impact fees the level of service to be provided to new development must be the same as the level of service adopted for existing development. Plans must be presented to show that the system capacity being charged to new growth is the same as that provided to existing customers. The extent to which existing systems would be connected to the new system, and the capacity used by those existing systems, would need to be calculated as part of the stormwater plan. This would be repeated for each service area.

Appendix: Glossary

The following terms are used in the Impact Fee Methodology Report. Where possible, the definitions are taken directly from the Development Impact Fee Act.

Capital improvement: an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital improvements element: a component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

Development: any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

Development impact fee: a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Eligible facilities: capital improvements in one of the following categories:

- (A) Water supply production, treatment, and distribution facilities;
- (B) Waste-water collection, treatment, and disposal facilities;
- (C) Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways;
- (D) Storm-water collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
- (E) Parks, open space, and recreation areas and related facilities;
- (F) Public safety facilities, including police, fire, emergency medical, and rescue facilities; and
- (G) Libraries and related facilities.

Impact Cost: the proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

Impact Fee: the impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

Level of service: a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

Project improvements: site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occu-

pants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

Proportionate share: means that portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Rational Nexus: the clear and fair relationship between fees charged and services provided.

Service area: a geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provide service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

System improvement costs: costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Schedule of Repairs/Resurfacing - 2011 SPLOST, LMIG, and 2016 SPLOST Continuation (Proposed)

The following is the staff recommendation for the schedule of repairs utilizing the funding available through the 2011 SPLOST, LMIG, and proposed 2016 SPLOST continuation. The cost associated with each road listed is the cost of resurfacing after the necessary repairs are made through the countywide patching program. The roads are placed categorically to accommodate the amount of funding that would be available in a given year for the time period projected. The projects would not be limited to these roads; however, this proposes a plan of action for the assessed needs of our County road infrastructure.

2011 SPLOST

| | |
|---|-----------------------|
| County Wide Patching | \$987,831.78 |
| Equipment Purchase | \$125,490.00 |
| Equipment Lease | \$149,448.60 |
| Unpaved Rds - Ditching, Culverts, Treatment | \$300,000.00 |
| Stripe/Rd Markings @ \$315/line mile | \$74,933.20 |
| | |
| Total | \$1,637,703.58 |

2016 SPLOST Continuation Proposed

| | |
|---------------------------------------|-----------------------|
| Roberts Quarters Rd | \$445,632.75 |
| Patton Rd | \$334,462.00 |
| Equipment Purchase | \$99,225.00 |
| Total | \$879,319.75 |
| Kings Bridge Rd (Widen and Resurface) | \$315,861.00 |
| New Hope Rd | \$598,345.02 |
| | |
| Total | \$914,206.02 |
| Old Zebulon (HWY 19-Roberts Qtrs) | \$476,958.23 |
| Flat Shoals Rd | \$413,887.72 |
| Total | \$890,845.95 |
| Buchanan Rd | \$125,005.02 |
| Smyrna Church Rd | \$148,348.72 |
| Adams Rd | \$300,134.01 |
| Eppinger Bridge Rd | \$369,283.93 |
| Total | \$942,771.68 |
| Concord Rd | \$703,381.55 |
| Bottoms Rd | \$211,647.77 |
| Total | \$915,029.32 |
| Grand Total | \$4,542,172.72 |

Year LMIG

| | | |
|------|-------------------------------|-----------------------|
| 2015 | Williamson Zebulon Road (FDR) | \$774,948.50 |
| | plus widening | \$71,215.70 |
| | Total | \$846,164.20 |
| 2016 | Hemphill Rd | \$217,765.08 |
| | McKinley Rd (HWY 19-New Hope) | \$135,646.19 |
| | Old Meansville Rd | \$300,075.43 |
| | Total | \$653,486.70 |
| 2017 | East Milner Rd | \$291,751.11 |
| | Gresham Rd | \$273,060.67 |
| | Sheperd Rd | \$72,000.00 |
| | Total | \$636,811.78 |
| 2018 | Bankston Rd | \$132,110.45 |
| | Lifsey Springs Rd | \$216,280.80 |
| | Rosehill | \$150,370.67 |
| | Total | \$498,761.92 |
| 2019 | County Farm | \$141,409.73 |
| | Howell | \$65,280.94 |
| | Total | \$206,690.67 |
| 2020 | Grand Total | \$2,841,915.27 |
| 2021 | | |

Complete
County
MUST
MATCH
30%

| Year | LMIG | | | |
|--------|--|--------------|--------------|---------------|
| | | Projected | Actual | Difference |
| 2017 | East Milner Rd | \$291,751.11 | \$394,756.17 | \$103,005.06 |
| | Howell | \$65,280.94 | \$47,770.15 | -\$17,510.79 |
| | Chapell Hill | \$264,670.56 | \$338,526.96 | \$73,856.40 |
| | Wilder Rd | \$72,019.20 | \$39,379.37 | -\$32,639.83 |
| | Total | \$693,721.81 | \$820,432.65 | \$126,710.84 |
| 2018 | Adams Rd | \$300,134.01 | \$293,816.00 | -\$6,318.01 |
| | Bottoms Rd | \$211,647.77 | \$118,211.84 | -\$93,435.93 |
| | Bankston Rd | \$132,110.45 | \$83,850.89 | -\$48,259.56 |
| | Kendrick Rd | \$144,038.40 | \$67,581.43 | -\$76,456.97 |
| | Total | \$787,930.63 | \$563,460.16 | -\$224,470.47 |
| 2019 | County Farm | \$141,409.73 | \$150,758.00 | \$9,348.27 |
| | Buchanan Rd | \$125,005.02 | \$129,960.00 | \$4,954.98 |
| | River Rd | \$240,063.99 | \$213,390.00 | -\$26,673.99 |
| | Hemphill Rd | \$217,765.08 | \$228,690.00 | \$10,924.92 |
| | Total | \$724,243.82 | \$722,798.00 | -\$1,445.82 |
| 2020 ✓ | Buffington Rd | \$163,843.68 | | -\$99,205.45 |
| ✓ | Flat Rock | \$189,050.40 | | |
| | Lifsey Springs Rd | \$216,280.80 | | |
| | Watering Hole Pass/Trails End/ Ranch Gap | \$288,076.80 | | |
| | Total | \$857,251.68 | | |
| 2021 ✓ | Alabama Rd | \$226,810.48 | | |
| ✓ | Old Lifsey Springs Rd | \$480,128.00 | | |
| | Total | \$706,938.48 | | |
| 2022 ✓ | Concord Rd | \$703,381.55 | | |
| | | | | |
| | | | | |
| | Total | \$703,381.55 | | |

checked NOT complete

2022 SPLOST Continuation Proposed

| | |
|-------|----------------|
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| Total | |
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| Total | \$0.00 |
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| Total | \$0.00 |
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| | |
| Total | \$0.00 |
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| | |
| Total | \$0.00 |
| | \$6,000,000.00 |

Year LMIG

| | | |
|------|--------------------|----------------|
| 2023 | Vega | \$428,000.00 |
| | Williams Mill | \$369,000.00 |
| | | |
| | | |
| | Total | \$797,000.00 |
| 2024 | Old Lifsey Springs | \$544,500.00 |
| | Carter | \$103,000.00 |
| | Etheridge Mill | \$112,500.00 |
| | | |
| | Total | \$760,000.00 |
| 2025 | Chapman | \$504,500.00 |
| | Daniel | \$81,500.00 |
| | Sandefur | \$131,000.00 |
| | McDaniel | \$60,000.00 |
| | Total | \$777,000.00 |
| 2026 | Caldwell | \$342,500.00 |
| | Pilkenton | \$171,500.00 |
| | Plantation | \$73,500.00 |
| | Caldwell Bridge | \$205,500.00 |
| | Total | \$793,000.00 |
| 2027 | Hutchinson | \$262,000.00 |
| | Drew Allen | \$308,000.00 |
| | Oliver | \$174,500.00 |
| | | |
| | Total | \$744,500.00 |
| | | \$3,871,500.00 |

2025

2027 SPLOST Continuation Proposed

| | |
|----------------|--------|
| | |
| | |
| | |
| | |
| Total | \$0.00 |
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| Total | \$0.00 |
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| Total | \$0.00 |
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| Total | \$0.00 |
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| | |
| | |
| Total | \$0.00 |
| | |
| \$6,000,000.00 | |

LMIG

| | | |
|------|------------|----------------|
| 2028 | Pedenville | \$983,000.00 |
| | | |
| | | |
| | | |
| | Total | \$983,000.00 |
| 2029 | Vickery | \$205,500.00 |
| | Buffington | \$178,500.00 |
| | Flat Rock | \$210,500.00 |
| | Scott Road | \$165,000.00 |
| | Total | \$759,500.00 |
| 2030 | Carter | \$103,000.00 |
| | Alexander | \$138,600.00 |
| | | |
| | | |
| | Total | \$241,600.00 |
| 2031 | | |
| | | |
| | | |
| | | |
| | Total | \$0.00 |
| 2032 | | |
| | | |
| | | |
| | | |
| | Total | \$0.00 |
| | | \$1,984,100.00 |

2011 SPLOST Major repairs and patching - These roads have significant issues due mainly to the original construction.

Most of these have width issues as well as base failure. Public works will patch the unpaved surfaces that have been removed based on condition. These roads will be repaired to address immediate issues. Future resurfacing will be addressed based on cost, road usage, and feasibility in accordance with needs assessed countywide.

Tanyard Rd
Shortcut Rd
Howell Road
Strickland Rd
Jonathans Roost

2011 SPLOST Unpaved roads - Ditching program will be implemented countywide. This will include pulling ditches, shaping, replacing aggregate, and improving drainage conditions. Culvert and cross drain improvements addressing issues prior to failure as well as road quality. Improve signage where applicable particularly at culverts. Calcium Chloride treatment application will be considered on high traffic roads where conditions and usage of road is suitable for the application and where potential usage is not cost prohibitive.

2011 SPLOST Patching - The following roads have been identified as the roads with the most significant issues with regards to condition and usage. These roads will be patched in preparation for resurfacing projects based on funding from future LMIG and SPLOST dollars.

Patching and repairs will not be limited to these roads or this order, but based on staff assessment these roads are recommended for repairs.

| | |
|---------------------------------------|-----------------------------------|
| Williamson-Zebulon Rd | County Farm |
| Hemphill Rd | Howell |
| McKinley Rd (HWY 19-New Hope) | Old Zebulon (HWY 19-Roberts Qtrs) |
| Old Meansville Rd | Flat Shoals Rd |
| Roberts Quarters Rd | Buchanan Rd |
| Patton Rd | Smyrna Church Rd |
| East Milner Rd | Adams Rd |
| Gresham Rd | Eppinger Bridge Rd |
| Sheperd Rd | Concord Rd |
| Kings Bridge Rd (Widen and Resurface) | Bottoms Rd |
| New Hope Rd | |
| Bankston Rd | |
| Lifsey Springs Rd | |
| Rosehill | |

*see schedule of repairs for 2011 SPLOST, LMIG, and 2016 SPLOST continuation (proposed)

The following group of roads are routes that we feel will serve as high use and connectivity.

These roads will need to be asphalt and designed for higher levels of traffic.

Roberts Quarters
Old Zebulon
Blanton Mill
Woodcreek
McKinley
Arthur
Turner
Melville Brown

This group of roads are routes that meet a standard for paving with tar and gravel material.

These routes are not intended for high connectivity for thru traffic but are populated and have proximity to major thoroughfares.

| | |
|---------------|-----------------|
| Mountain View | Starks |
| Strickland | Hagans Mountain |
| Green Street | Harden |
| Wildwood | McCard Lake |
| Caldwell | School |
| Millwood | Ward |
| Woodard | Roost |

[illegible]

| | | | |
|------|-------|----------------|------|
| 2023 | | | 2028 |
| | | | |
| | | | |
| | | | |
| | Total | \$0.00 | |
| 2024 | | | 2029 |
| | | | |
| | | | |
| | | | |
| | Total | \$0.00 | |
| 2025 | | | 2030 |
| | | | |
| | | | |
| | | | |
| | Total | \$0.00 | |
| 2026 | | | 2031 |
| | | | |
| | | | |
| | | | |
| | Total | \$0.00 | |
| 2027 | | | 2032 |
| | | | |
| | | | |
| | | | |
| | Total | \$0.00 | |
| | | \$6,000,000.00 | |

**These roads are routes that connect
with State Routes that are not in the
above list:**

109W

Dunn
Mtn Creek
Wallie
Deer Trail
Barker
New Rd
Union School

Hwy 19

Brown
Killingsworth
Reeves
Campbell
Hugh Frank
Pitts Lane

109E

Pine Valley
Walker

Hwy 41

Liberty
Sells

Hwy 18 E

Campground
Elliot
Cannifax
Brazier
Nazareth
Reid

Hwy 18W

Williams
Madden
N. Bagwell
Reems
Lawrence Mill
N Madden
West Fossett
Calvary
Oxford
Harrison
Fossett

Hwy 74

Sands

Hwy 362

Bledsoe Farm
Gregg Rd
River
Pryor

Roads Plan Continuation

The chart below represents the funding sources available to input the cost of proposed routes once those estimated costs are determined. We are comfortable with the numbers for resurfacing, but we cannot provide accurate figures on the paving of gravel roads without engineer involvement. At this point we have identified the roads that have constant maintenance issues and needs based on integrity, traffic, and connectivity. We have completed a needs rating sheet provided by GDOT that helps in prioritizing the paving of gravel/dirt roads. While funding sources to undertake projects of this magnitude are likely in the distant future that doesn't mean that we can't begin planning now and prioritize these routes based on measurable factors.

The factors to consider based on the GDOT rating system are as follows:

1. Number of houses or equivalent houses per mile that will benefit? Churches, businesses?
2. Will the project provide an improved level of service such as reducing congestion, travel time, or distance, or providing connecting service?
3. Based on the amount of direct service adjacent to the project, is the project consistent with the needs of the county?
4. Is the total estimated cost reasonable compared to the potential services and benefits to be provided?

Other factors that will affect the consideration are as follows:

1. Is existing r/w adequate for construction or is additional required?
2. Are there any structural deficiencies or safety hazards?
3. Is there a traffic congestion, travel time, or distance problem?
4. Are there indications of future development?
5. Will this improvement improve access to public facilities?
6. Are there any unusual design features?

This list is in no way intended to be the final assessment and order of roads, but rather a building block to continue the work we started several years ago that we can continue to expand upon. This list is intended to give a depiction of how large the scope is for unpaved roads. With cost estimates on the higher priority roads, we will be able to match the funding sources over time to make progress. Once we have cost estimates you will be able to plug those costs into the spreadsheet for funding sources just as we have done over that past few years. It is going to be a long process over time, but we have to start somewhere.

2016 SPLOST Projections

Collections Based on 0% Growth (last 12 months avg.) 7-16-2016 Thru 6-30-2022

| Year | Collection |
|--------------|--------------------|
| 2016 | \$404,555 |
| 2017 | \$970,931 |
| 2018 | \$970,931 |
| 2019 | \$970,931 |
| 2020 | \$970,931 |
| 2021 | \$970,931 |
| 2022 | \$566,377 |
| Total | \$5,825,589 |

| | Growth Rate | 6 Yr. Collection | Annual | Monthly |
|--------------|-------------|-----------------------|---------------------|--------------------|
| | -2.0% | \$5,404,036 | \$900,672.67 | \$75,056.06 |
| | 0.0% | \$5,825,589 | \$970,931.50 | \$80,910.96 |
| | 2.0% | \$6,278,561 | \$1,046,426.83 | \$87,202.24 |
| | 4.0% | \$6,765,068 | \$1,127,511.33 | \$93,959.28 |
| | 6.0% | \$7,287,344 | \$1,214,557.33 | \$101,213.11 |
| Pike County | 74.00% | \$4,310,935.86 | \$718,489.31 | \$59,874.11 |
| Zebulon | 11.88% | \$692,079.97 | \$115,346.66 | \$9,612.22 |
| Meansville | 3.00% | \$174,767.67 | \$29,127.95 | \$2,427.33 |
| Concord | 3.55% | \$206,808.41 | \$34,468.07 | \$2,872.34 |
| Williamson | 3.40% | \$198,070.03 | \$33,011.67 | \$2,750.97 |
| Molena | 4.17% | \$242,927.06 | \$40,487.84 | \$3,373.99 |
| Total | | \$5,825,589.00 | \$970,931.50 | \$80,910.96 |

Road Projects

| <u>Year</u> | <u>Road</u> | <u>Cost</u> | <u>Possible Payment Method</u> | <u>Year</u> |
|-------------|-------------------------|--------------|--------------------------------|-------------|
| | County Farm Road | \$163,468.00 | LMIG | 2021 |
| | Buchanan Road | \$144,462.00 | LMIG | 2022 |
| | River Road | \$237,168.00 | LMIG | 2023 |
| | Hemphill Road | \$255,160.00 | LMIG | |
| 2019 | Buffington Road | \$185,900.00 | LMIG | 2021 |
| | Flat Rock Chruch Road | \$200,200.00 | LMIG | |
| | Lifsey Springs Road | \$240,000.00 | LMIG | |
| | Watering Hole Pass | \$290,000.00 | LMIG | |
| | Trails End | \$85,000.00 | LMIG | |
| | Ranchland Gap | \$63,000.00 | LMIG | |
| 2020 | Hutchinson Road | \$261,800.00 | LMIG | |
| | Rocky Way | \$26,276.00 | LMIG | |
| | Alabama Road | \$226,810.48 | LMIG | |
| 2021 | Old Lifsey Springs Road | \$480,128.00 | LMIG | |
| | Wellington | \$19,304.00 | SPLOST | |
| | Whitfield | \$41,161.00 | SPLOST | |
| 2022 | Concord Road | \$703,381.55 | LMIG | |
| | Vega Road | \$428,000.00 | LMIG | |
| | Williams Mill | \$369,000.00 | LMIG | |
| 2023 | Carter Road | \$103,000.00 | LMIG | |
| | Etheridge Mill Road | \$112,500.00 | LMIG | |
| | Caldwell | \$342,500.00 | LMIG | |
| | Chapman Road | \$504,500.00 | LMIG | |
| | Sanefur Road | \$131,000.00 | LMIG | |
| | Daniel Road | \$81,500.00 | LMIG | |
| 2024 | McDaniel Road | \$60,000.00 | LMIG | |
| | Pilkenton Road | \$171,500.00 | LMIG | |
| | Plantation Road | \$73,500.00 | LMIG | |
| | Caldwell Bridge Rode | \$205,500.00 | LMIG | |
| | Hutchinson Road | \$262,000.00 | LMIG | |
| | Drew Allen Road | \$308,000.00 | LMIG | |
| 2025 | Oliver Road | \$174,500.00 | LMIG | |
| | Pedenville | \$983,000.00 | LMIG | |
| | Vickery Road | \$205,500.00 | LMIG | |
| | Scott Road | \$165,000.00 | LMIG | |

| | | | | | |
|--------------|--|-----------------------|--|--|--|
| Total | | \$8,303,719.03 | | | |
|--------------|--|-----------------------|--|--|--|

| | | |
|--------------------|--|------------------------|
| Grand Total | | \$26,852,499.71 |
|--------------------|--|------------------------|

Additional Road Projects

| <u>Road</u> | <u>Cost</u> | <u>Discription</u> |
|---------------------|---------------------|---|
| Bethany Church Road | \$12,841.00 | Replace Culvert Pipe 3-60" Culverts |
| Friendship Circle | \$12,939.68 | Replace Culvert Pipe |
| Hunter Road | \$128,000.00 | Replace Culvert Pipe add 6-96" culverts |
| County Brown Road | \$45,000.00 | Replace Culvert and Pave when Lamar County Paves in 2021 |
| Total | \$198,780.68 | |

Mck

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Roads To be Considered as High Use

| | |
|--|-----------------|
| Roberts Quarters Road | \$ 900,000.00 |
| Old Zebulon Road | \$ 2,500,000.00 |
| Blanton Mill Road | \$ 1,750,000.00 |
| Woodcreek Road | \$ 2,500,000.00 |
| McKinly Road (Hwy18 to New Hope) | \$ 800,000.00 |
| Arthur Road | \$ 2,000,000.00 |
| Turner Road | \$ 4,000,000.00 |
| Melville Brown Road | \$ 1,400,000.00 |
| inly Road (Hwy19 to Williamson Zebulon R | \$ 1,500,000.00 |
| Shady Lane | \$ 1,000,000.00 |

| | |
|--------------|-------------------------|
| Total | \$ 18,350,000.00 |
|--------------|-------------------------|

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Road Projects

| <u>Year</u> | <u>Road</u> | <u>Cost</u> | <u>Possible Payment Method</u> | <u>Year</u> |
|--------------|-------------------------|-----------------------|--------------------------------|-------------|
| | County Farm Road | \$163,468.00 | LMIG | 2021 |
| | Buchanan Road | \$144,462.00 | LMIG | 2022 |
| | River Road | \$237,168.00 | LMIG | 2023 |
| | Hemphill Road | \$255,160.00 | LMIG | |
| 2019 | Buffington Road | \$185,900.00 | LMIG | |
| | Flat Rock Chruch Road | \$200,200.00 | LMIG | |
| | Lifsey Springs Road | \$240,000.00 | LMIG | |
| | Watering Hole Pass | \$290,000.00 | LMIG | |
| | Trails End | \$85,000.00 | LMIG | |
| | Ranchland Gap | \$63,000.00 | LMIG | |
| 2020 | Hutchinson Road | \$261,800.00 | LMIG | |
| | Rocky Way | \$26,276.00 | LMIG | |
| | Alabama Road | \$226,810.48 | LMIG | |
| 2021 | Old Lifsey Springs Road | \$480,128.00 | LMIG | |
| | Wellington | \$19,304.00 | SPLOST | |
| | Whitfield | \$41,161.00 | SPLOST | |
| 2022 | Concord Road | \$703,381.55 | LMIG | |
| | Vega Road | \$428,000.00 | LMIG | |
| | Williams Mill | \$369,000.00 | LMIG | |
| 2023 | Carter Road | \$103,000.00 | LMIG | |
| | Etheridge Mill Road | \$112,500.00 | LMIG | |
| | Caldwell | \$342,500.00 | LMIG | |
| | Chapman Road | \$504,500.00 | LMIG | |
| | Sanefur Road | \$131,000.00 | LMIG | |
| | Daniel Road | \$81,500.00 | LMIG | |
| 2024 | McDaniel Road | \$60,000.00 | LMIG | |
| | Pilkenton Road | \$171,500.00 | LMIG | |
| | Plantation Road | \$73,500.00 | LMIG | |
| | Caldwell Bridge Rode | \$205,500.00 | LMIG | |
| | Hutchinson Road | \$262,000.00 | LMIG | |
| | Drew Allen Road | \$308,000.00 | LMIG | |
| 2025 | Oliver Road | \$174,500.00 | LMIG | |
| | Pedenville | \$983,000.00 | LMIG | |
| | Vickery Road | \$205,500.00 | LMIG | |
| | Scott Road | \$165,000.00 | LMIG | |
| Total | | \$8,303,719.03 | | |

BASED on
 LOS
 ↓
 $31 \times 13,900$
 430,900

Additional Road Projects

| <u>Road</u> | <u>Cost</u> | <u>Discription</u> |
|---------------------|--------------|---|
| Bethany Church Road | \$12,841.00 | Replace Culvert Pipe 3-60" Culverts |
| Friendship Circle | \$12,939.68 | Replace Culvert Pipe |
| Hunter Road | \$128,000.00 | Replace Culvert Pipe add 6-96" culverts |

| | |
|--------------|---------------------|
| Total | \$153,780.68 |
|--------------|---------------------|

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| | | | |
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Roads To be Considered as High Use

Roberts Quarters Road
Old Zebulon Road
Blanton Mill Road
Woodcreek Road
McKinly Road
Arthur Road
Turner Road
Melville Brown Road

| |
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| |
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PIKE IMPACT FEE MODS

EXISTING FEES BY SERVICE PER DWELLING UNIT

| | |
|---------------------------------|--------|
| LIBRARY = \$302.25 | 13% |
| FIRE = \$374.76 | 16.2% |
| SHERIFF'S DEPT. = \$162.00 | 7.0% |
| DETENTION FACILITIES = \$274.28 | 11.85% |
| 911 = \$25.04 | 1.08% |
| PARKS & RECREATION = \$1,029.59 | 44.47% |
| ROADS = \$147.01 | 6.35% |
| | 99.95% |

TOTAL / DWELLING UNIT = \$2,314.99

PROPOSED FEES BY SERVICE PER DWELLING UNIT

(PROJECTIONS BASED ON NEEDS AND GROWTH FROM 2019-2025)

| | | |
|---|--------|--------|
| LIBRARY = \$417.27 ✓ | 3.87% | 7.70% |
| FIRE = 1,029.59 938.26 ✓ | 17.93% | 17.33% |
| SHERIFF'S DEPT = 162.00 543.01 ✓ | 18.66% | 10.03% |
| DETENTION FACILITIES = 274.28 2,301.33 ✓ | 44.75% | 42.51% |
| 911 = 25.04 567.42 ✓ | 4.26% | 11.87% |
| PARKS & RECREATION = 1,029.59 225.94 ✓ | 8.38% | 10.48% |
| ROADS = 147.01 420.35 ✓ | 2.14% | 4.17% |
| | | 7.76% |

TOTAL / DWELLING UNIT = ~~2,314.99~~

5,413.58



www.pcgeng.com

Date _____

Project Number _____

Project Name _____

REVISED IMPACT FEE BASED ON
% NEEDED BY SERVICE
PER DWELLING UNIT

LIBRARY = \$84.03

FIRE = \$388.69

SHERIFF'S DEPT = \$404.43

DETENTION FACILITIES = \$969.75

911 = \$92.60

PARKS & RECREATION = \$181.50

ROADS = \$194.23

\$2,315.23

Existing fees by service per dwelling unit:

| | |
|--------------------------------|--------|
| Library = \$302.25 | 13.24% |
| Fire= \$374.76 | 16.42% |
| Sheriff Dept.= \$162.06 | 7.10% |
| Detention Facilities= \$274.28 | 12.01% |
| 911= \$25.04 | 1.10% |
| Park & Rec= \$997.47 | 43.69% |
| Roads= \$147.01 | 6.44% |

Total 2,282.87

Proposed Fees by Service per dwelling unit
(projections based on needs and growth from 2019-2025)

| | | |
|--------------------------------------|-------------------|--------|
| Library = \$417.27 | 7.70% | 6.48% |
| Fire = \$938.26 | 17.33% | 14.58% |
| Sheriff Dept. = \$543.01 | 10.03% | 8.44% |
| Detention Facilities = \$2,301.33 | 42.51% | 35.76% |
| 911 = \$567.42 | 10.48% | 8.82% |
| Park & Rec = \$225.94 | 4.17% | 3.51% |
| Roads = \$420.25 1,441.71 | 7.77% | 22.40% |

Total = ~~\$5,413.58~~

Redistributed percentages

\$6,434.94

Revised impact fee based on redistributed percentages needed by service per dwelling unit

| | | |
|--|-------------------|-------|
| Library = \$175.78 \$147.93 | 7.70% | 6.48 |
| Fire= \$395.62 \$332.84 | 17.33% | 14.58 |
| Sheriff Dept.= \$228.97 \$192.67 | 10.03% | 8.44 |
| Detention Facilities= \$970.45 \$816.35 | 42.51% | 35.76 |
| 911= \$239.24 \$201.35 | 10.48% | 8.82 |
| Park & Rec= \$95.20 \$80.13 | 4.17% | 3.51 |
| Roads= \$177.61 \$511.36 | 7.77% | 22.40 |

Total = ~~\$2,282.87~~ 2,282.63

3% Maximum administration fee = ~~\$68.50~~ \$68.48
2.31% fee for CEI preparation = ~~\$52.75~~ \$52.73

Total impact fee / dwelling unit = ~~\$2,404.12~~ (This is adjusted .03 due to rounding in the percentages)

2,403.84

Library Services:

1,700 s.f building addition + \$84,000 in collection materials

Fire Protection Services:

One new truck + 1250 S.F. (requested 10 new trucks and multiple building additions)
\$1,250,000 per truck

Sheriff's Department:

4,800 s.f building addition (requested 9550 s.f.)

Detention Facility:

7,180 s.f building addition (requested 14,360 s.f.)

911:

3,400 s.f building addition (requested 3,400 s.f.)

Parks and Recreation:

20 new acres of property no new fields (requested 10 year master plan with new fields and acreage)

Roads:

~~31~~ Roads Improved (requested ~~31~~ Roads improved @ approx. ~~8.3~~ million)

49

49

26,852,499.71

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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1,74
 24.36
 1,02
 7.82
 16.30
 37.99
 6.12

15.54 336.28
 47.66 1031.33
 30.78 666.06
 9.82 212.50
 40.20 869.90
 - 37.99% - 822.43
 - 6.12% - 132.43
 100%
 2163.94
 12,615.6

Actual Functional Population

| Year | Population |
|------|------------|
| 2018 | 18,634 |
| 2017 | 18,217 |
| 2016 | 17,923 |
| 2015 | 17,922 |
| 2014 | 17,761 |
| 2013 | 17,771 |
| 2012 | 17,766 |
| 2011 | 17,780 |
| 2010 | 17,918 |
| 2009 | 17,427 |
| 2008 | 17,365 |
| 2007 | 17,009 |
| 2006 | 16,419 |

Estimated Functional Population

| Year | Population |
|------|------------|
| 2025 | 20,050 |
| 2024 | 19,864 |
| 2023 | 19,678 |
| 2022 | 19,486 |
| 2021 | 19,295 |
| 2020 | 19,103 |
| 2019 | 18,912 |
| 2018 | 18,634 |

4/9/2020

PIKE COUNTY IMPACT FEE STUDY

NEW HOME GROWTH

2010 = 10 (1)

2011 = 14

2012 = 12

2013 = 20

2014 = 28

2015 = 57

2016 = 89 (2)

2017 = ~~75~~ ~~100~~ 120 (4)

2018 = 106 (1)

2019-2020 (CURRENT) ESTIMATED @ 115

786 = 2005 - 2019
+ 6,119

2005 # OF EX UNITS = 6,119

2006 100

2007 100

2008 10

2009 10

Pike County Impact Fee Modifications

Tax Base Growth from 2006 – 2017 and estimation from 2018 – 2025 ✓

Copy of comprehensive plan growth predictions 2018 – 2025 ✓

Estimated functional population increase 2018 – 2025 ✓

Actual functional population increase annually 2006 – 2017 ✓

Library Services

Total Dwelling units from 2006-2017 annually

Future facility demand (6,100 s.f. by 2010)

Existing collection materials total

Existing square footage of facility

Future square footage cost per sq.ft.

State Aid average annual contribution

Average cost per volume of material

Millage rates from 2006-2018

Supplemental funding

Fire Protection Services

Existing facilities and square footages ✓

Existing Heavy vehicles ✓

Projected expansions and removals ✓

Projected vehicle addition ✓

Population growth annually from 2006-2018 ✓

Estimated cost per square foot for new facility expansion ✓

Estimated cost per vehicle for new additions ✓

Sheriff's Department Facilities

Current Facility Square Footage

Estimated need for facility expansion

Estimated cost per square foot for new facilities

Detention Facilities

Current Facility Square Footage

Estimated need for facility expansion

Estimated cost per square foot for new facilities (\$187/s.f.)

Emergency Communications Facility

Current Facility Square Footage

Estimated need for facility expansion

Estimated cost per square foot for new facilities (\$184/s.f.)

Parks and Recreation

Current park acreage

Component type and totals (baseball fields 10 /football fields 8, etc)

Dwelling increase annually from 2006 – 2017

Estimated increase annually from 2018 – 2025

Future park expansions ✓

Future field expansions ✓

} MAY BE
SAME AS IN
ORIGINAL REPORT,
PLEASE CONFIRM

2006 - 2010

Road Improvements

Future Roadway Improvement Projects ✓

Estimated cost per project, start year, (LOS D) Road capacity 13,900 ✓

\$4,350,000.00

Pike County (Georgia)

General Obligation Bonds, Series 2016*

"AAA" Rates plus 75 basis points, as of 10-13-15

Estimated Aggregate Debt Service Schedule

| Date | Principal | Coupon | Interest | Semi-Annual P & I | Annual P & I |
|--------------|-----------------------|--------|---------------------|-----------------------|-----------------------|
| | | | | | |
| 09/01/2016 | - | - | - | - | - |
| 03/01/2017 | - | - | 39,902.00 | 39,902.00 | |
| 09/01/2017 | 695,000.00 | 1.280% | 39,902.00 | 734,902.00 | 774,804.00 |
| 03/01/2018 | - | - | 35,454.00 | 35,454.00 | |
| 09/01/2018 | 705,000.00 | 1.500% | 35,454.00 | 740,454.00 | 775,908.00 |
| 03/01/2019 | - | - | 30,166.50 | 30,166.50 | |
| 09/01/2019 | 715,000.00 | 1.720% | 30,166.50 | 745,166.50 | 775,333.00 |
| 03/01/2020 | - | - | 24,017.50 | 24,017.50 | |
| 09/01/2020 | 730,000.00 | 1.960% | 24,017.50 | 754,017.50 | 778,035.00 |
| 03/01/2021 | - | - | 16,863.50 | 16,863.50 | |
| 09/01/2021 | 745,000.00 | 2.140% | 16,863.50 | 761,863.50 | 778,727.00 |
| 03/01/2022 | - | - | 8,892.00 | 8,892.00 | |
| 09/01/2022 | 760,000.00 | 2.340% | 8,892.00 | 768,892.00 | 777,784.00 |
| | | | | | |
| | | | | | |
| Total | \$4,350,000.00 | - | \$310,591.00 | \$4,660,591.00 | \$4,660,591.00 |

Pike County (Georgia)
General Obligation Bonds, Series 2016*
"AAA" Rates plus 75 basis points, as of 10-13-15

Estimated Intergovernmental Shares of Debt Service

| | 100% Semi-Annual | Pike County | Zebulon | Molena | Concord | Williamson | Meansville |
|--------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Date | P & I | 74% | 11.88% | 4.17% | 3.55% | 3.40% | 3.00% |
| 09/01/2016 | | | | | | | |
| 03/01/2017 | 39,902.00 | 29,527.48 | 4,740.36 | 1,663.91 | 1,416.52 | 1,356.67 | 1,197.06 |
| 09/01/2017 | 734,902.00 | 543,827.48 | 87,306.36 | 30,645.41 | 26,089.02 | 24,986.67 | 22,047.06 |
| 03/01/2018 | 35,454.00 | 26,235.96 | 4,211.94 | 1,478.43 | 1,258.62 | 1,205.44 | 1,063.62 |
| 09/01/2018 | 740,454.00 | 547,935.96 | 87,965.94 | 30,876.93 | 26,286.12 | 25,175.44 | 22,213.62 |
| 03/01/2019 | 30,166.50 | 22,323.21 | 3,583.78 | 1,257.94 | 1,070.91 | 1,025.66 | 905.00 |
| 09/01/2019 | 745,166.50 | 551,423.21 | 88,525.78 | 31,073.44 | 26,453.41 | 25,335.66 | 22,355.00 |
| 03/01/2020 | 24,017.50 | 17,772.95 | 2,853.28 | 1,001.53 | 852.62 | 816.60 | 720.53 |
| 09/01/2020 | 754,017.50 | 557,972.95 | 89,577.28 | 31,442.53 | 26,767.62 | 25,636.60 | 22,620.53 |
| 03/01/2021 | 16,863.50 | 12,478.99 | 2,003.38 | 703.21 | 598.65 | 573.36 | 505.91 |
| 09/01/2021 | 761,863.50 | 563,778.99 | 90,509.38 | 31,769.71 | 27,046.15 | 25,903.36 | 22,855.91 |
| 03/01/2022 | 8,892.00 | 6,580.08 | 1,056.37 | 370.80 | 315.67 | 302.33 | 266.76 |
| 09/01/2022 | 768,892.00 | 568,980.08 | 91,344.37 | 32,062.80 | 27,295.67 | 26,142.33 | 23,066.76 |
| | | | | | | | |
| | | | | | | | |
| Total | \$4,660,591.00 | 3,448,837.34 | \$553,678.21 | \$194,346.64 | \$165,450.98 | \$158,460.09 | \$139,817.73 |

2011 SPLOST Projections

| | |
|----------------------------------|------------------------|
| Total Collected as of 9/30/14 | \$ 3,206,313.65 |
| Average based on last 12 months* | \$ 77,945.24 |
| Estimated Remaining Collection** | \$ 1,714,795.28 |
| Estimated Total SPLOST | \$ 4,921,108.93 |

| | |
|---------------------------------|-----------------------|
| SPLOST 2011 Account Balance | \$ 252,357.51 |
| Courthouse Loan Payoff 10/30/14 | \$ 329,449.21 |
| Remaining balance | \$ (77,091.70) |

| | |
|-------------------------------------|------------------------|
| Estimated Remaining Collection | \$ 1,714,795.28 |
| Courthouse payoff remaining balance | \$ 77,091.70 |
| Estimated Funds for Roads | \$ 1,637,703.58 |

| | |
|----------------------------|------------------------|
| Original SPLOST Projection | \$ 5,400,000.00 |
| Estimated Total SPLOST | \$ 4,921,108.93 |
| Estimated Shortfall | \$ (478,891.07) |

*Average based on actual last 12 months of collection

**Estimate using average for remaining 22 months of collection

Average based on actual 38 months of collection = \$84,376.68

2019

| | | |
|-------------|--------|--------|
| County M&O | 14.262 | |
| School M&O | 18.665 | |
| School Bond | 1.602 | |
| | | |
| Mill Rate | 34.529 | |
| | | |
| Concord | 7.497 | 42.026 |
| Molena | 8.000 | 42.529 |
| Williamson | 4.300 | 38.829 |
| Zebulon | 9.877 | 44.406 |
| | | |
| S1 | 65.85 | |
| L1 | 208.47 | |
| L2 | 237.00 | |
| L3 | 271.72 | |
| L4 | 746.88 | |
| L5 | 442.87 | |
| L6 | 918.02 | |

2018

| | | |
|-------------|--------|--------|
| County M&O | 14.261 | |
| School M&O | 18.664 | |
| School Bond | 1.633 | |
| | | |
| Mill Rate | 34.558 | |
| | | |
| Concord | 7.500 | 42.058 |
| Molena | 8.000 | 42.558 |
| Williamson | 4.350 | 38.908 |
| Zebulon | 9.892 | 44.450 |
| | | |
| S1 | 65.85 | |
| L1 | 208.46 | |
| L2 | 236.98 | |
| L3 | 272.09 | |
| L4 | 747.67 | |
| L5 | 443.22 | |
| L6 | 918.81 | |

2017

| | | |
|-------------|--------|--------|
| County M&O | 13.93 | |
| School M&O | 18.669 | |
| School Bond | 1.674 | |
| | | |
| Mill Rate | 34.273 | |
| | | |
| Concord | 8.000 | 42.273 |
| Molena | 8.000 | 42.273 |
| Williamson | 4.376 | 38.649 |
| Zebulon | 9.883 | 44.156 |
| | | |
| S1 | 65.20 | |
| L1 | 204.50 | |
| L2 | 232.36 | |
| L3 | 271.98 | |
| L4 | 744.28 | |
| L5 | 439.14 | |
| L6 | 911.44 | |

2016 Mill Rate Information

| | |
|--------------|--------|
| County M & O | 13.956 |
| School M & O | 16.147 |
| School Bond | 1.698 |
| | |
| | 31.801 |

| | | |
|------------|--------|--------|
| Concord | 8.045 | 31.801 |
| Molena | | 31.801 |
| Williamson | 4.400 | 36.201 |
| Zebulon | 10.657 | 31.801 |

| | |
|--------------|--------|
| S1 Exemption | 60.22 |
| L1 Exemption | 199.78 |
| L2 Exemption | 227.69 |
| L3 Exemption | 242.07 |
| L4 Exemption | 677.21 |
| L5 Exemption | 409.54 |
| L6 Exemption | 844.68 |

Exemption

| Code | Exemption | State | County M & O | School M & O | School Bond |
|------|---|-------|--------------|--------------|-------------|
| S1 | Regular Homestead | 2,000 | 2,000 | 2,000 | |
| L1 | S1 plus Local 65 | 2,000 | 12,000 | 2,000 | |
| L2 | S1 plus Local Disabled | 2,000 | 14,000 | 2,000 | |
| L3 | S3 plus Local School (62 years old) | 2,000 | 2,000 | 12,000 | 12,000 |
| L4 | S4 plus Local plus School plus Local 65 | 4,000 | 14,000 | 27,000 | 27,000 |
| L5 | S3 plus Local Disabled | 2,000 | 14,000 | 12,000 | 12,000 |
| L6 | S4 plus Local plus Local 65 plus Local Disabled | 4,000 | 26,000 | 27,000 | 27,000 |
| S5 | Disabled Veteran | | | | |
| SS | Unmarried Surviving Spouse of Disabled Veteran | | | | |

2015 Mill Rate Information

| | |
|--------------|--------|
| State | 0.050 |
| County M & O | 13.974 |
| School M & O | 15.457 |
| School Bond | 0.812 |
| | |
| | 30.293 |

| | |
|--------------|--------|
| S1 Exemption | 58.96 |
| L1 Exemption | 198.7 |
| L2 Exemption | 226.65 |
| L3 Exemption | 223.27 |
| L4 Exemption | 635.1 |
| L5 Exemption | 390.96 |
| L6 Exemption | 802.7 |

| | City Rate | Total Rate |
|------------|--------------|---------------|
| Concord | 8.045 | 38.338 |
| Molena | 7.728 | 38.021 |
| Williamson | 4.415 | 34.708 |
| Zebulon | 9.004 | 39.297 |

| Exemption Code | Exemption | State | County M & O | School M & O | School Bond |
|-------------------|---|-------|--------------|--------------|-------------|
| S1 | Regular Homestead | 2,000 | 2,000 | 2,000 | |
| L1 | S1 plus Local 65 | 2,000 | 12,000 | 2,000 | |
| L2 | S1 plus Local Disabled | 2,000 | 14,000 | 2,000 | 12,000 |
| L3 | S3 plus Local School (62 years old) | 2,000 | 2,000 | 12,000 | 27,000 |
| L4 | S4 plus Local plus School plus Local 65 | 4,000 | 14,000 | 27,000 | 12,000 |
| L5 | S3 plus Local Disabled | 2,000 | 14,000 | 12,000 | 27,000 |
| L6 | S4 plus Local plus Local 65 plus Local Disabled | 4,000 | 26,000 | 27,000 | |
| S5 | Disabled Veteran | | | | |
| SS | Unmarried Surviving Spouse of Disabled Veteran | | | | |

2014 Mill Rate Information

| | |
|-------------|--------|
| State | 0.100 |
| County | 14.073 |
| School M&O | 15.460 |
| School Bond | 1.089 |
| Total Rate | 30.722 |

| | |
|----------------------------|-------|
| Homestead Exemption=\$2000 | 59.27 |
| Homestead Credit=\$8000 | 0.00 |
| Total Savings | 59.27 |

| | |
|---------------|--------|
| L1 Exemption | 200.00 |
| L2 Exemption | 228.15 |
| L3 Exemption | 226.94 |
| L4 Exemption | 644.26 |
| L5 Exemption | 395.82 |
| L6 Exemption | 813.13 |
| Total Savings | |

- Elderly - County School
 - Elderly - County School
 - Elderly - County School
 Double Homestead School \$00.

| | | |
|------------|-------|--------|
| Concord | 8.000 | 38.722 |
| Molena | 7.729 | 38.451 |
| Williamson | 4.146 | 34.868 |
| Zebulon | | 30.722 |

2013 Mill Rate Information

| | |
|-------------|--------|
| State | 0.150 |
| County | 12.701 |
| School M&O | 15.227 |
| School Bond | 1.186 |
| Total Rate | 29.264 |

| | |
|----------------------------|-------|
| Homestead Exemption=\$2000 | 56.16 |
| Homestead Credit=\$8000 | 0.00 |
| Total Savings | 56.16 |

| | |
|---------------|--------|
| Total Savings | 183.16 |
| L1 Exemption | 208.56 |
| L2 Exemption | 222.65 |
| L3 Exemption | 621.76 |
| L4 Exemption | 375.06 |
| L5 Exemption | 774.18 |
| L6 Exemption | |

TAX

| | |
|------------|--------|
| Concord | 29.264 |
| Molena | 29.264 |
| Williamson | 4.404 |
| Zebulon | 33.668 |
| | 29.264 |

**2011 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 12.500 |
| SCHOOL | 14.274 |
| BOND | 2.428 |
| TOTAL | 29.452 |

H/S EXEMPTION = \$54.05

**2012 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.200 |
| COUNTY | 12.630 |
| SCHOOL | 14.323 |
| BOND | 2.173 |
| TOTAL | 29.326 |

H/S EXEMPTION = \$54.30

**2007 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 12.790 |
| SCHOOL | 14.216 |
| BOND | 0.351 |
| TOTAL | 27.607 |

H/S EXEMPTION = \$54.32
H/S CREDIT = 218.05
TOTAL BREAK = \$272.56

\$8,000

**2008 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 12.746 |
| SCHOOL | 14.168 |
| BOND | 0.350 |
| TOTAL | 27.514 |

H/S EXEMPTION = \$54.32
H/S CREDIT = \$217.31
TOTAL BREAK = \$271.63

\$8,000

**2009 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 11.446 |
| SCHOOL | 13.252 |
| BOND | 1.127 |
| TOTAL | 26.075 |

H/S EXEMPTION = \$49.89

**2010 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 12.864 |
| SCHOOL | 13.563 |
| BOND | 2.417 |
| TOTAL | 29.094 |

H/S EXEMPTION = \$53.35

**2003 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 11.210 |
| SCHOOL | 12.310 |
| BOND | 1.350 |
| TOTAL | 25.120 |

H/S EXEMPTION = \$47.54
H/S CREDIT = \$190.16
TOTAL BREAK = \$237.70

\$8,000

**2004 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 11.950 |
| SCHOOL | 11.860 |
| BOND | 1.340 |
| TOTAL | 25.400 |

H/S EXEMPTION = \$48.12
H/S CREDIT = \$192.48
TOTAL BREAK = \$240.60

\$8,000

**2005 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 13.200 |
| SCHOOL | 13.400 |
| BOND | 1.171 |
| TOTAL | 28.021 |

H/S EXEMPTION = \$53.70
H/S CREDIT = \$214.80
TOTAL BREAK = \$268.50

\$8,000

**2006 LEVYING
 AUTHORITY**

| | |
|--------|--------|
| STATE | 0.250 |
| COUNTY | 12.800 |
| SCHOOL | 14.873 |
| BOND | 1.120 |
| TOTAL | 29.043 |

H/S EXEMPTION = \$55.80
H/S CREDIT = \$223.38
TOTAL BREAK = \$279.23

\$8,000

CONSOLIDATION & EVALUATION OF DIGEST 2006
PIKE COUNTY

DATE RUN TIME RUN
7/11/06 12:14:33

COUNTY-WIDE

PROPERTY CLASSES & VALUES

| CLASS AND STRATA CODE/DESCRIPTION | | | COUNT | ACRES | 40% VALUE |
|-----------------------------------|------------------------------|----------------|--------|-----------|-------------|
| R1 | RESIDENTIAL | IMPROVEMENTS | 8,378 | | 210,097,017 |
| R3 | RESIDENTIAL | LOTS | 4,976 | 10,757.65 | 44,829,641 |
| R4 | RESIDENTIAL | SMALL TRACTS | 1,683 | 15,449.33 | 37,469,443 |
| R5 | RESIDENTIAL | LARGE TRACTS | 4 | 202.20 | 301,161 |
| R6 | RESIDENTIAL | PROD/STRGE/AUX | 26 | | 53,954 |
| RA | RESIDENTIAL | AIRCRAFT | 21 | | 359,090 |
| RB | RESIDENTIAL | BOATS | 81 | | 506,701 |
| RF | RESIDENTIAL | FURN/FIXT/EQPT | 11 | | 132,799 |
| | | | 15,180 | 26,409.18 | 293,749,806 |
| A1 | AGRICULTURAL | IMPROVEMENTS | 1,671 | | 29,007,037 |
| A3 | AGRICULTURAL | LOTS | 1 | 2.17 | 16,000 |
| A4 | AGRICULTURAL | SMALL TRACTS | 30 | 551.43 | 1,004,080 |
| A5 | AGRICULTURAL | LARGE TRACTS | 384 | 32,313.00 | 32,680,827 |
| A6 | AGRICULTURAL | PROD/STRGE/AUX | 30 | | 256,419 |
| AA | AGRICULTURAL | AIRCRAFT | 1 | | 14,000 |
| AB | AGRICULTURAL | BOATS | 1 | | 3,644 |
| | | | 2,118 | 32,866.60 | 62,982,007 |
| V3 | CONSERVTN USE | LOTS | 9 | 130.07 | 242,996 |
| V4 | CONSERVTN USE | SMALL TRACTS | 532 | 8,684.84 | 17,641,912 |
| V5 | CONSERVTN USE | LARGE TRACTS | 719 | 63,052.42 | 65,034,967 |
| V6 | CONSERVTN USE | PROD/STRGE/AUX | 1 | | 991 |
| | | | 1,261 | 71,867.33 | 82,920,866 |
| C1 | COMMERCIAL | IMPROVEMENTS | 517 | | 11,948,076 |
| C3 | COMMERCIAL | LOTS | 240 | 314.85 | 3,040,909 |
| C4 | COMMERCIAL | SMALL TRACTS | 24 | 221.74 | 1,048,495 |
| C5 | COMMERCIAL | LARGE TRACTS | 6 | 631.92 | 992,553 |
| CB | COMMERCIAL | BOATS | 1 | | 2,024 |
| CF | COMMERCIAL | FURN/FIXT/EQPT | 319 | | 9,008,409 |
| CI | COMMERCIAL | INVENTORY | 96 | | 1,938,790 |
| CP | COMMERCIAL | FREEPORT INV | 1 | | 50,081 |
| | | | 1,204 | 1,168.51 | 28,029,337 |
| I1 | INDUSTRIAL | IMPROVEMENTS | 27 | | 1,998,042 |
| I3 | INDUSTRIAL | LOTS | 1 | 4.40 | 13,200 |
| I4 | INDUSTRIAL | SMALL TRACTS | 9 | 88.75 | 350,096 |
| I5 | INDUSTRIAL | LARGE TRACTS | 3 | 150.24 | 189,452 |
| IF | INDUSTRIAL | FURN/FIXT/EQPT | 3 | | 2,101,711 |
| II | INDUSTRIAL | INVENTORY | 3 | | 56,872 |
| IP | INDUSTRIAL | FREEPORT INV | 2 | | 4,026,482 |
| | | | 48 | 243.39 | 8,735,855 |
| U2 | UTILITY | OPERATING UTIL | 28 | | 9,470,154 |
| U4 | UTILITY | SMALL TRACTS | 7 | 23.82 | 34,016 |
| U5 | UTILITY | LARGE TRACTS | 1 | 32.21 | 5,800 |
| | | | 36 | 56.03 | 9,509,970 |
| E1 | PUBLIC PROPERTY | | 121 | 2,207.34 | 7,679,446 |
| E2 | PLACES OF RELIGIOUS WORSHIP | | 113 | 555.70 | 3,736,395 |
| E3 | PROPERTY USED FOR CHARITABLE | | 71 | 735.14 | 978,572 |
| E4 | PLACES OF RELIGIOUS BURIAL | | 39 | 108.40 | 252,130 |
| E5 | CHARITY HOSPITALS | | 2 | 1.68 | 208,672 |
| E6 | EDUCATIONAL INSTITUTIONS | | 5 | 145.23 | 164,846 |
| E9 | OTHER EXEMPT | | 10 | 7.04 | 106,248 |
| | | | 361 | 3,760.53 | 13,126,309 |
| GROSS PROPERTY REAL | | | | | 467,727,238 |
| GROSS PROPERTY PERSONAL | | | | | 18,200,603 |
| GROSS PROPERTY PARCELS> | | | | | 485,927,841 |
| MOTOR VEHICLE | | | | | 46,881,150 |
| MOBILE HOMES | | | | | 3,044,115 |
| TIMBER 100% | | | | | 1,022,703 |
| HEAVY TRUCK EQUIPMENT | | | | | 537,263 |
| GROSS DIGEST TOTAL COUNTY-WIDE | | | | | 537,413,072 |

*Admitted
from this
one*

CONSOLIDATION & EVALUATION OF DIGEST 2006
PIKE COUNTY

DATE RUN TIME RUN
7/11/06 12:14:33

COUNTY-WIDE

PROPERTY CLASSES & VALUES

| TAX TYPE 01 STATE | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S1 REGULAR | 3,556 | 7,111,589 |
| S4 ELDERLY-AGE 65 < 10000 | 580 | 2,320,000 |
| S5 DISABLED VETERANS | 17 | 693,518 |
| SF FREEPORT | 3 | 4,076,563 |
| SV CONSERVATION USE | 1,260 | 70,365,283 |
| L1 S1 PLUS LOCAL 65 S1 | 188 | 376,000 |
| L2 S1 PLUS LOCAL DISABLED S1 | 3 | 6,000 |
| L3 S3 PLUS LOCAL S3 | 37 | 74,000 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 578 | 2,301,560 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 1 | 2,000 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 2 | 8,000 |
| TOTAL EXEMPTIONS | | 87,334,513 |
| NET DIGEST | | 450,078,559 |

| TAX TYPE 02 COUNTY M&O | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S1 REGULAR | 3,556 | 7,111,589 |
| S4 ELDERLY-AGE 65 < 10000 | 580 | 2,320,000 |
| S5 DISABLED VETERANS | 17 | 693,518 |
| SF FREEPORT | 3 | 4,076,563 |
| SV CONSERVATION USE | 1,260 | 70,365,283 |
| L1 S1 PLUS LOCAL 65 S1 | 188 | 1,872,800 |
| L2 S1 PLUS LOCAL DISABLED S1 | 3 | 37,952 |
| L3 S3 PLUS LOCAL S3 | 37 | 74,000 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 578 | 6,726,618 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 1 | 14,000 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 2 | 47,914 |
| TOTAL EXEMPTIONS | | 93,340,237 |
| NET DIGEST | | 444,072,835 |

| TAX TYPE 04 SCHOOL M&O | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S1 REGULAR | 3,556 | 7,111,589 |
| S4 ELDERLY-AGE 65 < 10000 | 580 | 5,770,528 |
| S5 DISABLED VETERANS | 17 | 693,518 |
| SF FREEPORT | 3 | 4,076,563 |
| SV CONSERVATION USE | 1,260 | 70,365,283 |
| L1 S1 PLUS LOCAL 65 S1 | 188 | 376,000 |
| L2 S1 PLUS LOCAL DISABLED S1 | 3 | 6,000 |
| L3 S3 PLUS LOCAL S3 | 37 | 441,775 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 578 | 6,235,635 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 1 | 12,000 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 2 | 24,000 |
| TOTAL EXEMPTIONS | | 95,112,891 |
| NET DIGEST | | 442,300,181 |

| TAX TYPE 05 SCHOOL BND | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S4 ELDERLY-AGE 65 < 10000 | 580 | 5,770,528 |
| S5 DISABLED VETERANS | 17 | 693,518 |
| SF FREEPORT | 3 | 4,076,563 |
| SV CONSERVATION USE | 1,260 | 70,365,283 |
| L3 S3 PLUS LOCAL S3 | 37 | 441,775 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 578 | 6,235,635 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 1 | 12,000 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 2 | 24,000 |
| TOTAL EXEMPTIONS | | 87,619,302 |
| NET DIGEST | | 449,793,770 |

| TAX TYPE 06 CONCORD | COUNT | EXEMPTION AMT |
|----------------------|-------|---------------|
| S5 DISABLED VETERANS | 2 | 53,714 |

CONSOLIDATION & EVALUATION OF DIGEST 2006
PIKE COUNTY

DATE RUN TIME RUN
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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| | | |
|------------------------|-------|---------------|
| TAX TYPE 06 CONCORD | COUNT | EXEMPTION AMT |
| SV CONSERVATION USE | 6 | 173,363 |
| TOTAL EXEMPTIONS | | 227,077 |
| NET DIGEST | | 537,185,995 |
| TAX TYPE 07 MOLENA | COUNT | EXEMPTION AMT |
| S5 DISABLED VETERANS | 1 | 45,730 |
| SV CONSERVATION USE | 15 | 571,450 |
| TOTAL EXEMPTIONS | | 617,180 |
| NET DIGEST | | 536,795,892 |
| TAX TYPE 08 ZEBULON | COUNT | EXEMPTION AMT |
| S5 DISABLED VETERANS | 1 | 40,398 |
| SF FREEPORT | 2 | 1,363,789 |
| SV CONSERVATION USE | 18 | 1,254,498 |
| TOTAL EXEMPTIONS | | 2,658,685 |
| NET DIGEST | | 534,754,387 |
| TAX TYPE 09 MEANSVILLE | COUNT | EXEMPTION AMT |
| SV CONSERVATION USE | 7 | 327,114 |
| TOTAL EXEMPTIONS | | 327,114 |
| NET DIGEST | | 537,085,958 |
| TAX TYPE 10 WILLIAMSON | COUNT | EXEMPTION AMT |
| SV CONSERVATION USE | 3 | 95,220 |
| TOTAL EXEMPTIONS | | 95,220 |
| NET DIGEST | | 537,317,852 |

CONSOLIDATION & EVALUATION OF DIGEST 2018
PIKE COUNTY

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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| CLASS AND STRATA CODE/DESCRIPTION | COUNT | ACRES | 40% VALUE |
|-----------------------------------|--------|-----------|-------------|
| R1 RESIDENTIAL IMPROVEMENTS | 13,941 | | 253,163,806 |
| R3 RESIDENTIAL LOTS | 5,325 | 11,803.70 | 39,038,590 |
| R4 RESIDENTIAL SMALL TRACTS | 1,497 | 13,213.55 | 25,993,495 |
| R6 RESIDENTIAL PROD/STRGE/AUX | 1 | | |
| RA RESIDENTIAL AIRCRAFT | 56 | | 549,004 |
| RB RESIDENTIAL BOATS | 1,065 | | 1,208,725 |
| RF RESIDENTIAL FURN/FIXT/EQPT | 4 | | 7,520 |
| | 21,889 | 25,017.25 | 319,961,140 |
| A1 AGRICULTURAL IMPROVEMENTS | 2,522 | | 32,988,259 |
| A3 AGRICULTURAL LOTS | 5 | 16.66 | 35,547 |
| A4 AGRICULTURAL SMALL TRACTS | 331 | 1,275.86 | 2,168,615 |
| A5 AGRICULTURAL LARGE TRACTS | 459 | 16,554.84 | 16,612,509 |
| A6 AGRICULTURAL PROD/STRGE/AUX | 252 | | 584,506 |
| A9 AGRICULTURAL OTHER REAL | 2 | | 122 |
| AA AGRICULTURAL AIRCRAFT | 1 | | 1,600 |
| AF AGRICULTURAL FURN/FIXT/EQPT | 7 | | 6,866 |
| AI AGRICULTURAL INVENTORY | 2 | | |
| | 3,581 | 17,847.36 | 52,398,024 |
| V3 CONSERVTN USE LOTS | 16 | 47.64 | 117,795 |
| V4 CONSERVTN USE SMALL TRACTS | 805 | 11,899.40 | 19,901,763 |
| V5 CONSERVTN USE LARGE TRACTS | 886 | 68,009.26 | 70,802,590 |
| V6 CONSERVTN USE PROD/STRGE/AUX | 26 | | 55,479 |
| | 1,733 | 79,956.30 | 90,877,627 |
| J3 FOREST LAND LOT | 1 | 10.72 | 1,852 |
| J4 FOREST LAND SMALL TRACT | 1 | 10.88 | 19,842 |
| J5 FOREST LAND LARGE TRACT | 17 | 8,014.62 | 6,087,917 |
| | 19 | 8,026.22 | 6,109,611 |
| F3 FLPA FMV LOT | 1 | 10.72 | 716 |
| F4 FLPA FMV SMALL TRACT | 1 | 10.88 | 14,986 |
| F5 FLPA FMV LARGE TRACT | 17 | 8,014.62 | 8,989,466 |
| | 19 | 8,026.22 | 9,005,168 |
| C1 COMMERCIAL IMPROVEMENTS | 632 | | 13,966,047 |
| C3 COMMERCIAL LOTS | 306 | 424.03 | 4,020,716 |
| C4 COMMERCIAL SMALL TRACTS | 21 | 199.34 | 938,637 |
| C5 COMMERCIAL LARGE TRACTS | 4 | 484.23 | 563,618 |
| C9 COMMERCIAL OTHER REAL | 7 | | 14,613 |
| CA COMMERCIAL AIRCRAFT | 1 | | 65,129 |
| CF COMMERCIAL FURN/FIXT/EQPT | 686 | | 9,683,199 |
| CI COMMERCIAL INVENTORY | 309 | | 3,267,972 |
| CP COMMERCIAL FREEPORT INV | 3 | | 318,323 |
| | 1,969 | 1,107.60 | 32,838,254 |
| I1 INDUSTRIAL IMPROVEMENTS | 62 | | 3,567,123 |
| I3 INDUSTRIAL LOTS | 18 | 55.28 | 539,494 |
| I4 INDUSTRIAL SMALL TRACTS | 11 | 118.67 | 483,480 |
| I5 INDUSTRIAL LARGE TRACTS | 3 | 101.54 | 229,946 |
| IF INDUSTRIAL FURN/FIXT/EQPT | 3 | | 2,764,092 |
| II INDUSTRIAL INVENTORY | 3 | | 323,612 |
| IP INDUSTRIAL FREEPORT INV | 2 | | 3,560,830 |
| | 102 | 275.49 | 11,468,577 |
| U1 UTILITY IMPROVEMENTS | 3 | | 486 |
| U2 UTILITY OPERATING UTIL | 30 | | 13,355,676 |
| U3 UTILITY LOTS | 3 | | 4,904 |
| U4 UTILITY SMALL TRACTS | 4 | 23.82 | 26,130 |
| U5 UTILITY LARGE TRACTS | 1 | 32.21 | 5,800 |
| | 41 | 56.03 | 13,392,996 |
| E0 NON-PROFIT HOMES FOR THE AGED | 7 | 36.10 | 99,761 |
| E1 PUBLIC PROPERTY | 176 | 1,300.55 | 27,118,099 |
| E2 PLACES OF RELIGIOUS WORSHIP | 218 | 670.04 | 6,652,169 |
| E3 PROPERTY USED FOR CHARITABLE | 45 | 708.83 | 1,184,081 |
| E4 PLACES OF RELIGIOUS BURIAL | 43 | 77.05 | 209,947 |
| E5 CHARITY HOSPITALS | 3 | 1.68 | 17,559 |
| E6 EDUCATIONAL INSTITUTIONS | 21 | 352.69 | 6,290,068 |
| E9 OTHER EXEMPT | 148 | 645.07 | 4,628,659 |
| | 661 | 3,792.01 | 46,200,343 |

CONSOLIDATION & EVALUATION OF DIGEST 2018
PIKE COUNTY

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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| CLASS AND STRATA CODE/DESCRIPTION | COUNT | ACRES | 40% VALUE |
|-----------------------------------|--------|------------|-------------|
| GROSS PROPERTY REAL | | | 505,289,357 |
| GROSS PROPERTY PERSONAL | | | 21,756,872 |
| GROSS PROPERTY PARCELS> | 10,030 | 144,104.48 | 527,046,229 |
| MOTOR VEHICLE | 14,211 | | 17,833,120 |
| MOBILE HOMES | 275 | | 1,277,886 |
| TIMBER 100% | 22 | 2,977 | 1,052,258 |
| HEAVY TRUCK EQUIPMENT | 6 | | 80,996 |

GROSS DIGEST TOTAL COUNTY-WIDE 547,290,489

| TAX TYPE 01 STATE | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S1 REGULAR | 2,989 | 5,978,000 |
| SC AGE 65 | 293 | 18,824,781 |
| S3 ELDERLY-AGE 62 < 10000 | 32 | 120,000 |
| S4 ELDERLY-AGE 65 < 10000 | 941 | 40,328,482 |
| S5 DISABLED VETERANS | 30 | 1,375,471 |
| SD AGE 65 100% DISABLED VETE | 12 | 954,718 |
| SS SURVIVING SPOUSE | 6 | 301,539 |
| SE AGE 65 SURVIVING SPOUSE V | 3 | 200,763 |
| SG UNREMARIED SPOUSE FF OR | 1 | 38,896 |
| SF FREEPORT | 5 | 3,879,153 |
| SP PERSONAL PROPERTY < 7,500 | 1,578 | 1,355,330 |
| SV CONSERVATION USE | 1,707 | 71,138,351 |
| SJ FOREST LAND PROTECTION AC | 19 | 4,342,642 |
| SN STATE INVENTORY EXEMPTION | 136 | 3,556,240 |
| L1 S1 PLUS LOCAL 65 SC | 293 | 0 |
| L2 S1 PLUS LOCAL DISABLED S1 | 15 | 0 |
| L3 S3 PLUS LOCAL S3 | 29 | 0 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 934 | 0 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 3 | 0 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 7 | 0 |

TOTAL EXEMPTIONS 152,394,366
NET DIGEST 394,896,123

| TAX TYPE 02 COUNTY M&O | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S1 REGULAR | 2,989 | 5,978,000 |
| SC AGE 65 | 293 | 586,000 |
| S3 ELDERLY-AGE 62 < 10000 | 32 | 64,000 |
| S4 ELDERLY-AGE 65 < 10000 | 941 | 3,763,805 |
| S5 DISABLED VETERANS | 30 | 1,375,471 |
| SD AGE 65 100% DISABLED VETE | 12 | 779,794 |
| SS SURVIVING SPOUSE | 6 | 301,539 |
| SE AGE 65 SURVIVING SPOUSE V | 3 | 181,687 |
| SG UNREMARIED SPOUSE FF OR | 1 | 38,896 |
| SF FREEPORT | 5 | 3,879,153 |
| SP PERSONAL PROPERTY < 7,500 | 1,578 | 1,355,330 |
| SV CONSERVATION USE | 1,707 | 71,138,351 |
| SJ FOREST LAND PROTECTION AC | 19 | 4,342,642 |
| L1 S1 PLUS LOCAL 65 SC | 293 | 2,917,457 |
| L2 S1 PLUS LOCAL DISABLED S1 | 15 | 174,851 |
| L3 S3 PLUS LOCAL S3 | 29 | 0 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 934 | 9,146,407 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 3 | 34,358 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 7 | 124,991 |

TOTAL EXEMPTIONS 106,182,732
NET DIGEST 441,107,757

| TAX TYPE 04 SCHOOL M&O | COUNT | EXEMPTION AMT |
|---------------------------|-------|---------------|
| S1 REGULAR | 2,989 | 5,978,000 |
| SC AGE 65 | 293 | 586,000 |
| S3 ELDERLY-AGE 62 < 10000 | 32 | 312,976 |

CONSOLIDATION & EVALUATION OF DIGEST 2018
PIKE COUNTY

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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| TAX TYPE 04 SCHOOL M&O | | COUNT | EXEMPTION AMT |
|------------------------------|----|-------|---------------|
| 04 ELDERLY-AGE 65 < 10000 | | 941 | 9,352,024 |
| S5 DISABLED VETERANS | | 30 | 1,375,471 |
| SD AGE 65 100% DISABLED VETE | | 12 | 779,794 |
| SS SURVIVING SPOUSE | | 6 | 301,539 |
| SE AGE 65 SURVIVING SPOUSE V | | 3 | 181,687 |
| SG UNREMARIED SPOUSE FF OR | | 1 | 38,896 |
| SF FREEPORT | | 5 | 3,879,153 |
| SP PERSONAL PROPERTY < 7,500 | | 1,578 | 1,355,330 |
| SV CONSERVATION USE | | 1,707 | 71,138,351 |
| SJ FOREST LAND PROTECTION AC | | 19 | 4,342,642 |
| L1 S1 PLUS LOCAL 65 | SC | 293 | 0 |
| L2 S1 PLUS LOCAL DISABLED | S1 | 15 | 0 |
| L3 S3 PLUS LOCAL | S3 | 29 | 52,162 |
| L4 S4 PLUS LOCAL PLUS 65 | S4 | 934 | 13,844,670 |
| L5 S3 PLUS LOCAL PLUS DISABL | S3 | 3 | 6,000 |
| L6 S4 & LOCAL & 65 & DISABLE | S4 | 7 | 92,991 |
| TOTAL EXEMPTIONS | | | 113,617,686 |
| NET DIGEST | | | 433,672,803 |
| TAX TYPE 05 SCHOOL BND | | COUNT | EXEMPTION AMT |
| S3 ELDERLY-AGE 62 < 10000 | | 32 | 312,976 |
| S4 ELDERLY-AGE 65 < 10000 | | 941 | 9,352,024 |
| S5 DISABLED VETERANS | | 30 | 1,375,471 |
| SD AGE 65 100% DISABLED VETE | | 12 | 779,794 |
| SS SURVIVING SPOUSE | | 6 | 301,539 |
| SE AGE 65 SURVIVING SPOUSE V | | 3 | 181,687 |
| SG UNREMARIED SPOUSE FF OR | | 1 | 38,896 |
| SF FREEPORT | | 5 | 3,879,153 |
| SP PERSONAL PROPERTY < 7,500 | | 1,578 | 1,355,330 |
| SV CONSERVATION USE | | 1,707 | 71,138,351 |
| SJ FOREST LAND PROTECTION AC | | 19 | 4,342,642 |
| L3 S3 PLUS LOCAL | S3 | 29 | 52,162 |
| L4 S4 PLUS LOCAL PLUS 65 | S4 | 934 | 13,844,670 |
| L5 S3 PLUS LOCAL PLUS DISABL | S3 | 3 | 6,000 |
| L6 S4 & LOCAL & 65 & DISABLE | S4 | 7 | 92,991 |
| TOTAL EXEMPTIONS | | | 107,053,686 |
| NET DIGEST | | | 440,236,803 |
| TAX TYPE 06 CONCORD | | COUNT | EXEMPTION AMT |
| S5 DISABLED VETERANS | | 1 | 21,464 |
| SP PERSONAL PROPERTY < 7,500 | | 16 | 14,265 |
| SV CONSERVATION USE | | 9 | 209,061 |
| TOTAL EXEMPTIONS | | | 244,790 |
| NET DIGEST | | | 547,045,699 |
| TAX TYPE 07 MOLENA | | COUNT | EXEMPTION AMT |
| SP PERSONAL PROPERTY < 7,500 | | 17 | 11,570 |
| SV CONSERVATION USE | | 16 | 500,941 |
| SJ FOREST LAND PROTECTION AC | | 1 | 1,613 |
| TOTAL EXEMPTIONS | | | 514,124 |
| NET DIGEST | | | 546,776,365 |
| TAX TYPE 08 ZEBULON | | COUNT | EXEMPTION AMT |
| S5 DISABLED VETERANS | | 4 | 161,883 |
| SG UNREMARIED SPOUSE FF OR | | 1 | 38,896 |
| SF FREEPORT | | 2 | 1,623,021 |
| SP PERSONAL PROPERTY < 7,500 | | 82 | 73,962 |

CONSOLIDATION & EVALUATION OF DIGEST 2019
PIKE COUNTY

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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| CLASS AND STRATA CODE/DESCRIPTION | COUNT | ACRES | 40% VALUE |
|-----------------------------------|--------|-----------|-------------|
| R1 RESIDENTIAL IMPROVEMENTS | 14,256 | | 262,488,475 |
| R3 RESIDENTIAL LOTS | 5,395 | 12,019.40 | 39,580,199 |
| R4 RESIDENTIAL SMALL TRACTS | 1,514 | 13,440.41 | 26,539,534 |
| RA RESIDENTIAL AIRCRAFT | 59 | | 580,644 |
| RB RESIDENTIAL BOATS | 1,063 | | 1,251,217 |
| RF RESIDENTIAL FURN/FIXT/EQPT | 3 | | 3,520 |
| | 22,290 | 25,459.81 | 330,443,589 |
| A1 AGRICULTURAL IMPROVEMENTS | 2,602 | | 32,949,027 |
| A3 AGRICULTURAL LOTS | 6 | 17.49 | 43,075 |
| A4 AGRICULTURAL SMALL TRACTS | 362 | 1,134.12 | 1,994,919 |
| A5 AGRICULTURAL LARGE TRACTS | 452 | 14,115.96 | 14,155,173 |
| A6 AGRICULTURAL PROD/STRGE/AUX | 226 | | 557,111 |
| A9 AGRICULTURAL OTHER REAL | 2 | | 122 |
| AA AGRICULTURAL AIRCRAFT | 1 | | 1,600 |
| AF AGRICULTURAL FURN/FIXT/EQPT | 7 | | 6,866 |
| AI AGRICULTURAL INVENTORY | 2 | | |
| | 3,660 | 15,267.57 | 49,707,893 |
| V3 CONSERVTN USE LOTS | 19 | 59.84 | 145,365 |
| V4 CONSERVTN USE SMALL TRACTS | 830 | 12,109.68 | 20,309,534 |
| V5 CONSERVTN USE LARGE TRACTS | 910 | 67,373.00 | 70,834,387 |
| V6 CONSERVTN USE PROD/STRGE/AUX | 24 | | 51,758 |
| | 1,783 | 79,542.52 | 91,341,044 |
| J3 FOREST LAND LOT | 1 | .72 | 1,852 |
| J4 FOREST LAND SMALL TRACT | 1 | 10.88 | 19,842 |
| J5 FOREST LAND LARGE TRACT | 26 | 10,532.05 | 8,159,479 |
| | 28 | 10,543.65 | 8,181,173 |
| F3 FLPA FMV LOT | 1 | .72 | 1,852 |
| F4 FLPA FMV SMALL TRACT | 1 | 10.88 | 19,842 |
| F5 FLPA FMV LARGE TRACT | 26 | 10,532.05 | 8,159,479 |
| | 28 | 10,543.65 | 8,181,173 |
| C1 COMMERCIAL IMPROVEMENTS | 641 | | 14,263,201 |
| C3 COMMERCIAL LOTS | 307 | 422.56 | 4,006,445 |
| C4 COMMERCIAL SMALL TRACTS | 22 | 211.84 | 943,709 |
| C5 COMMERCIAL LARGE TRACTS | 4 | 484.23 | 563,618 |
| C9 COMMERCIAL OTHER REAL | 7 | | 14,613 |
| CA COMMERCIAL AIRCRAFT | 1 | | 21,200 |
| CB COMMERCIAL BOATS | 3 | | 1,794 |
| CF COMMERCIAL FURN/FIXT/EQPT | 670 | | 12,087,140 |
| CI COMMERCIAL INVENTORY | 290 | | 2,684,729 |
| CP COMMERCIAL FREEPORT INV | 4 | | 523,365 |
| CZ COMMERCIAL OTHER PERSONAL | 1 | | 70 |
| | 1,950 | 1,118.63 | 35,109,884 |
| I1 INDUSTRIAL IMPROVEMENTS | 63 | | 4,231,189 |
| I3 INDUSTRIAL LOTS | 18 | 55.28 | 539,494 |
| I4 INDUSTRIAL SMALL TRACTS | 13 | 142.67 | 537,240 |
| I5 INDUSTRIAL LARGE TRACTS | 3 | 101.54 | 229,946 |
| IF INDUSTRIAL FURN/FIXT/EQPT | 3 | | 4,524,948 |
| II INDUSTRIAL INVENTORY | 3 | | 65,286 |
| IP INDUSTRIAL FREEPORT INV | 2 | | 5,408,000 |
| | 105 | 299.49 | 15,536,103 |
| U1 UTILITY IMPROVEMENTS | 3 | | 486 |
| U2 UTILITY OPERATING UTIL | 30 | | 13,299,170 |
| U3 UTILITY LOTS | 3 | | 4,904 |
| U4 UTILITY SMALL TRACTS | 4 | 23.82 | 26,130 |
| U5 UTILITY LARGE TRACTS | 1 | 32.21 | 5,800 |
| | 41 | 56.03 | 13,336,490 |
| E0 NON-PROFIT HOMES FOR THE AGED | 7 | 36.10 | 99,761 |
| E1 PUBLIC PROPERTY | 175 | 1,285.50 | 27,104,970 |
| E2 PLACES OF RELIGIOUS WORSHIP | 221 | 695.69 | 6,797,442 |
| E3 PROPERTY USED FOR CHARITABLE | 44 | 708.33 | 1,172,585 |
| E4 PLACES OF RELIGIOUS BURIAL | 43 | 77.05 | 209,947 |
| E5 CHARITY HOSPITALS | 3 | 1.68 | 17,559 |
| E6 EDUCATIONAL INSTITUTIONS | 21 | 352.69 | 6,290,068 |
| E9 OTHER EXEMPT | 149 | 644.03 | 4,684,964 |
| | 663 | 3,801.07 | 46,377,296 |

CONSOLIDATION & EVALUATION OF DIGEST 2019
PIKE COUNTY

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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| CLASS AND STRATA CODE/DESCRIPTION | COUNT | ACRES | 40% VALUE |
|-----------------------------------|--------|------------|-------------|
| GROSS PROPERTY REAL | | | 516,495,797 |
| GROSS PROPERTY PERSONAL | | | 27,160,379 |
| GROSS PROPERTY PARCELS> | 10,207 | 146,632.42 | 543,656,176 |
| MOTOR VEHICLE | 13,136 | | 15,270,980 |
| MOBILE HOMES | 272 | | 1,289,463 |
| TIMBER 100% | 19 | 1,635 | 666,224 |
| HEAVY TRUCK EQUIPMENT | 9 | | 88,794 |

GROSS DIGEST TOTAL COUNTY-WIDE

560,971,637

| TAX TYPE 01 STATE | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S1 REGULAR | 2,970 | 5,940,000 |
| SC AGE 65 | 310 | 18,970,296 |
| S3 ELDERLY-AGE 62 < 10000 | 33 | 124,000 |
| S4 ELDERLY-AGE 65 < 10000 | 958 | 40,306,131 |
| S5 DISABLED VETERANS | 36 | 1,790,106 |
| SD AGE 65 100% DISABLED VETE | 20 | 1,704,358 |
| SS SURVIVING SPOUSE | 6 | 306,204 |
| SE AGE 65 SURVIVING SPOUSE V | 4 | 277,609 |
| SG UNREMARIED SPOUSE FF OR | 2 | 126,796 |
| SF FREEPORT | 6 | 5,931,365 |
| SP PERSONAL PROPERTY < 7,500 | 1,540 | 1,339,505 |
| SV CONSERVATION USE | 1,759 | 71,138,089 |
| SJ FOREST LAND PROTECTION AC | 28 | 5,825,824 |
| SN STATE INVENTORY EXEMPTION | 140 | 2,723,710 |
| L1 S1 PLUS LOCAL 65 SC | 310 | 0 |
| L2 S1 PLUS LOCAL DISABLED S1 | 14 | 0 |
| L3 S3 PLUS LOCAL S3 | 30 | 0 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 950 | 0 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 3 | 0 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 8 | 0 |

TOTAL EXEMPTIONS
NET DIGEST

156,503,993
404,467,644

| TAX TYPE 02 COUNTY M&O | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S1 REGULAR | 2,970 | 5,940,000 |
| SC AGE 65 | 310 | 620,000 |
| S3 ELDERLY-AGE 62 < 10000 | 33 | 66,000 |
| S4 ELDERLY-AGE 65 < 10000 | 958 | 3,831,805 |
| S5 DISABLED VETERANS | 36 | 1,790,106 |
| SD AGE 65 100% DISABLED VETE | 20 | 1,306,638 |
| SS SURVIVING SPOUSE | 6 | 306,204 |
| SE AGE 65 SURVIVING SPOUSE V | 4 | 263,098 |
| SG UNREMARIED SPOUSE FF OR | 2 | 126,796 |
| SF FREEPORT | 6 | 5,931,365 |
| SP PERSONAL PROPERTY < 7,500 | 1,540 | 1,339,505 |
| SV CONSERVATION USE | 1,759 | 71,138,089 |
| SJ FOREST LAND PROTECTION AC | 28 | 5,825,824 |
| L1 S1 PLUS LOCAL 65 SC | 310 | 3,085,821 |
| L2 S1 PLUS LOCAL DISABLED S1 | 14 | 162,851 |
| L3 S3 PLUS LOCAL S3 | 30 | 0 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 950 | 9,293,972 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 3 | 34,358 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 8 | 146,991 |

TOTAL EXEMPTIONS
NET DIGEST

111,209,423
449,762,214

| TAX TYPE 04 SCHOOL M&O | COUNT | EXEMPTION AMT |
|---------------------------|-------|---------------|
| S1 REGULAR | 2,970 | 5,940,000 |
| SC AGE 65 | 310 | 620,000 |
| S3 ELDERLY-AGE 62 < 10000 | 33 | 322,976 |

CONSOLIDATION & EVALUATION OF DIGEST 2019
PIKE COUNTY

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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| TAX TYPE 04 SCHOOL M&O | COUNT | EXEMPTION AMT |
|---------------------------------|-------|---------------|
| S4 ELDERLY-AGE 65 < 10000 | 958 | 9,516,921 |
| S5 DISABLED VETERANS | 36 | 1,790,106 |
| SD AGE 65 100% DISABLED VETE | 20 | 1,306,638 |
| SS SURVIVING SPOUSE | 6 | 306,204 |
| SE AGE 65 SURVIVING SPOUSE V | 4 | 263,098 |
| SG UNREMARIED SPOUSE FF OR | 2 | 126,796 |
| SF FREEPORT | 6 | 5,931,365 |
| SP PERSONAL PROPERTY < 7,500 | 1,540 | 1,339,505 |
| SV CONSERVATION USE | 1,759 | 71,138,089 |
| SJ FOREST LAND PROTECTION AC | 28 | 5,825,824 |
| L1 S1 PLUS LOCAL 65 SC | 310 | 0 |
| L2 S1 PLUS LOCAL DISABLED S1 | 14 | 0 |
| L3 S3 PLUS LOCAL S3 | 30 | 52,213 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 950 | 14,080,379 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 3 | 6,000 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 8 | 109,991 |
| TOTAL EXEMPTIONS | | 118,676,105 |
| NET DIGEST | | 442,295,532 |
| TAX TYPE 05 SCHOOL BND | COUNT | EXEMPTION AMT |
| S3 ELDERLY-AGE 62 < 10000 | 33 | 322,976 |
| S4 ELDERLY-AGE 65 < 10000 | 958 | 9,516,921 |
| S5 DISABLED VETERANS | 36 | 1,790,106 |
| SD AGE 65 100% DISABLED VETE | 20 | 1,306,638 |
| SS SURVIVING SPOUSE | 6 | 306,204 |
| SE AGE 65 SURVIVING SPOUSE V | 4 | 263,098 |
| SG UNREMARIED SPOUSE FF OR | 2 | 126,796 |
| SF FREEPORT | 6 | 5,931,365 |
| SP PERSONAL PROPERTY < 7,500 | 1,540 | 1,339,505 |
| SV CONSERVATION USE | 1,759 | 71,138,089 |
| SJ FOREST LAND PROTECTION AC | 28 | 5,825,824 |
| L3 S3 PLUS LOCAL S3 | 30 | 52,213 |
| L4 S4 PLUS LOCAL PLUS 65 S4 | 950 | 14,080,379 |
| L5 S3 PLUS LOCAL PLUS DISABL S3 | 3 | 6,000 |
| L6 S4 & LOCAL & 65 & DISABLE S4 | 8 | 109,991 |
| TOTAL EXEMPTIONS | | 112,116,105 |
| NET DIGEST | | 448,855,532 |
| TAX TYPE 06 CONCORD | COUNT | EXEMPTION AMT |
| S5 DISABLED VETERANS | 1 | 21,464 |
| SD AGE 65 100% DISABLED VETE | 1 | 85,645 |
| SP PERSONAL PROPERTY < 7,500 | 15 | 11,802 |
| SV CONSERVATION USE | 10 | 237,939 |
| TOTAL EXEMPTIONS | | 356,850 |
| NET DIGEST | | 560,614,787 |
| TAX TYPE 07 MOLENA | COUNT | EXEMPTION AMT |
| SP PERSONAL PROPERTY < 7,500 | 17 | 11,468 |
| SV CONSERVATION USE | 17 | 481,151 |
| SJ FOREST LAND PROTECTION AC | 1 | 1,606 |
| TOTAL EXEMPTIONS | | 494,225 |
| NET DIGEST | | 560,477,412 |
| TAX TYPE 08 ZEBULON | COUNT | EXEMPTION AMT |
| S5 DISABLED VETERANS | 4 | 161,883 |
| SG UNREMARIED SPOUSE FF OR | 1 | 38,896 |
| SF FREEPORT | 3 | 2,073,137 |

CONSOLIDATION & EVALUATION OF DIGEST 2019
PIKE COUNTY

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COUNTY-WIDE

PROPERTY CLASSES & VALUES

| TAX TYPE 08 ZEBULON | COUNT | EXEMPTION AMT |
|------------------------------|-------|---------------|
| SP PERSONAL PROPERTY < 7,500 | 76 | 75,193 |
| SV CONSERVATION USE | 21 | 907,593 |
| TOTAL EXEMPTIONS | | 3,256,702 |
| NET DIGEST | | 557,714,935 |
| TAX TYPE 10 WILLIAMSON | COUNT | EXEMPTION AMT |
| SP PERSONAL PROPERTY < 7,500 | 11 | 9,181 |
| SV CONSERVATION USE | 1 | 13,966 |
| TOTAL EXEMPTIONS | | 23,147 |
| NET DIGEST | | 560,948,490 |

RULES OF GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CHAPTER 110-12-2

DEVELOPMENT IMPACT FEE COMPLIANCE REQUIREMENTS

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CHAPTER 110-12-2-.01 PURPOSE

110-12-2-.01 Purpose

(1) General: The Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 *et seq.*), passed during the 1990 session of the General Assembly, sets certain conditions, related to comprehensive planning, which must be met by local governments before an impact fee ordinance can be implemented. The Act requires local governments wishing to impose development impact fees to adopt a comprehensive plan which meets the Minimum Standards and Procedures for Local Comprehensive Planning and which contains the additional planning components outlined at 110-12-2-.03.

(2) Applicability: The comprehensive planning requirements listed in this chapter apply to all local governments intending to implement a development impact fee ordinance pursuant to the Georgia Development Impact Fee Act.

(3) Effective Date: Unless otherwise provided for herein, the planning requirements contained in this chapter shall have an effective date of May 1, 1997, at which time the rules that were adopted for this purpose by the Board of Community Affairs in 1991 shall stand repealed.

CHAPTER 110-12-2-.02 DEFINITIONS

110-12-2-.02 Definitions

(1) General: For the purposes of this chapter, the following words shall have the meaning as contained herein unless the context does not permit such meaning. Terms not defined in this chapter but defined in O.C.G.A. § 36-71-1 *et seq.*, shall have the meanings contained in O.C.G.A. § 36-71-1 *et seq.* Terms not defined in this chapter, nor in O.C.G.A. § 36-71-1 *et seq.*, shall have ascribed to them ordinary accepted meanings such as the context may imply.

(2) Definitions:

(a) 'Capital Improvement' means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

(b) 'Capital Improvements Element' means a component of a comprehensive plan adopted pursuant to O.C.G.A. § 50-8-1 *et seq.* which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

(c) 'Comprehensive Plan' means a 20-year plan by a county or municipality covering such county or municipality or any plan by a regional development center covering the center's region proposed or prepared pursuant to the minimum standards and procedures for preparation of comprehensive plans and for implementation of comprehensive plans, established by the department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2

(d) 'Development Impact Fee' means a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

(e) 'Level of Service' means a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities, or both.

(f) 'Project Improvements' means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement, and the physical location of the improvement on-site or off-site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

(g) 'Public Facilities' means:

1. Water supply production, treatment and distribution facilities;
2. Wastewater collection, treatment and disposal facilities;
3. Roads, streets and bridges, including rights of way, traffic signals, landscaping and any local components of state or federal highways;
4. Stormwater collection, retention, detention, treatment and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
5. Parks, open space and recreation areas, and related facilities;
6. Public safety facilities, including police, fire, emergency medical and rescue facilities; and

7. Libraries and related facilities.

(h) 'Service Area' means a geographic area defined by a municipality, county or intergovernmental agreement in which a defined set of public facilities provides service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles, or both.

(i) 'System Improvements' means capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to 'project improvements.'

CHAPTER 110-12-2-.03 COMPREHENSIVE PLANNING REQUIREMENTS

110-12-2-.03 Comprehensive Planning Requirements

(1) Purpose: Linking the implementation of a local development impact fee ordinance to the comprehensive planning process ensures that projected needs for system improvements are consistent with the needs and goals identified in the various other elements of the comprehensive plan. In addition, the identification of projected capital facilities needs based on levels of service established in the comprehensive plan provides a sound foundation for the calculation of impact fees.

(2) Application: The comprehensive planning requirements for compliance with the Georgia Development Impact Fee Act shall consist of: (1) development of a Capital Improvements Element (CIE); (2) a policy statement in support of certain exemptions, as determined by the local government; (3) annual update of the CIE; and (4) amendment of the CIE as necessary.

(a) Capital Improvements Element: The Capital Improvements Element shall include, but not be limited to, the following items:

1. Projection of Needs: A projection of needs for system improvements during a planning horizon established in the comprehensive plan. To ensure consistency, the time frame used for projecting infrastructure needs shall coincide with the planning horizon used for the remainder of the comprehensive plan.

2. Schedule of Improvements: A schedule of capital improvements intended to meet the projected needs for system improvements identified in the comprehensive plan. At a minimum, improvements shall be scheduled over a five-year period, coinciding with the initial Short Term Work Program developed in the comprehensive plan. Thereafter, local governments shall annually update and maintain, at a minimum, a five-year schedule of system improvements within the Capital Improvements Element of their comprehensive plans.

3. Description of Funding Sources: A description of anticipated funding sources for each required improvement.

4. Designation of Service Areas and Levels of Service: The designation of one or more service areas within the community and the assignment of levels of service for public facilities within each service area. Once assigned to each service area, levels of service shall be used as the basis for calculating impact fees.

(b) Policy Statement for Exemptions: Local governments wishing to exempt all or portions of particular development projects from impact fees for the purposes of encouraging economic development and employment growth or affordable housing must include in the comprehensive plan a policy statement

supporting such projects through revenue sources other than development impact fees.

(c) Annual Update of the CIE: Local governments which include CIEs in their comprehensive plans must update their entire Short Term Work Programs annually as specified at 110-12-1-.04(7)(a), Minimum Standards and Procedures for Local Comprehensive Planning, and CIE Updates must be submitted for review concurrently with these Short Term Work Program updates in accordance with the procedures outlined at 110-12-2-.04 (9). CIE updates 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.

(d) Amendments to the CIE: The CIE must be amended in accordance with the procedures outlined at 110-12-2-.04 (10) whenever it is necessary for a local government to:

1. Redefine growth projections, land use assumptions or community goals that would affect system improvements proposed in the CIE;
2. Add new impact fee service areas or change the boundaries of existing impact fee service areas;
3. Change service levels established for an existing impact fee service area; or
4. Make any other revisions that might have a negative effect or major impact on another jurisdiction or authority.

(3) Support: The department will provide municipalities, counties and regional development centers with general guidance regarding the preparation of the required Capital Improvements Element and its incorporation into the comprehensive plan.

CHAPTER 110-12-2-.04 PROCEDURAL REQUIREMENTS

110-12-2-.04 Procedural Requirements

(1) General: Pursuant to O.C.G.A. 50-8-7.1(b), the Department has established minimum procedural standards for use in the process of developing a CIE. The following procedures are to be used in the preparation, submittal, review, adoption, update, and amendment of a CIE for one of the categories of public facilities described under O.C.G.A. 36-71-2.

(2) Compliance with Standards: All local governments intending to implement a development impact fee ordinance pursuant to O.C.G.A. 36-71-1 shall prepare, submit for review, and subsequently adopt a CIE that meets these planning standards and procedures on or before the date their impact fee ordinance goes into effect.

(3) Public Participation: All local governments must hold a minimum of two public hearings prior to the submittal of their draft CIE to the regional development center for review.

(a) At least one public hearing must be held prior to the development of the CIE to inform the public about the purpose of the CIE and the process to be followed in the preparation of the CIE, as well as to elicit community input on needs and goals. Local governments should follow the public hearing notification procedures they normally use in announcing and conducting public hearings.

(b) At least one additional hearing must be held just prior to the submittal of the draft CIE to the regional development center for review. The purpose of this hearing is to brief the community on the contents of the draft CIE, to provide an opportunity for residents to make suggestions, additions or revisions, and to notify the community of when the draft CIE will be submitted to the regional development center for review.

(4) CIE Submittal: The governing body of the submitting local government must take official action, by resolution, authorizing the transmittal of the draft CIE to the regional development center for review and certifying that the minimum public participation requirements have been met.

(5) Review by Regional Development Center and the Department: The Department shall review local CIEs for compliance with the Development Impact Fee Compliance Requirements. The regional development center shall review CIEs for internal consistency and for any conflicts with plans of local governments within the region, plans of contiguous local governments outside the region, or any regional plans. The procedures to be used in reviewing local CIEs are as follows:

(a) Within ten days after receipt of a draft CIE, the regional development center shall notify the parties listed at 1 through 3, below, of the availability of the CIE for review and comment. This notification shall include, at a minimum, the name(s) of the submitting local government(s), the date of CIE submittal and the general nature of the CIE. Notice shall be provided to:

1. Local governments within the region that are contiguous to the submitting local government, and other local governments within the region that are likely to be affected by the CIE;

2. Local governments outside the region that are contiguous to the submitting local government, and their regional development center(s); and

3. Affected state agencies and the Department.

(b) Within 15 days after notifying the parties listed above, the regional development center shall conduct a hearing at which any local government, regional development center or state agency may present its views on the submitted CIE. The rules for conducting such hearings must be adopted by the board of directors of the regional development center and approved by the Department.

(c) Within 40 days of the date the CIE was originally submitted to the regional development center for review, the Department will provide the regional development center with its findings regarding its review of the CIE for compliance with the Development Impact Fee Compliance Requirements.

(d) Within 50 days of the date the CIE was originally submitted to the regional development center for review, the regional development center must complete its review of the draft CIE and transmit its report of findings and recommendations to the local government. The regional development center's report shall combine the findings of the Department and the regional development center, to include:

1. a copy of the Department's findings from its review of the CIE for compliance with the Development Impact Fee Compliance Requirements;

2. a summary of the regional review hearing on the CIE, detailing any significant issues raised at the hearing or any written comments submitted by parties that reviewed the draft CIE;

3. the regional development center's findings from its review of the draft CIE for: internal consistency, conflicts, or opportunities for cooperation with other governments; and

4. the regional development center's recommendations for addressing any findings identified in its review of the draft CIE.

(a) A complete copy of the regional development center's report of findings and recommendations must be sent to the Department at the same time it is mailed to the local government.

(e) Within ten days after the regional development center's recommendation is made public, a submitting local government that disagrees with the recommendation may petition the regional development center for a "reconsideration hearing." This hearing shall be scheduled and held by the regional development center within 15 days after receipt of such a request. Within ten days after the reconsideration hearing, the Department and the regional development center shall either continue or modify their original recommendations and provide written notice of the decision to the submitting local government.

(g) Informal or formal mediation of conflicts relating to CIEs may be initiated in accordance with the Rules for Mediation of Interjurisdictional Conflicts adopted by the Board of Community Affairs.

(h) In no event shall a local government 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. In cases where reconsideration is requested, the period shall be a minimum of 90 days.

(i) The regional development center shall notify the Department within seven days after being notified that the CIE prepared in accordance with the Development Impact Fee Compliance Requirements has been adopted.

(6) Local Government Action:

(a) If the Department determines that the CIE meets the Development Impact Fee Compliance Requirements, the local government may:

1. Adopt the CIE as submitted if no suggestions for improvement are made by the regional development center; or
2. Adopt the CIE, with or without any suggested improvements made by the regional development center.
3. In no event, however, shall a local government adopt a CIE that meets the Development Impact Fee Compliance Requirements until at least 60 days after the CIE is submitted to the regional development center for review.

(b) If the Department determines that the CIE does not meet the Development Impact Fee Compliance Requirements, the local government may:

1. Revise the CIE based upon the Department's comments and submit the proposed revisions to the regional development center for review;
2. Disagree with the recommendation and request a reconsideration hearing; or
3. Disagree with the recommendation and adopt the CIE as originally submitted. However, for a local government to be in compliance with the Development Impact Fee Act, the CIE adopted must be approved by the Department as meeting the Development Impact Fee Compliance Requirements.

(7) Local CIE Adoption: The governing body of the submitting local government shall notify the regional development center, in writing, within seven days of the adoption of the CIE. prepared in accordance with the Development Impact Fee Compliance Requirements. No such adoption shall occur until 60 days after the CIE

is first submitted to the regional development center for review, or 90 days if reconsideration is requested.

(8) Department Action: Once the Department has been notified by the regional development center that a local government has adopted a CIE in accordance with the Development Impact Fee Compliance Requirements, the Department may issue a letter certifying the submitting local government as being in compliance with the Development Impact Fee Act. To retain this certification, a local government must remain in compliance with the requirements outlined in these Development Impact Fee Compliance Requirements.

(9) Updates to CIEs and Short Term Work Programs: Annual CIE and Short Term Work Program updates as described at 110-12-2-.03 (2)(c), Comprehensive Planning Requirements, shall follow the submittal and review procedures outlined at 110-12-2-.04 (3) through (8) with the following exceptions:

(a) Only one public hearing must be held, for the purpose of informing the public of the intent to update the work program and receiving suggestions and comments on the proposed update.

(b) The regional development center will determine, within ten (10) days of submittal, if the short term work program update affects the CIE's compliance with the Development Impact Fee Compliance Requirements:

1. If the regional development center determines that the update does not affect the CIE's compliance with the Development Impact Fee Compliance Requirements, the review process shall omit review by the Department as outlined at 110-12-2-.04 (5)(c), and the regional development center shall complete its review and transmit its report of findings as outlined at 110-12-2-.04 (5)(d) within 40 days of the date the update was originally submitted to the regional development center for review.

2. If the regional development center determines that the annual Short Term Work Program update may affect the CIE's compliance with the Development Impact Fee Compliance Requirements, the review process shall continue as outlined at 110-12-2-.04 (5) through (8).

(c) The regional development center shall maintain a file of annual updates as they are submitted by local governments and shall make them available to interested parties upon request. The regional development center shall notify the Department that the local government has updated its Short Term Work Program in accordance with the requirements for annual Short Term Work Program updates contained in these Development Impact Fee Compliance Requirements.

(10) CIE Amendments:

(a) Proposed amendments to CIEs, as described at 110-12-2-.03(2)(d), Comprehensive Planning Requirements, shall follow the submittal and review procedures outlined at 110-12-2-.04(3) through (8), with the following exceptions:

1. Only one public hearing must be held, for the purpose of informing the public of the intent to amend the CIE and receiving suggestions and comments on the proposed amendment.

2. The regional development center will determine, within ten (10) days of submittal, if the proposed CIE amendment affects the CIE's compliance with the Development Impact Fee Compliance Requirements:

(i) If the regional development center determines that the proposed amendment does not affect the CIE's compliance with the Development Impact Fee Compliance Requirements, the review process shall omit review by the Department as outlined at 110-12-2-.04(5)(c) and the regional development center shall

complete its review and transmit its report of findings as outlined at 110-12-2-.04(5)(d) within 40 days of the date the amendment was originally submitted to the regional development center for review.

(ii) If the regional development center determines that the proposed CIE amendment may affect the CIE's compliance with the Minimum Standards and Procedures, the review process shall continue as outlined at 110-12-2-.04 (5) through (8).

How to Address Georgia's Impact Fee Requirements

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Introduction

In 1990, the Georgia Development Impact Fee Act (DIFA) was enacted into law. DIFA significantly affected the way local governments in Georgia pay for public services and facilities. Impact fees are one-time fees charged to land developers to help defray the costs of expanding capital facilities to serve new growth. DIFA enables local governments to charge new development for a proportionate share of infrastructure capacity it requires. However, the Act places restrictions on the categories of capital facilities for which new development can be charged.¹ It also establishes rules under which impact fees must be calculated, collected, expended, accounted for and administered.

In the past, many local governments have offset certain costs of expanding their infrastructure systems by charging utility hook-up fees or attaching exactions to their land development regulations.² Under DIFA, many exactions previously required of developers by local governments are illegal. Thus, complying with the requirements of DIFA requires many local governments to make changes to their land development regulations and associated administrative activities. DIFA also has major implications for water and sewer authorities, by limiting collection of capital improvement costs. For communities experiencing significant growth, impact fees can be a substantial source of revenue for financing needed capital improvements.

DCA “How to” Guidebook on Impact Fees

Because DIFA involves planning for new capital facilities, lawmakers chose to tie the imposition of impact fees to comprehensive planning as promulgated under the Georgia Planning Act of 1989. This linkage between the two laws makes comprehensive planning the foundation upon which local government impact fee systems must be grounded. Only those local governments that have adopted an approved comprehensive plan, been designated by the state as a “Qualified Local Government” and adopted an impact fee ordinance in compliance with the provisions of DIFA can charge developers for “system improvements.”³

In addition to the required components of all comprehensive plans under the Georgia Planning Act, local governments that intend to charge impact fees must add a Capital Improvements Element (CIE) to their comprehensive plan. The CIE is intended to establish clear public policies regarding infrastructure development and ensure sound fiscal planning for capital improvements.

This guidebook is intended to help local governments that have decided to proceed with impact fees to develop the required CIE component to their comprehensive plan. It assumes that the reader is somewhat familiar with the general scope and planning requirements of the Georgia Planning Act.

Although this guidebook attempts to familiarize the reader with the planning requirements of DIFA, it is not intended to provide all of the technical information required to draft an impact fee ordinance or to develop a schedule of impact fee charges. Carried out properly, these are

exacting tasks that should be approached carefully by local governments and will probably require assistance from legal, fiscal and technical experts.

DCA's Responsibilities Under the Georgia Development Impact Fee Act

As the agency charged with overseeing local government comprehensive planning in Georgia, DCA's involvement with impact fees extends primarily to:

- Interpreting the planning requirements of DIFA through the development of Development Impact Fee Compliance Requirements;
- Providing technical assistance to local governments and regional development centers in complying with the state's DIFA requirements;
- Developing plan review guidelines for CIEs to be used in reviewing and approving these planning documents; and
- Granting final approval of local government CIEs as meeting the state's Development Impact Fee Compliance Requirements and conferring the "Qualified Local Government" status that is required to implement an impact fee system.

Coordinating the Preparation of a Comprehensive Plan with Development of an Impact Fee System

Local impact fee systems may be developed simultaneously with the comprehensive plan, or they may be implemented months or years after the plan is adopted. In deciding whether to develop a CIE in conjunction with its comprehensive plan, a local government should estimate the time lag between plan adoption and impact fee implementation. Local governments that prepare a CIE too far in advance of developing impact fee schedules risk having information in the CIE become outdated before their impact fee ordinances can be put in place. On the other hand, defining desirable levels of service and setting service area boundaries are matters of public policy that should be discussed within the citizen participation process used for developing the comprehensive plan, even if the CIE must be added to the comprehensive plan some time after its adoption.

Completing an impact fee ordinance and developing defensible impact fee structures will require a somewhat different set of technical skills than those needed to develop a local government's plan, including the services of legal counsel, engineers, impact fee consultants and experts on local government finance. The specialized services of experts can be helpful in quantifying service levels and developing cost data required in the CIE component of the plan. Ideally, the CIE should be developed using a team approach in which planners work closely with these other experts. Without some technical assistance in various specialized areas of infrastructure planning, a meaningful CIE that meets the Development Impact Fee Compliance Requirements will be relatively difficult to prepare. On the other hand, preparing a CIE should be relatively easy once the detailed capital improvement planning required to develop an impact fee schedule is underway.

Procedure for Amending a Previously Approved Comprehensive Plan to a CIE

Local governments wishing to add a CIE to a previously approved comprehensive plan will be required to follow the same procedures required for preparing, submitting for review, and adopting their initial comprehensive plan. Local governments may not adopt their CIE until 60 days after it is transmitted to their regional development center for review. The same process must also be followed when adding additional categories of capital improvements to a previously approved CIE. The five-year Schedule of Improvements in the CIE must be updated annually.

¹ DIFA limits the categories of public facilities that can be financed through impact fees to water, wastewater treatment, roads, stormwater management systems, park and recreation facilities, public safety and libraries. Prior to the passage of DIFA, local governments had broader discretion and could require developers to pay exactions or make land dedications for schools; general government facilities and other public purposes.

² DIFA defines a 'development exaction' as "a requirement attached to a development approval or other municipal or county action approving or authorizing a particular development project, including but not limited to a rezoning, which requirement compels the payment, dedication or contribution of goods, services, land or money as a condition of approval."

³ System improvements are defined in the law as "capital improvements that are public facilities and are designed to provide service to the community at large." System improvement costs are "those incurred to provide additional public facility capacity to serve new development." Project improvements, as opposed to system improvements, are "site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users." Project improvements are not regulated by the Act and, therefore, local government activities relating to them are unaffected.

How To Prepare the Capital Improvements Element

The Purpose of the Capital Improvements Element (CIE)

The CIE is intended to be a planning tool to help local governments make rational decisions about the provision of community facilities and to provide legal support for a community's impact fee ordinance. Unlike most local government capital improvements programs, which generally address only short term capital facility financing, the CIE should encompass both short term (five year) and long term (six to twenty year) capital improvement needs.

Adding a CIE to a local comprehensive plan ensures (through the required citizen participation) that decisions about the allocation of public resources have the benefit of adequate public consideration and comment. A well-prepared CIE will require a local government to do fiscal planning at a level of detail that will promote fair distribution of public services and an equitable sharing of costs between existing and new development. The CIE must also provide enough detailed information to ensure that a community's strategy for infrastructure development is practical and realistic, and to demonstrate that a local government has concrete plans for generating sufficient matching funds for use with impact fees to complete scheduled capital improvements. Moreover, the CIE helps to coordinate a local government's scheduled public investments with the stated objectives of its comprehensive plan.

It is likely that the development community, the public and, potentially, the courts will look to a local government's comprehensive plan to assess the reasonableness of its impact fee regulations. One of the legal tests a community's impact fee ordinance could face is whether it is consistent with a community's strategies (as stated in its plan) for accommodating future population and economic growth.

The Required Content of a CIE

The following items must be included in the CIE, and they must be developed individually for each category of capital facility to be financed with impact fees. They include:

- Inventory of Existing Levels of Service;
- Establishment of Service Areas;
- Establishment of Future Levels of Service;
- Projection of Facility Needs; and
- Schedule of Improvements for the first five years after CIE adoption

Seven categories of public improvements are eligible for impact fee funding under DIFA. These categories are:

- Water supply, production, treatment and distribution facilities
- Wastewater collection, treatment and disposal facilities;
- Roads, streets and bridges, including rights-of-way, traffic signals, landscaping, and any components of state or federal highways;
- Stormwater collection, retention, detention, treatment, and disposal

facilities, flood control facilities, and bank and shore protection and enhancement improvements;

- Parks, open space, and recreation areas and related facilities;
- Public Safety, including police, fire, emergency medical and rescue facilities;
- Libraries and related facilities.

The following sections of this guidebook discuss how to develop each part of the CIE. Under each heading is a brief overview, followed by a bulleted list of the specific plan requirements. Text following each bulleted requirement offers suggestions, explanations or factors to consider in meeting the requirements. At the end of some sections are recommendations – as opposed to requirements – which local governments may want to consider to strengthen their CIE.

1. Inventory of Existing Levels of Service

This portion of the CIE involves evaluating existing public facilities and services in your community to establish a baseline for planning future service provision in subsequent parts of the CIE.

The Inventory of Existing Levels of Service **must** include:

- **An inventory of current levels of service for each category of capital improvements for which impact fees are proposed to be charged. Service levels must be expressed in quantifiable terms or in a manner sufficient to allow future evaluation of progress in meeting capital improvements goals.**

DIFA defines “level of service” as “a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios, or the comfort or convenience of use or both.” Thus, in order to define service levels in a CIE, the inventory must develop criteria for measuring and describing service levels. These criteria will be different for different categories of capital facilities, but will always be designed to measure capacity against demand. (See the “Units of Measure and Criteria for Establishing Service Levels” table in the Appendix for some examples.)

For example, a CIE might describe the current park service level as two acres of neighborhood parks for every 1,000 people. Or it might assign a five-mile service radius for neighborhood parks as a measure of “convenient” access to such parks. Note that it would be possible, using the criteria described in this example, to calculate that a community with an existing population of 10,000 would need ten more acres of neighborhood park land to maintain the current level of service if it added 5,000 new people over the next decade. Or, one could see that some portions of the county fall outside the service radius of existing neighborhood parks and thus pinpoint neighborhoods with a lower standard of convenience than others. Also, it would be possible to calculate that, if the community chose to raise its service level for neighborhood parks to three acres per 1,000 residents, it would need 15 acres of park land in addition to the 10 acres calculated above.

- **Determination of whether the existing level and quality of services is adequate to meet current needs and clearly identify major deficiencies or under-utilization of existing facilities within the jurisdiction.**

This part of the analysis should consider whether the community is satisfied with the level of services currently provided. The CIE should determine whether deficiencies in services create significant problems for the community or present obstacles to meeting the community's needs or goals, and assess the risks or potential negative impacts (economic, social or environmental) of failing to maintain existing service levels.⁴ It

should also identify any opportunities for economic development or land development presented by excess infrastructure capacity, if this exists.

Basically, the analysis should ask, "What will it cost to expand infrastructure or raise service levels, and will the benefits justify the costs?" and, "What service levels is the community willing to support?" Will urban gridlock bring development to a halt unless roads are upgraded on the south end of the county? Will housing stock in a historic neighborhood deteriorate unless infrastructure investments are made? If a community is experiencing a great deal of new development, capital facilities will need to be expanded or added just to maintain existing service levels. Before proposing to raise service levels, a community should assess what maintaining existing service levels is likely to involve.

- **Description of variations in current service levels throughout the jurisdiction (i.e., geographic areas that differ in regard to available capacity, distribution systems or quality of service delivery).**

This data may be inventoried in the local comprehensive plan. If not, it is important to indicate areas within a jurisdiction that lack specific services. Are there development "hot spots" in a community where roads, public utilities and other services are overburdened? Are roads congested in some areas, but almost unused in others? Does part of the county have fire hydrants, while the rest must depend on pumper trucks? Does the jurisdiction contain Community Improvement Districts with higher levels of service than elsewhere? Is centralized sewer available only in urban centers? Are recreation facilities more plentiful in one part of the county than another?

- **Identification of parts of the community where the provision of services is, or will be, limited by engineering, economic, or environmental factors.**

This requirement is related to the previous one and could be included in the same discussion. For example, it could happen that sewer service is constrained by the division of the county by multiple drainage basins. Perhaps the topography and drainage patterns make it five times more expensive to provide sewer service on the east side of a mountain than on the west side. Do inadequately sized water lines make it physically and/or economically infeasible to install fire hydrants in sparsely populated parts of a jurisdiction? Explaining these limitations in the inventory will provide a rational framework to support the decisions reached later in the CIE.

⁴ The assessment should consider political realities. Informal surveys, input from citizen participants, and feedback from elected officials may be some ways of determining the community's overall attitudes about various service levels.

2. Establishment of Service Areas

A service area, as defined by DIFA, is “a geographic area . . . in which a defined set of public facilities provide service to development within the area.” An entire jurisdiction may be defined as a single service area for a category of capital improvement, or it may be sub-divided into several distinct service areas. Multiple service areas will almost always be required if a community chooses to vary service levels from one area to another, although there may be cases where the same service levels will be applied across multiple service districts. Each category of capital improvement may have different service areas, since service area boundaries should be established based on criteria appropriate to the particular category of capital improvement.

Many of DIFA's provisions (especially the designation of service areas) are intended to establish a “rational nexus” between charges and benefits.⁵ Thus, establishing service areas will be one of the most important aspects of developing the CIE and of providing legal support for an impact fee system.

Establishing service levels for various parts of a jurisdiction can have social, environmental and economic effects that either support or subvert the growth management objectives embodied in the comprehensive plan. Some specific hints for avoiding legal difficulties in drawing service area boundaries may be found in the “Legal Pitfalls to Avoid...” at the end of this section of the guidebook.

DIFA states that service area boundaries should be based on “sound engineering or planning criteria.” The “Sample Methods of Establishing Service Area Boundaries” table in the Appendix shows some typical criteria that might be used to establish service area boundaries according to the category of capital facility under consideration. Natural or environmental boundaries such as aquifer recharge areas, watersheds or flood plains might be used in defining service areas, as might other engineering considerations such as soil suitability for septic tanks, topography or the locations of existing facilities. Planning criteria considered might include political or jurisdictional divisions or utility service boundaries established by separate service providers. Other planning considerations that should be considered in setting service area boundaries are ease of gathering and tracing data over time (for example, using state Department of Transportation (DOT) traffic analysis zones or census tracts) or maintaining consistency with established planning boundaries such as character areas, neighborhood planning units, park or school districts. Additionally, service areas might be established to support growth management or economic development strategies or to reinforce the land use patterns established in the comprehensive plan.

Poorly drawn service area boundaries can have unintended negative effects. On the other hand, appropriately drawn service area boundaries can promote infill development, help to control urban sprawl, lower the overall cost of public services by encouraging growth where most types of community facilities are in good supply, and effectively direct growth and land use activities, even in the absence of regulatory controls like zoning. For all of these reasons, local

governments are advised to take a critical look at the potential long and short range effects of delineating service areas.

The Establishment of Service Areas **must** include:

- **Determination of whether delineation of separate service areas within the jurisdiction is warranted, and discuss the rationale behind establishing multiple service areas.**

Designating multiple service areas has both drawbacks and advantages. In general, local governments should use the minimum number of service areas required to accomplish their objectives. DIFA requires that impact fees be expended to benefit the service area in which they are collected. Funds collected from one service area may not be shifted, even temporarily, from one area to complete capital improvement projects in another service area. In this respect, multiple service areas limit a local government's discretion and reduce flexibility as to how impact fee funds can be spent. When too many service areas are designated, each area may take a long time to accumulate enough impact fee revenues to actually begin needed improvements. Multiple service areas may also raise the question of whether each service area should be set up as special tax district in order to ensure equity in collection and use of tax revenues in each area.

Nevertheless, there are many cases when multiple service areas are the preferred alternative. Some typical reasons to delineate multiple service areas might be to:

- 1) separate areas intended to have different levels of service (for example, urbanizing versus rural areas);⁶
- 2) separate areas served by independent facilities, or areas in which the costs of providing service are radically different;⁷
- 3) steer infrastructure away from areas with severe development constraints;⁸
- 4) phase or prioritize infrastructure provision to different areas over the planning period in support of environmental or land use policies;
- 5) minimize problems associated with making older, built-out areas conform to service levels appropriate for developing suburban areas.⁹
- 6) separate fee assessment and collection by jurisdiction (especially in joint plans), or to otherwise facilitate proposed intergovernmental agreements.

- **Designation of one or more service areas for each type of capital facility to be financed through impact fees. Include legible maps or descriptions that clearly identify all service area boundaries.**

If an entire jurisdiction is designated as a single service area, no service area map is required in the CIE. However, if service area boundaries do not encompass the entire jurisdiction, or if they cross jurisdictional borders, a service area map must be included in the CIE document. It will usually be best to show a separate service area map for each category of capital improvement covered in the CIE, since capital improvement categories will rarely have the same boundaries.

While not required to meet Development Impact Fee Compliance Requirements, local governments are encouraged to:

- **Designate service area boundaries that support, and demonstrate general consistency with the comprehensive plan.**

In particular, local governments should carefully examine service area boundaries and their designated service levels to ensure that there is no conflict between service extension policy and proposed intensity of land uses, housing densities or population distribution established in the comprehensive plan. For example, an area designated as rural in the comprehensive plan should probably not be included in a sewer service area proposed to be served with centralized sewer, since this could inadvertently promote the conversion of farm land to residential subdivisions or commercial activities.

In jurisdictions where zoning is in place, making some types of infrastructure accessible in zones designated for low intensity land uses will encourage developers to petition for rezonings to higher intensity land uses. Even communities with knowledgeable, committed planning commissions will find it difficult to uphold a plan with these types of inconsistencies. Once day-to-day land use and zoning decisions begin to diverge from the land use patterns of the comprehensive plan, the document's effectiveness and its value as a legal support for local government actions deteriorates.

Legal Pitfalls to Avoid in Designating Service Area Boundaries

The following suggestions are provided for consideration by local governments in developing service areas, and are in keeping with general legal principles for Georgia.

1. Service area boundaries should not be “arbitrary or capricious.” Rather, they should be consistent with, and supportive of, the objectives of the comprehensive plan.
2. Avoid defining service areas that give the appearance of discrimination against specific groups. For example, if the only predominantly Hispanic neighborhood in a jurisdiction were defined as a separate service area with lower service levels than the rest of the community, the CIE and/or an impact fee ordinance might be overturned by the courts as discriminatory.

3. Do not draw service area boundaries specifically for the purpose of denying public services to land holdings proposed for future public acquisition by a local government. Withholding public services to a particular parcel to prevent its development or suppress land values could be challenged as a “taking.”

4. Establishment of lower service levels for an area being annexed than for other areas within a municipality can be problematic due to provisions of Georgia's annexation laws. Before annexation can be accomplished by the 60% method (one of several ways land can be annexed in Georgia), a plan of services must be presented at a public hearing as information to voters and land owners within the annexation area. On the basis of these proposed service benefits, individuals within the proposed annexation area then vote whether or not to come into the city. The law says that the services offered to the annexed area must be substantially the same as those offered in other parts of the municipality. Even if an individual voluntarily annexes his land into the city (another annexation method) and the city makes no promises to extend services to him, the next owner of his land could demand to be served and may have legal grounds to do so.

5. Any geological, topographical or other environmental factors that present barriers to providing the service in certain geographic areas within service areas should be explained in the CIE. Withholding services selectively inside designated service areas should be justified through supporting policy statements in the comprehensive plan. For example, a policy might be formulated stating that no sewer connections will be provided to development proposed inside the 100 year flood plain.

⁵ One of the legal precedents upon which DIFA is based is commonly referred to as the “rational nexus test.” The term comes from court cases in which impact fees were held to be valid exercises of police power by local government, provided that:

- they are calculated by measuring the needs created for public infrastructure by the development being charged the fee;
- they do not exceed the cost of such infrastructure; and
- they are “earmarked”, i.e., spent for the purposes for which they are collected so as to benefit those who pay them.

⁶ For example, overlapping service areas for public safety, water, sewer and transportation might take the form of a ring around a growing city where an intensive array of public services would be appropriate, with the balance of the county remaining in a rural service district requiring a different mix of services. Another example of a special purpose service area would be a developing industrial corridor, which might need special wastewater pretreatment facilities or major road expansions. Separate service areas can be used to ensure that the costs of these extra facilities are paid by those who will benefit from the higher service levels -- either the land owners whose land will rise in value, or the developers and end users of the industrial park.

⁷ Costs may vary from one part of a jurisdiction to another based on proximity to existing systems, engineering or environmental factors. If the fees charged for infrastructure, (for example, standardized utility hook-up fees) do not reflect the actual cost of providing the service, leapfrog development is encouraged. Because separate service areas allow fees to be structured to reflect the real cost of providing services to a certain sector or

area, creating multiple service areas may be one way to encourage rational, cost-based decisions by the private sector about where to locate housing, industry or commercial activity.

⁸ Without actually prohibiting development in isolated or environmentally sensitive areas, separate service areas (with fee levels that reflect the higher cost of extending infrastructure in such areas) can be used to ensure that all development within a community is not forced to subsidize the extra costs of providing services to parcels of land that are not particularly suitable for building.

⁹ In some cases, bringing all areas of a community up to a desired service level will be physically impractical. For example, if a downtown business district were included in a road service area where a local government proposed to raise the volume-to-capacity ratio of all arterial streets, the city might be forced to condemn some very expensive real estate, remove parking spaces, or narrow sidewalks to an unacceptable width in order to add the required traffic lanes. Conversely, if a community does wish to raise service areas in previously developed areas, there may be benefits to drawing service area boundaries to link older neighborhoods with vacant land expected to generate plenty of impact fee revenues for new facilities or improvements. For example, a local government building a community park might want to include both developed and undeveloped land in the same service area. In general, service area boundaries should encompass the area where a majority of the users of its facilities will live or work.

3. Establishment of Future Levels of Service

Service levels have serious legal implications under DIFA. Once a local government receives a developer's money under an impact fee system with the promise of providing a certain service level, it is under an obligation to achieve its stated goals. **Establishing appropriate service levels is a policy decision.** Service levels for each category of capital improvement to be financed through impact fees should be clearly expressed in the CIE. Service levels must be established for each defined service area, which are discussed in the previous section of this guidebook.¹⁰

The Establishment of Future Levels of Service **must** include:

- **Designation of future service levels (by service area) for each category of improvement for which an impact fee ordinance will be adopted.**

Within a given service area, a local government cannot set higher service levels for new development than for existing development. If it sets service levels for new development higher than those that already exist in the area, the community must pay (through some means other than impact fees) to bring existing development in the service area up to the new level.

Establishing different service levels for different parts of a jurisdiction will require defining separate service areas.

Capital improvements required to upgrade service levels for existing development need not be completed before a local government can start collecting impact fees, but capital improvements needed to remedy service level deficiencies must be included in the Schedule of Improvements portion of the CIE. To avoid potential legal challenges to its impact fee ordinance, a community will need to demonstrate that substantial progress is being made toward bringing service levels for existing development up to those established for new development within the same service area. Thus, it is important that projects targeted to remedy service level deficiencies be completed on schedule.

- **Statement of future service levels using the same terms or measurements that are used to describe existing service levels, so that progress toward attaining service levels goals can be measured or accurately assessed.¹¹**

As stated in the discussion of Inventory of Existing Levels of Service, it is important to express proposed service levels in quantifiable, or at least very specific, terms. Service levels for different categories of capital facilities can be measured and expressed using a variety of relationships, units and criteria. (See the “Units of Measure and Criteria for Establishing Service Levels” table in the Appendix for some examples.) It is important that the CIE describe existing levels of service and establish future service levels using the same criteria or units of measurement.

Service level definitions should be kept as simple as possible. Some local governments will wish to define service levels using an established service classification system. Designating service levels by the Highway Capacity Manual's level of service (LOS) ratings, Insurance Service Organization (ISO) ratings for fire safety,¹² or other specialized service rating systems is acceptable.

The best measures of service levels are those which relate most directly to capital facility costs and exclude items not fundable through impact fees. For example, instead of using an ISO rating for fire service levels, a local government might define its service level goal by specifying that it will locate fire stations to provide a five minute response time to all residential areas in the community. Using these standards, the total system costs used to calculate impact fees would consist of the cost of land acquisition and facility development for new stations plus the incremental cost of installing or upgrading water lines in fire protection service areas to deliver adequate flow and water pressure for fire fighting.

In setting service levels and choosing criteria by which to measure them, local governments should also take into consideration how much decision-making they wish to leave with line agencies and governmental entities such as public utilities and recreation commissions once the CIE is completed, since the directions set forth in the CIE will place some limitations on the activities and decisions of those agencies. Take parks and recreation service levels as an example. If a local government wishes to leave most of the locational and programming decisions to its parks and recreation department or commission, it may choose to define service levels as a general acreage to population ratio, leaving the specific facility standards to be filled in when the park plan is prepared. On the other hand, if a community's CIE will be the only document guiding the local recreation commission or park department, service standards should be clear enough to reflect specific capital facility needs, such as design capacity and service radii for various types of parks, or specific equipment or playing fields per capita. The same principle could also apply to roads, public utilities and other types of public facilities.

- **Rationale for establishing different service levels in different parts of a community, where future service levels will vary from one service area to another over the planning period.**

One purpose of the CIE is to provide legal support for a community's impact fee ordinance. If there is a logical reason for providing more intensive services in a particular part of a jurisdiction, or constraints that prevent extending capital facilities to certain areas, it is best to state the reasons for these decisions in the CIE.

¹⁰ For each type of capital facility to be financed with impact fees, a community must define either a single service area that covers the entire jurisdiction, or multiple service areas. Service area boundaries may vary with the

category of capital improvement. See the previous section of this guidebook, which discusses service areas in more detail.

¹¹ Service level descriptions should relate capacity to demand. For example, locally collected data might indicate that an average household uses 200 GPD of water. Therefore, a community might define 200 GPD as its residential demand unit for water. If the community currently has 10,000 gallons of unused water filtration capacity, it can accommodate 250 units of new residential development with its existing capacity. If the population and economic projections in the comprehensive plan indicate the need to provide for 6,000 additional residential units by 2010, then the community must add 1.2MGD of additional capacity to maintain its service level goals. Industrial and commercial water needs could also be estimated in terms of the number of residential demand units such uses would consume.

¹² Consider, however, that if a community's CIE sets a service level goal of raising the community ISO level, it may also be incurring responsibility for increasing its work force, providing specialized training to fire fighters, adding administrative expenses or acquiring equipment that cannot be funded through impact fees. If a community chooses to use ISO ratings as the standard for service levels, all associated costs of meeting ISO standards (including those not eligible for impact fees) should be included in the total project costs listed in the CIE's Schedule of Improvements.

4. Projection of Facility Needs

This portion of the CIE identifies the new public facilities or expansions of existing facilities that will be required to achieve the future levels of service established in the previous section. Since these are the facilities that may be financed, at least partially, with impact fees, it is important that these projections be done carefully and based in sound forecasts of future growth and development in each service area established within the community.

The Projection of Facility Needs **must** include:

- **Identification of areas where new capital facilities or infrastructure will be needed to support the local government's desired future development patterns established in the comprehensive plan.**

The availability of utilities (particularly sewer, water and roads) will affect the location and quality of new growth. For example, locating more intensive infrastructure in proximity to highway interchanges may encourage beneficial clustering of commercial activities. Centralized sewer and other types of infrastructure may be also be needed to support more medium- and high-density affordable housing in specific parts of the community. Soil conditions may also be related to land use and infrastructure planning. For example, in areas where soils are relatively unsuitable for septic tanks (dictating minimum lot sizes of one acre or more), lack of wastewater treatment capacity may perpetuate a pattern of sprawling development that could eat up rural open space as rapid growth occurs. Is the community trying to encourage industry to locate in a certain area? If so, providing roads, water and wastewater treatment in the proposed industrial area will be important, but it will be equally important to decide where infrastructure should not go. In short, the Projection of Facility Needs should consider the future land use implications of infrastructure planning decisions.

Environmental policies should also be considered in capital facilities planning. For example, if the community has established a policy of protecting ground water quality in the comprehensive plan, the CIE might assess whether centralized sewer should be a high priority in aquifer recharge areas, or whether it would be better for such areas to remain undeveloped. Is stormwater runoff from development in the flood plain affecting surface water quality? If so, a community's CIE might assess the alternative of not providing infrastructure where it will encourage such development.

- **Data and projection methodologies for assessing capital facility capacity needs that are essentially consistent with information provided in the comprehensive plan.**

The population and growth forecasts included in the local comprehensive plan should be used as the basis for determining the projected needs listed in the CIE. The CIE should show how the infrastructure needs of the projected new population will be met. If the community's plan supports a slow growth scenario, while the CIE describes massive

infrastructure improvement projects aimed at fostering rapid growth, this would constitute an unacceptable internal inconsistency between the CIE and the comprehensive plan.

- **Description, in general terms, of infrastructure needs for the entire planning horizon of the comprehensive plan.**

Clearly, project costs and growth projections become more uncertain the further into the future they are forecast; however, the CIE is required to anticipate long-range needs along with short range priorities. Major capital facility needs for the entire planning period should be anticipated, even if they will not be addressed during the five-year period covered in the Schedule of Improvements. While it may not be reasonable to define every project required to meet long range needs, an overview or general indication of major infrastructure investments anticipated should be included in the CIE.

- **A listing of all capital projects that will be required to upgrade service levels for existing development within each service area. These projects must be marked or designated as a part of the CIE.**

DIFA states that, "Development impact fees shall be calculated on the basis of levels of service for public facilities that are adopted in the municipal or county comprehensive plan that are applicable to existing development as well as the new growth and development." Therefore, projects required to raise service levels for existing development must be included in the CIE, even though they cannot be paid for with impact fees under DIFA.

- **Describe any excess service capacity remaining in facilities already completed or under construction at the time of CIE adoption, based on new service levels established in the CIE.**

Establishing quantifiable service levels in the CIE is a critical step in determining whether existing systems have excess capacity. Setting service levels will often involve a trade-off between recovering costs for existing facilities and collection of fees to build new facilities. If a high service level is set for a given category of infrastructure, less excess capacity (eligible for recoupment through impact fees) will remain in existing facilities, and more existing service level deficiencies may have to be made up from non-impact fee revenue sources; however, relatively high impact fees can be collected to serve newly developing areas. If a relatively low service level is chosen, more of the costs of existing facilities can be recaptured, but impact fees collected for future system expansion will be limited to the costs of providing the lower level of service.

- **Indication of whether impact fees will be used to recover the costs of existing capital facilities (with remaining capacity to serve new growth) that were in place prior to implementation of an impact fee system.**

DIFA allows communities to charge new development for a proportionate share of the excess capacity that was built into existing facilities in anticipation of new growth. This practice, often referred to as “recoupment,” is optional under the Act. However, local governments that plan to recover the cost of facilities or infrastructure already in place should state their intention to do so in the CIE. Communities that will use recoupment should be especially careful to document how much remaining service capacity existed for each eligible facility or service at the time of CIE adoption. Recoupment will also require a careful study of all revenue sources used in the original financing for each capital improvement. These sources must be considered in establishing the impact fee structure, so as not to charge new development more than its proportionate share of the total cost.

While not required to meet Development Impact Fee Compliance Requirements, local governments are encouraged to consider the following:

- **The Projection of Facility Needs should consider the timing of major service capacity expansions in light of the five-year projection intervals required in the comprehensive plan.**

To the extent possible, capital improvements programming should be responsive to the growth curve shown in the projections. The CIE should indicate when a community must achieve its short to mid-range goals in order to avoid falling below its established service levels. Timing of proposed system improvements should be roughly consistent with the growth forecasts indicated by the five-year projection intervals required in the comprehensive plan. In other words, if a community states that it expects to gain 10,000 new residents in the next five years, the CIE should indicate how its adopted service levels can be reached for these new residents in that time frame.

- **Ensure that capital improvement projects proposed for each service area are consistent with the comprehensive plan regarding the distribution of future growth or differential rates of growth between service areas.**

¹³ See the “Units of Measure and Criteria for Establishing Service Levels” table in the Appendix.

5. Schedule of Improvements

To meet Development Impact Fee Compliance Requirements, the CIE must consider system improvements for the entire planning horizon of the comprehensive plan, which for most plans will be 20 years. The Schedule of Improvements is only required to list projects (including joint or inter-jurisdictional projects) to be initiated within the first five years after CIE adoption. This means that major long-range projects that will be financed with impact fees; but will not be initiated within five years of CIE adoption, must be identified or described only in general terms.

The specific capital improvement projects and funding sources listed in a Schedule of Improvements are not set in stone. If a given revenue source does not materialize to complete a new facility, or priorities shift within a service area so that different projects take precedence at a later date, these changes can simply be reflected in the annual update of the Schedule of Improvements. On the other hand, changes in service area boundaries or modifications of officially adopted service levels are major policy shifts that would require amendment of the CIE.

In order to assure coordination of community facility development and other local government projects, DCA requires adoption of the CIE Schedule of Improvements as an Addendum to the Short Term Work Program that is included in the local comprehensive plan.

The Schedule of Improvements **must** include:

- **A listing, by year, of all impact fee-related capital improvements to be undertaken over the five-year period after adoption of the CIE, including:**

- 1. A brief (but clear) description of each project.**

This might be as simple as, "Widen Jones Road from two to four lanes from Broad Street to I-75," or, "Add a police precinct station in Service Area One." Or, the project description could involve more detail if the improvement has a more complex technical function.

- 2. Assignment of each project to a specific service area or areas.**

- 3. Implementation time frame (i.e., anticipated start and completion dates).**

- 4. Estimated total project costs for each capital improvement project.**

The CIE should be as accurate as possible in estimating project costs and listing funding sources. Ideally these costs should correspond with those generated in the course of preparing the impact fee schedules. Or, if the impact fee scheduling process has not been initiated at the time of CIE preparation, reasonable estimates of total project costs based on past facility costs, industry standard unit costs, etc. should be used. If project costs

need to be adjusted or financing strategies change, this should be addressed in the required annual update of the Schedule of Improvements.

Some local governments may have difficulty estimating project costs for complex public works projects before completing engineering or feasibility studies. If special studies are required to pinpoint costs, and such studies cannot be conducted prior to the development of the CIE, the studies themselves should be listed as work items in the Schedule of Improvements. Where specific project costs are difficult to determine, it may help to examine cost data for similar recent projects, ask for assistance from knowledgeable experts, or contact other local governments that have installed comparable facilities about costs and financing strategies.

Some impact fee financed projects will likely be collaborations between jurisdictions. These local governments may experience some confusion about how to show the total cost of multi-jurisdictional projects in each local government's CIE. There are several ways to organize the implementation strategy and show costs for multi-jurisdictional projects. One is for a local government to show the entire cost of a joint project in its CIE, and then list the total contribution of other jurisdictions as a single amount, just like any other non-impact fee funding source. Another is for each jurisdiction to list only its own investment in the joint project as a total project cost for the purpose of its individual Schedule of Improvements, backing out the other jurisdiction's contributions. If this last method is used, matching funds, grants and other financing sources provided by the local government should still be identified, along with the percentage of the total project cost stated that will provide new capacity to the particular jurisdiction (see next bullet). Either method is acceptable as long as consistency is maintained throughout the CIE, and it is clear how each project will be financed.

5. Portion of each project's stated total cost that may be paid from impact fees (i.e., portion that is directly attributable to adding capacity to serve new development).¹⁴

It is possible that a project listed in the Schedule of Improvements might include specific items or costs that add no capacity to serve new growth, either: 1) because they are operation, maintenance or replacement costs or 2) because the capacity created is intended to make up service level deficiencies. For example, a road widening for Belk Road that will expand from two to four lanes, the associated Schedule of Improvements might list the cost of a road widening project and include the cost of resurfacing four lanes of roadway, when only the two new lanes would add to system capacity. The total project cost (as drawn from a community's transportation CIP) might be \$200,000; however, only \$150,000 would go to build new lanes. The Schedule of Improvements should then list the total cost of \$200,000, but state that only 75% of the project would add system capacity.

A second example illustrates how a project intended both to provide new capacity and to make up some service level deficiencies would be treated under this requirement.

Suppose a community proposes a new ten acre park (in a service area with a service level established as two acres of park land per 1,000 population) for which 20% of the service capacity is designed to raise service levels for the 1,000 existing residents in the service area, while 80% will serve future development (a projected 4,000 new residents over the planning period). The Schedule of Improvements would show that 80% of the project cost would provide new service capacity.

These Development Impact Fee Compliance Requirements are designed to allow a great deal of flexibility in stating total project costs, with the intention of making the CIE a meaningful tool for local government and making it compatible with other planning documents. The requirement above is intended to establish the portion of the total cost stated that is actually a system improvements cost as defined by DIFA. The portion of the total cost designated as a system improvements cost represents the maximum amount eligible for impact fee financing.

One type of costs -- those for on-site project improvements -- should clearly be excluded from the totals stated in the CIE. DIFA makes an important distinction between "project improvements" and "system improvements." The Act says that, "if an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than the users or occupants of a particular project, the improvement shall be considered a system improvement." DIFA defines "system improvement costs" as "costs incurred to provide additional public facilities capacity needed to serve new growth and development." DIFA also states that, "Development impact fees shall not be used for any purpose that does not involve system improvements that create additional service available to serve new growth and development."

In contrast to system improvements, "project improvements" are defined as "site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupant or users." DIFA further specifies that, "No improvement included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement." Therefore, while some costs that are not system improvement costs may be included in CIE total cost figures, "project cost" should definitely be excluded from the CIE.

In reality, it will be unusual for 100% of a capital improvement project's capacity to serve new development, especially for roads, parks and libraries, because these types of capital facilities are often used by people outside their defined service areas. However, for the purposes of developing an impact fee system, the percentage of a proposed capital improvement project's capacity that is allocated to serve the existing population will depend primarily on whether a community is raising service levels (and thus defining current services as deficient) or accepting the service levels that existed at the time of CIE preparation as adequate. If no deficiencies in meeting service levels goals are

indicated, presumably all of the capacity added through new capital facilities or infrastructure will be available to serve new development.

6. A description of proposed sources of funds, in addition to impact fees, that are expected to be used to cover each project's total cost.

Going through the process of identifying funding sources should keep a local government's goals realistic. It also indicates that the local government has planned for necessary matching funds to supplement impact fees.

Funding sources are required to be precisely described in the CIE. For example, instead of saying additional funding will come from grants, the grant source should be specified. Instead of saying funds will come from "local government," the CIE should specify "general revenues," "special option sales tax," "revenue bonds," "private contributions" or whatever the financing mechanism will be.

As stated earlier, capital improvement projects required to upgrade service levels for existing development must be identified in the CIE in order to demonstrate that a local government has planned to meet this provision of DIFA. The Act says that, "development impact fees shall be calculated on the basis of levels of service . . . that are applicable to existing development as well as new growth and development." Thus, in addition to listing projects required to meet service level goals for existing development in the Schedule of Improvements, specific funding sources for such projects must be identified.

¹⁴ DIFA allows local governments to recover the cost of excess capacity remaining in existing infrastructure systems when excess capacity has been planned to serve new development. The present value of such existing a capital improvement should be stated in the CIE as a total project cost. The existing capacity or demand units available to serve new development should be stated in the CIE, rather than (or in addition to) the original capacity of the project, since some of the original capacity will have been absorbed between the time the capital improvement was built and the adoption of the CIE.

Policy Statements

DIFA states that:

... a municipality or county development impact fee ordinance may exempt all or part of particular development projects from development impact fees provided that such projects are determined to create extraordinary economic development and employment growth or affordable housing, providing that the public policy which supports the exemption is contained in the municipality's or county's comprehensive plan." (O.C.G.A. 36-71-4(k)).

Therefore, if a **local government plans to allow special exemptions** in its impact fee ordinance, the CIE must include policy statements supporting such exemptions.

Strengthening Legal Support for Impact Fee Systems Through Policy Statements

The following policy statements are not specifically required by DIFA, but could be useful for strengthening the legal foundations of local impact fee systems. Impact fee-related policies should be reviewed by the local government's legal counsel, since unique local situations might make any of the following suggestions inappropriate:

1. State, as a formal policy, that new development will be responsible, by means of an impact fee system, for the financial burdens it will impose on a community.
2. State specific policies in the plan that support the provision of public services in certain geographic areas, differential levels of services in different parts of a jurisdiction, or decisions not to extend services into certain areas. This will provide legal support for adopted service levels and service area boundaries.
3. If public utilities are under the direct control of the local jurisdiction and are not an independent authority with an autonomous board of directors, include a policy statement regarding any administrative, accounting or fee calculation procedures that will be changed to assure consistency with DIFA. If water or wastewater treatment is provided to a community by a utility authority, inter-jurisdictional agreements regarding the collection of hookup fees for system improvements may be required. The CIE should state the community's intention to enter into any such agreements. It should also explain if impact fee credits will be granted for hook-up fees charged by utility authorities.
4. State, as a policy, the intention to bring existing land development regulations and local government administrative procedures into compliance with the Impact Fee Act (if, in the opinion of the local government's legal counsel, changes will be required).
5. Authorize through a policy statement any inter-jurisdictional agreements that may be required for the collection or expenditure of impact fees for joint planning projects.

Conclusion

This guidebook is designed to provide assistance to local governments in understanding how to develop their CIE. The contents focus on developing a CIE that will meet the planning requirements of DIFA.

However, it should be clear from reading the sections on the required content of the CIE that developing a CIE will require close coordination with the team members that develop a local government's impact fee ordinance and fee schedule. As an impact fee system is developed, consultation with these experts will provide much of the information required for the CIE. It is important to understand that the projects listed in the CIE should be the basis for the fee schedule established for each service area in a local government's impact fee ordinance. Thus, it will be impractical for a local government to develop a "generic" CIE just in case the community should someday decide to implement an impact fee system. Preparation of a CIE should only be undertaken when a community is beginning the process of developing an impact fee system.

It is also important for a CIE to be consistent with a community's other capital improvement documents or plans (for example, park master plans, transportation improvement programs, utility authorities' service plans). Such documents should ideally be used in preparing the CIE and, if necessary, updated to reflect the capital improvements defined in the CIE. As this guidebook has emphasized, the CIE is not merely a wish list, but should function as a practical bridge to plan implementation and the use of impact fees.

Appendix

Example Units of Measure and Criteria for Establishing Service Levels

| Type of Capital Improvement | Some Typical Measures of Service Levels | Types of Development Usually Charged / Typical Demand Units |
|--|--|--|
| Water supply | Average gallons of treated water consumed per day; other criteria such as peak usage; line diameter, storage capacity. | Residential: household units: Other land uses often charged by meter Size. |
| Wastewater Treatment | Gallons per day treated; gallons per day permitted for release into surface water or land treatment. | Residential: household units; Other land uses often charged by meter size. |
| Stormwater management, flood control, shore protection | New runoff generated; impervious surface created, grade change, miles of shoreline. | All land uses: total project acres; acres of impermeable surface created; acres of land disturbed. |
| Parks, recreation and open space | acres per 1,000 pop. by park category . (e.g., neighborhood, community, regional, etc.) service radius or design capacity by park category. | Residential: by unit, Commercial: square feet of office space; Commercial and industry often not charged. |
| Roads, streets and bridges | LOS level by functional class of road (e.g., arterial, collector, etc); other criteria such as: volume to capacity ratios; lane miles. | Trips generated by land use, average trip length; Residential: by housing unit; Commercial: by square feet of floor space or # employees Industrial: by # employees |
| Fire protection | # sq. ft. of facility per full time personnel or fire fighting units (might be expressed in facility cost per unit); stored water capacity. | Number of calls for assistance to total population or average calls by type of land use; Residential: by unit; Commercial & industrial: square feet or # of employees. |
| Public Safety Facilities | Patrol vehicles or officers per 1,000 pop. (Impact fees might be translated to facility cost per household unit, since impact fees do not pay for manpower or vehicles.) | Number of calls for assistance to total population or average calls by type of land use; Residential: by unit. |
| Emergency medical services | Vehicles / stations per 1,000 population. | Number of calls for assistance to total population or average calls by type of land use; Residential: by unit; Commercial & industrial: square feet or # of employees. |
| Libraries | Square feet of library facility per 1,000 pop.: Books per capita | Residential by units; commercial and industrial: often not charged. |

Sample Methods of Establishing Service Area Boundaries

| | |
|---|---|
| Capital Improvement | Typical Boundaries Used: |
| Water production, treatment and distribution | Ideally, the entire proposed service area of a public utility; could be defined based on proposed level of service provision; areas with differential cost of service; areas served by specific filtration plants. |
| Wastewater treatment, collection and disposal | Ideally; the entire proposed service area of a public utility; service areas could also be based on relative cost of service, relationships between treatment plants or distribution systems; existing or proposed community improvement districts, special tax districts or enterprise zones. |
| Roads, streets and bridges | Could be entire jurisdiction or multiple jurisdictions through interjurisdictional agreement; where service levels will be planned to vary within a jurisdiction, boundaries may be recommended by a traffic engineer; DOT traffic zone information may be used to determine localized impacts. |
| Stormwater management | Usually based on drainage basins or watersheds, or the portion of a drainage basin or watershed that falls within a jurisdiction. |
| Parks: | Various categories of parks may have different service areas. |
| Neighborhood | Aggregations of subdivisions; elementary school districts. |
| Community | May be the whole jurisdiction for a small to mid-sized city. Community parks generally serve a population of 15,000 to 50,000. Service districts are based on design capacity and user accessibility (distance or travel time). |
| Regional | Ideally, entire jurisdiction or multiple jurisdictions through interjurisdictional agreement. A single regional park district could contain more than one regional facility. |
| Urban open space | Central business districts or within a service radius of development nodes. |
| Natural open space | Ideally, the entire jurisdiction, but could be a neighborhood, community, multijurisdictional or regional service area depending on the total acreage, shape and location, type of recreational uses, and users of the particular open space. |
| Special purpose recreation areas | Could be a neighborhood, community, multijurisdictional or regional service area depending on the total acreage, shape, type of recreation available and users of the open space. Special purpose parks can have regional benefits for tourism (e.g., amusement park, historic district park, zoo or nature center, or lake shore). |
| Emergency medical service | Ideally, the entire jurisdiction, but if emergency medical service to a jurisdiction is divided among several service providers, their territories may make logical service area boundaries. |
| Fire protection services | Ideally, the total service area served by a single fire department (since ISO ratings are based on analysis of the service provider); more than one service area may be called for if subareas are planned to receive different levels of fire projection; consideration should be given to existing special tax districts for fire protection. Differing service areas often related to population density |

| | |
|-----------------|--|
| | or adequacy of water system to support fire hydrants. |
| Police services | Ideally, entire jurisdiction, or multiple jurisdictions if served by a single police department. |
| Libraries | Entire jurisdiction, or regional library service districts defined by the state. |

Capital Improvements Element

2018 Annual Update

Transmittal Resolution 9-24-19
Adoption Resolution 10-29-19

Annual Impact Fee Financial Report – Fiscal Year 2018
(November 1, 2017 through October 31, 2018)

Schedule of Improvements/STWP Addendum

Pike County, Georgia

PIKE COUNTY, GEORGIA - ANNUAL IMPACT FEE FINANCIAL REPORT - FISCAL YEAR 2018
(November 1, 2017 through October 31, 2018)

| Public Facilities (County-wide) | Library | Fire | Jail | Sheriff | E-911 | Parks & Recreation | Roads | Admin Fee (Max 3%) | CIE Prep (recoupment) | Total |
|---|--------------|--------------|--------------|-------------|------------|-----------------------|-------------|-----------------------|--------------------------|--------------|
| Impact Fee Fund Balance as of November 1, 2017 | \$ 73,581.42 | \$91,100.81 | \$66,573.67 | \$39,126.63 | \$5,839.80 | \$242,351.50 | \$35,622.75 | \$16,643.42 | \$ 13,139.53 | \$583,979.53 |
| Impact Fees Collected (11/01/17 through 10/31/18) | 43,524.00 | 56,138.33 | 41,086.76 | 24,276.59 | 3,750.16 | 143,635.68 | 23,894.53 | | | 355,382.64 |
| Admin Fee (Max 3%) | | | | | | | | 10,089.78 | | 10,089.78 |
| CIE Prep (Recoupment) | | | | | | | | | 7,777.87 | 7,777.87 |
| Accrued Interest | 152.33 | 188.59 | 137.82 | 81.00 | 12.09 | 501.71 | 73.75 | 34.45 | 27.20 | 1,208.94 |
| Impact Fee Refunds | - | - | - | - | - | - | - | - | - | - |
| Impact Fee Expenditures | (9,795.38) | (19,025.00) | (120,198.94) | (59,627.04) | 0.00 | (10,532.75) | (26,500.00) | (39,253.46) | 0.00 | (284,932.57) |
| Impact Fee Transfers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Impact Fee Corrections 11/01/17 – 10/31/18 | - | - | - | - | - | - | - | - | - | - |
| Impact Fee Fund Balance as of October 31, 2018 | \$81,236.60 | \$100,578.65 | \$73,499.78 | \$43,197.24 | \$6,447.35 | \$267,565.00 | \$39,328.83 | \$18,374.95 | \$14,506.54 | \$644,734.94 |
| Impact Fees Encumbered ¹ | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$6000.00 | \$ 0.00 | \$ 0.00 | \$6,000.00 |

¹ As of 10/31/2018, \$6000.00 impact fee funds had been encumbered by the Board of Commissioners for improvements to begin in 2018.

() Parentheses indicate negative amounts.

PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2016-2020)

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| Project Description County-wide | Project Start Date | Project Completion Date | Estimated Project Cost | Portion Chargeable to Impact Fees | Sources of Available Funds & Share | Responsible Party | Current Status |
|---|---------------------------|--------------------------------|-------------------------------|---|---|--|-----------------------|
| Library | | | | | | | |
| Reading Room Furniture w/ USB ports | Aug. 2016 | Sept. 2016 | \$18,381.68 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Complete |
| Additional, Permanent Book Inventory for Library | Fall 2017 | Spring 2018 | \$9,795.38 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Complete |
| Renovations to Building for Additional Storage Space | 2019 | 2019 | \$50,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Planning |
| Lighted Marquee Sign | 2018 | 2019 | \$6,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Planning |

PIKE COUNTY, GEORGIA
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|---|---------------------------|--------------------------------|-------------------------------|---|---|---|-----------------------------------|
| Jail/Sheriff | | | | | | | |
| Training Facility for Jail and Sheriff | Fall 2017 | 2018 | \$99,857.42 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Sheriff's Office | Complete |
| Storage Facility | Fall 2017 | 2019 | \$25,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Sheriff's Office | Planning; Funding Approved |
| Addition to Jail | 2019 | 2020 | \$60,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Sheriff's Office | Planning |

PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2016-2020)

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|--|---------------------------|--------------------------------|-------------------------------|---|---|--------------------------|-----------------------|
| Fire Department | | | | | | | |
| Upgrade and Expansion of All Fire Dept. System Radios | 2017 | 2017 | \$35,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Complete |
| New Fire Station on Ga. Hwy. 18 East | 2020 | 2020 | \$100,000 | 100% from Impact Fee Funds Available | Impact Fees & General Fund | Pike County BOC | Planning |
| New Jaws of Life | 2018 | 2018 | \$19,025.00 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Complete |

PIKE COUNTY, GEORGIA
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| Project Description County-wide | Project Start Date | Project Completion Date | Estimated Project Cost | Portion Chargeable to Impact Fees | Sources of Available Funds & Share | Responsible Party | Current Status |
|---|---------------------------|--------------------------------|-------------------------------|---|---|---|---|
| Parks & Recreation | | | | | | | |
| Convert Soccer Pavilion into an Indoor Recreation Ctr. | 2018 | 2019 | \$350,000 | 100% from Impact Fee Funds Available | Impact Fees Bonds | Pike County BOC & Pike County Parks & Recreation Auth. | Planning; National Park Service Approved |
| Adult Softball Fields | 2018 | 2019 | \$150,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike County Parks & Recreation Auth. | Planning |
| Additional Batting Cages | 2016 | 2016 | \$5,024.96 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike County Parks & Recreation Auth. | Complete |
| Replace Baseball Shelter | 2017 | 2019 | \$25,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike County Parks & Recreation Auth. | Planning |

PIKE COUNTY, GEORGIA
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|--|---------------------------|--------------------------------|-------------------------------|---|---|--|-----------------------|
| Parks & Recreation, Continued | | | | | | | |
| Upgrades to Lighting at Baseball, Softball, Football Fields | 2019 | 2020 | \$887,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike Co. Rec. Authority | Planning |
| Fence Upgrades | 2015 | Nov. 2016 | \$32,920 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike Co. Rec. Authority | Complete |
| Athletic Field Prep (Hydroseeding) | 2016 | 2016 | \$4000.00 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike Co. Rec. Authority | Complete |
| Weather Warning Siren | 2018 | 2018 | \$2,862.75 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike Co. Rec. Authority | Complete |

PIKE COUNTY, GEORGIA
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| Project Description County-wide | Project Start Date | Project Completion Date | Estimated Project Cost | Portion Chargeable to Impact Fees | Sources of Available Funds & Share | Responsible Party | Current Status |
|--|---------------------------|--------------------------------|-------------------------------|---|---|--------------------------|---------------------------|
| Roads | | | | | | | |
| Widening and Paving of Jonathans Roost Road | 2017 | 2017 | \$100,000 | 15% from Impact Fee Funds Available | Impact Fees (\$15,000) LMIG Grant (\$85,000) | Pike County BOC | Complete |
| Water Tank for Road Dept. Truck | 2018 | 2018 | \$26,500 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Complete |
| 7 Ton Tilt Trailer for Road Dept. | 2018 | 2018 | \$6,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Planning; Approved |

PIKE COUNTY, GEORGIA
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| Project Description County-wide | Project Start Date | Project Completion Date | Estimated Project Cost | Portion Chargeable to Impact Fees | Sources of Available Funds & Share | Responsible Party | Current Status |
|---|---------------------------|--------------------------------|-------------------------------|---|---|--------------------------|-----------------------|
| E-911 | | | | | | | |
| Expansion of Entire Emergency Radio System | 2017 | 2017 | \$38,144.10 (actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Complete |
| New 911 Phone System | 2018 | 2019 | \$100,000 | 100% from Impact Fee Funds Available | Impact Fees & General Fund | Pike County BOC | Planning |

PIKE COUNTY, GA

Capital Improvements Element

2017 Annual Update

Transmittal Resolution 11-15-18
Adoption Resolution 12-12-18

Annual Impact Fee Financial Report – Fiscal Year 2017
(November 1, 2016 through October 31, 2017)

Schedule of Improvements/STWP Addendum

Pike County, Georgia

PIKE COUNTY, GEORGIA - ANNUAL IMPACT FEE FINANCIAL REPORT - FISCAL YEAR 2017
(November 1, 2016 through October 31, 2017)

| Public Facilities (County-wide) | Library | Fire | Jail | Sheriff | E-911 | Parks & Recreation | Roads | Admin Fee (Max 3%) | CIE Prep (recoupment) | Total |
|--|----------------|--------------|--------------|----------------|--------------|-----------------------------------|--------------|-------------------------------|----------------------------------|---------------|
| Impact Fee Fund Balance as of November 1, 2016 | \$ 13,556.56 | \$ 9,986.85 | \$ 99,943.39 | \$ 42,148.88 | \$ 3208.03 | \$ 126,533.81 | \$ 30,454.33 | \$25,256.10 | \$ 9903.15 | \$ 360,991.11 |
| Impact Fees Collected (11/01/16 through 10/31/17) | 31,736.25 | 41,539.39 | 30,401.90 | 17,963.17 | 2,775.49 | 105,174.35 | 26,258.37 | | | 255,848.92 |
| Admin Fee (Max 3%) | | | | | | | | 7,662.67 | | 7,662.67 |
| CIE Prep (Recoupment) | | | | | | | | | 5,906.20 | 5,906.20 |
| Accrued Interest | 42.28 | 52.35 | 38.26 | 22.48 | 3.36 | 139.27 | 20.47 | 9.56 | 7.37 | 335.59 |
| Impact Fee Refunds | - | - | - | - | - | - | - | - | - | - |
| Impact Fee Expenditures | (2,255.12) | 0.00 | (49,500.00) | (37,457.77) | 0.00 | (37,944.96) | 0.00 | (8,137.76) | 0.00 | (135,295.61) |
| Impact Fee Transfers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Impact Fee Corrections 11/01/16 – 10/31/17 | - | - | - | - | - | - | - | - | - | - |
| Impact Fee Fund Balance as of October 31, 2017 | \$ 43,079.97 | \$ 51,578.59 | \$ 80,883.55 | \$ 22,676.76 | \$ 5986.88 | \$ 193,902.47 | \$ 56,733.17 | \$ 24,790.57 | \$ 15,816.72 | \$ 495,448.68 |
| Impact Fees Encumbered | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 3,920.94 | \$ 0.00 | \$ 3,920.94 |

() Parentheses indicate negative amounts.

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|---|---------------------------|--------------------------------|-------------------------------|---|---|--|-----------------------------------|
| Library | | | | | | | |
| Reading Room Furniture w/ USB ports | Aug. 2016 | Sept. 2016 | \$18,381.68 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Complete |
| Additional, Permanent Book Inventory for Library | Fall 2017 | Spring 2018 | \$10,000.00 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Funding Approved, Planning |
| Renovations to Building for Additional Storage Space | 2019 | 2019 | \$50,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Planning |
| Lighted Marquee Sign | 2018 | 2018 | \$6,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Library Board | Planning |

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|---|---------------------------|--------------------------------|-------------------------------|---|---|---|-----------------------------------|
| Jail/Sheriff | | | | | | | |
| Training Facility for Jail and Sheriff | Fall 2017 | 2018 | \$100,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Sheriff's Office | Planning; Funding Approved |
| Storage Facility | Fall 2017 | 2018 | \$25,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Sheriff's Office | Planning; Funding Approved |
| Addition to Jail | 2019 | 2020 | \$60,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Sheriff's Office | Planning |

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|--|---------------------------|--------------------------------|-------------------------------|---|---|--------------------------|-----------------------|
| Fire Department | | | | | | | |
| Upgrade and Expansion of All Fire Dept. System Radios | 2017 | 2017 | \$35,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Complete |
| New Fire Station on Ga. Hwy. 18 East | 2020 | 2020 | \$100,000 | 100% from Impact Fee Funds Available | Impact Fees & General Fund | Pike County BOC | Planning |

PIKE COUNTY, GEORGIA
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|---|---------------------------|--------------------------------|--------------------------------|---|---|---|---|
| Parks & Recreation | | | | | | | |
| Convert Soccer Pavilion into an Indoor Recreation Ctr. | 2018 | 2019 | \$350,000 | 100% from Impact Fee Funds Available | Impact Fees Bonds | Pike County BOC & Pike County Parks & Recreation Auth. | Planning; National Park Service Approved |
| Adult Softball Fields | 2018 | 2018 | \$150,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike County Parks & Recreation Auth. | Planning |
| Additional Batting Cages | 2016 | 2016 | \$5,024.96 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike County Parks & Recreation Auth. | Complete |
| Replace Baseball Shelter | 2017 | 2018 | \$25,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike County Parks & Recreation Auth. | Planning |

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|--|---------------------------|--------------------------------|-------------------------------|---|---|--|-----------------------|
| Parks & Recreation, Continued | | | | | | | |
| Upgrades to Lighting at Baseball, Softball, Football Fields | 2019 | 2020 | \$887,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike Co. Rec. Authority | Planning |
| Fence Upgrades | 2015 | Nov. 2016 | \$32,920 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike Co. Rec. Authority | Complete |
| Athletic Field Prep (Hydroseeding) | 2016 | 2016 | \$4000.00 (Actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Pike Co. Rec. Authority | Complete |

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|--|---------------------------|--------------------------------|-------------------------------|---|---|--------------------------|-----------------------|
| Roads | | | | | | | |
| Widening and Paving of Jonathans Roost Road | 2017 | 2017 | \$100,000 | 15% from Impact Fee Funds Available | Impact Fees (\$15,000) LMIG Grant (\$85,000) | Pike County BOC | Complete |
| Water Tank for Road Dept. Truck | 2018 | 2018 | \$25,000 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Planning |

PIKE COUNTY, GEORGIA
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|---|---------------------------|--------------------------------|-------------------------------|---|---|--------------------------|-----------------------|
| E-911 | | | | | | | |
| Expansion of Entire Emergency Radio System | 2015 | 2015 | \$7638.00 (actual) | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC | Complete |
| New 911 Phone System | 2018 | 2018 | \$100,000 | 100% from Impact Fee Funds Available | Impact Fees & General Fund | Pike County BOC | Planning |

**PIKE COUNTY, GEORGIA
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|--|-----------------------------------|--|---------------------------------------|--|---|---|---------------------------|
| Fire Department | | | | | | | |
| Generators | 2017 | 2018 | \$ 3920.94 | 100% from Impact Fee Funds Available | Impact Fees | Pike County BOC & Building & Grounds | Complete |

DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

REQUEST FOR MINOR MODIFICATION TO
SOLID WASTE HANDLING PERMIT

Instructions

This form must accompany all requests by the Permittee requiring a minor modification for the subject facility. Attached modifications of the Design and Operation (D&O) Plan must be factual and complete. This form and supporting documents must be submitted directly to the EPD Regional office to which the facility is assigned. For modifying a D&O Plan, please include three (3) copies of all pertinent sheets.

Follow-up submittals require the Permittee to submit a new request form.

APPLICANT TO COMPLETE THE REVERSE SIDE

FOR EPD USE ONLY

Official Facility Name _____

Permit No. _____ Modification Type _____

Review Deadline Date _____

Received By _____ Date _____ Comments* _____

Reviewed By _____ Date _____ Comments* _____

Action By _____ Date _____ Comments* _____

*Disposition: _____ Approved/Denied/Incomplete

Reply to Appropriate EPD District Office

1 Georgia EPD Mountain District
P.O. Box 3250
Cartersville, Georgia 30120
(770) 387-4900
ATTN: Mr. James Cooley, Mgr.

2 Georgia EPD West Central District
2640 Shurling Drive
Macon, Georgia 31202
(478) 751-6612
ATTN: Mr. Todd Bethune, Mgr.

3 Georgia EPD Northeast District
745 Gaines School Road
Athens, Georgia 30605
(706) 369-6376
ATTN: Mr. Derrick Williams, Mgr.

4 Georgia EPD East Central District
3524 Walton Way Ext.
Augusta, GA 30909
(706) 667-4343
ATTN: Mr. Jeff Darley, Mgr.

5 Georgia EPD Coastal District
400 Commerce Center Drive
Brunswick, Georgia 31523-8251
(912) 264-7284
ATTN: Mr. Bruce Foisy, Mgr.

6 Georgia EPD Southwest District
2024 Newton Road
Albany, Georgia 31708
(229) 430-4144
ATTN: Ms. Lisa Myler, Mgr.

NOTE: All minor modifications for private industrial facilities except for those facilities located in the Coastal District should be directed to:
Georgia Environmental Protection Division
Solid Waste Management Program
4244 International Parkway, Suite 104
Atlanta, Georgia 30354
(404) 362-2692
ATTN: Solid Waste Management Program

FACILITY _____ PERMIT NO. _____

Pursuant to the requirements of the Georgia Comprehensive Solid Waste Management Act, O.C.G.A. 12-8-20, et seq. and the Rules of the Georgia Department of Natural Resources, Chapter 391-3-4-.02(4), Solid Waste Management, both as amended, the undersigned hereby:

- 1 Requests a minor modification as represented in the attached modified D&O Plan, and/or supporting documents;
- 2 Certifies that the Permittee is the rightful owner of the facility and can verify that this proposed modification shall conform to all local zoning/land use ordinances; and
- 3 Certifies that the information provided in or submitted by the facility Permittee as part of this request form and modified D&O Plan is true and correct, and if approved, the facility Permittee agrees to comply with provisions of this minor modification to the D&O Plan, provisions of the Act Rules, and conditions of the Permit.

I PERMITTEE Kenny Smith

ADDRESS 100 South Hill Street PHONE (770) 229 - 6425

CITY Griffin STATE GA ZIP 30223

AUTHORIZED OFFICIAL Kenny Smith

SIGNATURE  DATE SEPT 25, 2019

TITLE City Manager

MAILING ADDRESS P.O. Box T 100 South Hill Street

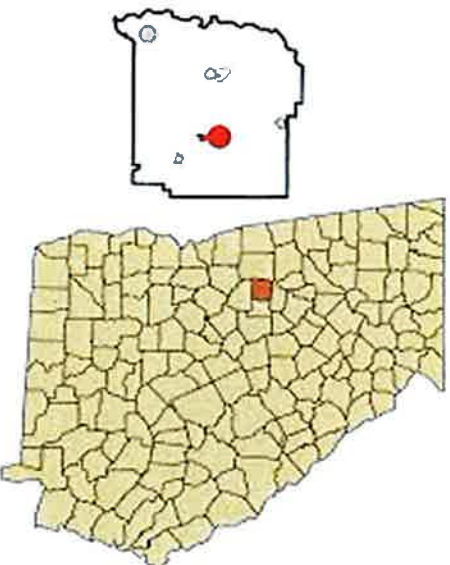
CITY Griffin STATE GA ZIP 30223

- II Briefly describe the exact changes to be made to the permit conditions and explain why the change is needed.

A proposed borrow pit plan has been added to eliminate earthwork import to cover the proposed C&D waste area.

- III Attached documents include:

Revised Phase III Expansion Plans for Shoal Creek Road C&D Landfill Permit No. 126-010 D (C & D)



PIKE COUNTY (GEORGIA) SPECIAL PURPOSE LOCAL OPTION SALES TAX DISCUSSION

March 11, 2020

Bill Camp, Managing Director
3050 Peachtree Road, Suite 702
Atlanta, Georgia 30305
404.240.6805
william.camp@raymondjames.com

RAYMOND JAMES

HISTORY OF SPLOST IN PIKE COUNTY

| | |
|-------------------|------------------------|
| SPLOST I | 4/1/1995 to 6/30/1999 |
| SPLOST II | 1/1/2000 to 12/31/2004 |
| SPLOST III | 4/1/2007 to 9/30/2010 |
| SPLOST IV | 7/1/2011 to 6/30/2016 |
| SPLOST V | 7/1/2016 to 6/30/2022 |

CURRENT SPLOST V

Shall the special 1 percent sales and use tax currently in effect in Pike County be continued for a period of six (6) years commencing upon the expiration of the sales and use tax currently in effect and for the purpose of raising of approximately \$5,800,000 for road, street and bridge improvements in Pike County, the Cities of Concord, Meansville, Molena, Williamson, and Zebulon, and to pay principal and interest on previously incurred indebtedness?

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of Pike County in the principal amount of up to \$4,640,000 for the above purposes, repayable from the proceeds of the aforesaid sales and use tax.

| Bond Amounts Approved | |
|--------------------------|---------------|
| <u>Year</u> | <u>Amount</u> |
| 2017 | \$630,000 |
| 2018 | 730,000 |
| 2019 | 760,000 |
| 2020 | 800,000 |
| 2021 | 840,000 |
| 2022 | 880,000 |

SALES TAX COLLECTIONS HISTORY

| YEAR | PIKE County-Wide LOST | MONTHLY AVERAGE | HIST. GROWTH RATE |
|-----------------------------------|-----------------------------|--------------------|-------------------------|
| | | | |
| 2007 | 1,190,437 | 99,203 | --- |
| 2008 | 1,111,991 | 92,666 | -6.59% |
| 2009 | 1,015,690 | 84,641 | -8.66% |
| 2010 | 1,007,392 | 83,949 | -0.82% |
| 2011 | 1,073,338 | 89,445 | 6.55% |
| 2012 | 1,114,897 | 92,908 | 3.87% |
| 2013 | 958,160 | 79,847 | -14.06% |
| 2014 | 946,693 | 78,891 | -1.20% |
| 2015 | 984,266 | 82,022 | 3.97% |
| 2016 | 1,029,231 | 85,769 | 4.57% |
| 2017 | 1,120,449 | 93,371 | 8.86% |
| 2018 | 1,238,217 | 103,185 | 10.51% |
| 2019 | 1,415,769 | 117,981 | 14.34% |
| 2020 | 243,115 | 121,558 | --- |
| 2 months | | | |
| 6-Year Avg. Growth Rate for LOST: | | | 6.84% |

Local Option Sales Tax shown because
is has collected without interruption.

SPLOST VI PROJECTIONS (RENEWAL)

12 Months ended 2/29/20 actual

SPLOST used as Base:

1,425,839

118,820

SPLOST VI Levy dates: 7/22 through 6/28

SPLOST VI Cash Flow dates: 8/22 through 7/28

COLLECTIONS AT A 0.00% GROWTH RATE:

| COUNTY-WIDE #'S | | PROJECTED 6-YEAR SPLOST COLLECTIONS | PROJECTED GROWTH 0.00% |
|-----------------|-----|--|------------------------------|
| YEAR | | | |
| 2022 | (1) | 594,100 | |
| 2023 | | 1,425,839 | |
| 2024 | | 1,425,839 | |
| 2025 | | 1,425,839 | |
| 2026 | | 1,425,839 | |
| 2027 | | 1,425,839 | |
| 2028 | (2) | 831,740 | |
| TOTAL | | 8,555,036 | |

(1) SPLOST VI levy starts on 7/1/22 - Reflects 5 months of collections (cash flows) from the State during 2022.

(2) SPLOST VI levy ends on 6/30/28 - Reflects 7 months of collections (cash flows) from the State during 2028.

6 year
SPLOST
assumed

| Assumed Growth Rate | Estimated Total Collections |
|------------------------|--------------------------------|
| -3.5% | 7,302,427 |
| 0.0% | 8,555,036 |
| 3.5% | 10,006,148 |
| 7.0% | 11,684,025 |

SPLOST VI ?

- The current SPLOST V will cease levying June 30, 2022.
- The following are referendum dates available for you in 2020 & 2021:

November 3, 2020

March 16, 2021

November 2, 2021

EXAMPLE ELECTION SCHEDULE: NOVEMBER 3, 2020

| <u>Date</u> | <u>Event</u> |
|--|--|
| Early-June 2020 to Monday, June 22, 2020. | <i>Deadline to send letter to Municipalities- 10 DAYS BEFORE MEETING.</i> Finalize estimated construction projects, costs and draw schedules. |
| Friday, July 3, 2020 | <i>Deadline to meet with Municipalities- 30 DAYS BEFORE ELECTION IS CALLED (i.e. when Referendum Resolution is adopted).</i> Distribute first drafts of Referendum Resolution, Intergovernmental Contract, Notice of Election, and other documents. |
| Early-July 2020 | Remarks and revisions on documents due. |
| Late-July 2020 | Boards meet to adopt Referendum Resolution, Intergovernmental Contract, Notice of Election, and other applicable documents. |
| Monday, August 3, 2020 | <i>Deadline</i> to publish newspaper ad (90 days) to serve as the "official call date" IF a special election to be held in conjunction with a state-wide primary <u>or</u> general election (O.C.G.A. 21-2-540(b) & 21-2-2(3)). Submit ballot question to ballot builders. |
| Week of September 21, 2020 | Publish First copy of Notice of Election (in local newspaper). |
| Week of September 28, 2020 | Publish Second copy of Notice of Election. |
| Week of October 5, 2020 | Publish Third copy of Notice of Election. |
| Week of October 12, 2020 | Publish Fourth copy of Notice of Election. |
| Week of October 19, 2020 | Publish Fifth copy of Notice of Election. |
| Tuesday, Nov. 3, 2020 | Elections held. |
| Week of Nov. 9, 2020 | Board meets to confirm, declare, and approve election results. |

EXAMPLE ELECTION SCHEDULE: MARCH 16, 2021

| Date | Event |
|--|--|
| Late October 2020 through Early November 2020 | Deadline to send letter to Municipalities- 10 DAYS BEFORE MEETING. |
| Early November 2020 through Mid November 2020 | Finalize construction costs and draw schedule. Determine Bond Issue size. Deadline to meet with Municipalities- 30 DAYS BEFORE ELECTION IS CALLED (i.e. when the Referendum Resolution is adopted). |
| Late November 2020 through Mid December 2020 | Distribute first drafts of Referendum Resolution, Notice of Election, and other documents. Remarks and revisions on documents due. |
| Early December 2020 through Mid December 2020 | Board meets to adopt Referendum Resolution, Notice of Election, and other applicable documents. |
| Late January 2021 / Early February 2021 | Deadline (2/12/2021) to publish newspaper ad (at least 29 days before election) to serve as the "official call date". Submission of the ballot question to the ballot builders will likely need to occur prior to the 2/12/2021 deadline. |
| Week of February 8, 2021 | Publish First copy of Notice of Election (in local newspaper). |
| Week of February 15, 2021 | Publish Second copy of Notice of Election. |
| Week of February 22, 2021 | Publish Third copy of Notice of Election. |
| Week of March 1, 2021 | Publish Fourth copy of Notice of Election. |
| Week of March 8, 2021 | Publish Fifth copy of Notice of Election. |
| Tuesday, March 16, 2021 | Elections held. |
| Week of March 22, 2021 | Board meets to confirm, declare, and approve election results. |

RAYMOND JAMES

PLANNING FOR SPLOST VI



Some mechanics to consider

WHO CAN CALL A SPLOST REFERENDUM?

County governments have exclusive authority to call a SPLOST

- Most commonly, an intergovernmental agreement is reached which governs the distribution of SPLOST funds.
- The County and not the cities are authorized to initiate discussions for a SPLOST.
- To initiate an official SPLOST negotiation the County must do the following:
 - Send a letter to municipalities at least 10 days prior to meeting.
 - Meet with municipalities at least 30 days prior to adopting a referendum resolution.
 - Referendum up to 90 days in advance of election depending on the statewide election schedule.
- There is no municipal “veto” of SPLOST proposals put forth by the county. However, cities may be entitled to a share of SPLOST proceeds under certain circumstances.
- If a SPLOST referendum fails another referendum cannot be called until 12 months later.

DEVELOPING A PACKAGE OF PROJECTS

The County can develop a package of projects in one of two ways

Intergovernmental Agreement

- Must Include cities representing 50% of municipal population.
- Tax can be collected for up to six years
- No collection cap.
- Agreement must specify the following:
 - A list of projects to be funded
 - The estimated cost of each project
 - A procedure for distributing the cities' share of proceeds
 - Record keeping an audited procedures.

No Intergovernmental Agreement

- Without city approval, the county may expend all or part of the tax collections on certain specified "level one countywide projects".
- "Level one" projects include courthouses, administrative buildings, health dept. facilities, jails and correctional facilities and equipment for these facilities.
- If no "level one" project are included, a county can reserve up to 20% of collections for "level two" projects.
- "Level two" projects are any capital projects the commissioners specify.
- County projects are funded first with any remaining revenues are distributed according to population.

HOW LONG CAN REVENUE BE COLLECTED?

The length of the levy depends on the method used to call the election.

With Intergovernmental Agreement

- Tax can be collected for up to six years
- No collection cap.

No Intergovernmental Agreement

- Tax can only be collected for up to five years with two exceptions.
 1. If a countywide project is estimated to require more than 24 months of revenues, the SPLOST must be levied for a full six years.
 2. If a countywide project is estimated to require less than 24 months of estimated revenues, the SPLOST cannot be levied for less than five years.

WHAT OTHER PROJECTS ARE ELIGIBLE SPLOST EXPENDITURES?

Eligible uses of funds and bonding options were expanded in 2004.

Additional eligible used of funds include the following:

- In addition to traditionally eligible capital expenditures, since 2004, patching, milling, leveling and stormwater improvements are permitted uses of SPLOST funds.

Bonding Options:

- General Obligation Bonds can be issued for any capital expenditure.
- The 2004 law change added road, street, and bridge projects as permitted bonded projects.

REPORTING REQUIREMENTS

The county and cities receiving funds must publish the following annually:

A report must be reported in the local newspaper which shows:

- Original estimated project costs
- Amounts expended in prior years
- Amounts expended in current year
- A statement of surplus funds for each capital project listed in the referendum
- For any underfunded projects the local government must explain what corrective action it will implement.

HOW WILL SPLOST BE SPLIT?

LOST splits shown as example.

| Date | | Jurisdiction | Amount | Tax Type |
|-----------|--------|---|------------|----------|
| 29-Feb-20 | | PIKE COUNTY BOARD OF EDUCATION (ELOST) | 111,083.37 | ELLOST |
| 29-Feb-20 | | PIKE COUNTY BOARD OF COMMISSIONERS (SPLOST) | 110,331.40 | SPLOST |
| 29-Feb-20 | | | | |
| 29-Feb-20 | 3.55% | CITY OF CONCORD (LOST) | 4,103.81 | LOST |
| 29-Feb-20 | 3.00% | CITY OF MEANSVILLE (LOST) | 3,471.70 | LOST |
| 29-Feb-20 | 4.17% | CITY OF MOLENA (LOST) | 4,826.14 | LOST |
| 29-Feb-20 | 11.88% | CITY OF ZEBULON (LOST) | 13,746.14 | LOST |
| 29-Feb-20 | 3.40% | CITY OF WILLAMSON (LOST) | 3,937.42 | LOST |
| 29-Feb-20 | 74.00% | PIKE COUNTY BOARD OF COMMISSIONERS (LOST) | 85,620.57 | LOST |

100.00%

115,705.78

total LOST

EXAMPLE COUNTY CASH FLOWS @ 74%

SPLOST VI Levy dates: 7/22 through 6/28
SPLOST VI Cash Flow dates: 8/22 through 7/28

COLLECTIONS AT A 0.00% GROWTH RATE:

| COUNTY-WIDE #S | | PROJECTED 6-YEAR SPLOST COLLECTIONS | PROJECTED GROWTH 0.00% |
|----------------|--|--|------------------------------|
| YEAR | | | |
| | | Pike County's Share 74% assumed | |
| 2022 | | (1) 594,100 | 439,634 |
| 2023 | | 1,425,839 | 1,055,121 |
| 2024 | | 1,425,839 | 1,055,121 |
| 2025 | | 1,425,839 | 1,055,121 |
| 2026 | | 1,425,839 | 1,055,121 |
| 2027 | | 1,425,839 | 1,055,121 |
| 2028 | | (2) 831,740 | 615,487 |
| TOTAL | | 8,555,036 | 6,330,727 |

(1) SPLOST VI levy starts on 7/1/22 - Reflects 5 months of collections (cash flows) from the State during 2022.

(2) SPLOST VI levy ends on 6/30/28 - Reflects 7 months of collections (cash flows) from the State during 2028.

6 year
SPLOST
assumed

| Assumed Growth Rate | Estimated Total Collections | County Collections Estimated @ 74% |
|------------------------|--------------------------------|---------------------------------------|
| -3.5% | 7,302,427 | 5,403,796 |
| 0.0% | 8,555,036 | 6,330,727 |
| 3.5% | 10,006,148 | 7,404,550 |
| 7.0% | 11,684,025 | 8,646,179 |

WHY DO ISSUERS INCLUDE BONDS?

- ✓ Can complete priority projects immediately
- ✓ Lock out construction inflation:
Inflation for non-residential construction was 1.29% for the 4th quarter of 2019 and 4.84% for the 2019 calendar year (per Turner Construction).
- ✓ Currently, very low interest rates on tax-exempt bonds
- ✓ Bond proceeds, like SPLOST \$, is invested and earns interest
- ✓ Pike County has voted Bonds before.

DISCLAIMER

The information contained herein is solely intended to facilitate discussion of potentially applicable financing applications and is not intended to be a specific buy/sell recommendation, nor is it an official confirmation of terms. Any terms discussed herein are preliminary until confirmed in a definitive written agreement. While we believe that the outlined financial structure or marketing strategy is the best approach under the current market conditions, the market conditions at the time any proposed transaction is structured or sold may be different, which may require a different approach.

The analysis or information presented herein is based upon hypothetical projections and/or past performance that have certain limitations. No representation is made that it is accurate or complete or that any results indicated will be achieved. In no way is past performance indicative of future results. Changes to any prices, levels, or assumptions contained herein may have a material impact on results. Any estimates or assumptions contained herein represent our best judgment as of the date indicated and are subject to change without notice. Examples are merely representative and are not meant to be all-inclusive.

Raymond James shall have no liability, contingent or otherwise, to the recipient hereof or to any third party, or any responsibility whatsoever, for the accuracy, correctness, timeliness, reliability or completeness of the data or formulae provided herein or for the performance of or any other aspect of the materials, structures and strategies presented herein. This Presentation is provided to you for the purpose of your consideration of the engagement of Raymond James as an underwriter and not as your financial advisor or Municipal Advisor (as defined in Section 15B of the Exchange Act of 1934, as amended), and we expressly disclaim any intention to act as your fiduciary in connection with the subject matter of this Presentation. The information provided is not intended to be and should not be construed as a recommendation or "advice" within the meaning of Section 15B of the above-referenced Act. Any portion of this Presentation which provides information on municipal financial products or the issuance of municipal securities is only given to provide you with factual information or to demonstrate our experience with respect to municipal markets and products. Municipal Securities Rulemaking Board ("MSRB") Rule G-17 requires that we make the following disclosure to you at the earliest stages of our relationship, as underwriter, with respect to an issue of municipal securities: the underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the issuer and it has financial and other interests that differ from those of the issuer.

Raymond James does not provide accounting, tax or legal advice; however, you should be aware that any proposed transaction could have accounting, tax, legal or other implications that should be discussed with your advisors and/or legal counsel.

Raymond James and affiliates, and officers, directors and employees thereof, including individuals who may be involved in the preparation or presentation of this material, may from time to time have positions in, and buy or sell, the securities, derivatives (including options) or other financial products of entities mentioned herein. In addition, Raymond James or affiliates thereof may have served as an underwriter or placement agent with respect to a public or private offering of securities by one or more of the entities referenced herein.

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