

Walton County Department Agenda Request

Department Name: **Walton County Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **June 3, 2025**

Has this topic been discussed at past meetings? **Yes**

If so, When? **April 1st for the Transmittal Resolution**

TOPIC: **Capital Improvements Element Annual Update and Adoption Resolution (Public Hearing)**

Wording For Agenda: **Capital Improvements Element Annual Update and Adoption Resoultion (Public Hearing)**

This Request: Informational Purposes Only

Needs Action by Commissioners* **YES**

*What action are you seeking from the Commissioners? **Approval so we keep our Qualified Local Government Status**

Department Comments/Recommendation: **Approval**

Additional Documentation Attached?

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget? **N/A**

Budget information attached? **N/A**

Comments: **N/A**

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Georgia, Walton County

Adoption Resolution

Capital Improvements Element Annual Update

Walton County, Georgia

WHEREAS, Walton County adopted a Capital Improvements Element as an amendment to the *Walton County Comprehensive Plan*; and

WHEREAS, Walton County has prepared an amended Capital Improvements Element; and

WHEREAS, the amended Capital Improvements Element was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989; and

WHEREAS, the amended Capital Improvements Element was submitted for review to the to the Northeast Georgia Regional Commission, and was subsequently approved by the Northeast Georgia Regional Commission and the Department of Community Affairs,

BE IT THEREFORE RESOLVED, that the Board of Commissioners of Walton County does hereby adopt the amended Capital Improvements Element, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 3rd day of June, 2025.

BY: _____

ATTEST: _____

Walton County, Georgia



Capital Improvements Element

2025 Annual Update: Financial Report & Short Term Work Program

March 25,2025

Introduction

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the Development Impact Fee Act (DIFA) documents Development Impact Fee Compliance Requirements and Standards and Procedures Local Comprehensive Planning. These documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the Compliance Requirements, the Annual Update:

"must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8, and 2) a new fifth year schedule of improvements, and any changes to or revision previously listed CIE projects including alterations in project costs proposed changes in funding sources, construction schedules, or project scope " (Chapter 110-12-2-.03(2)(c))

The Annual Update itself is based on the amended Walton County Capital

Improvements Element, as adopted by the County on July 7, 2020.

Financial Report

The Financial Report included in this document is based on DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare and annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(d)(1))

The County's fiscal year runs from July 1 to June 30. Thus, these financial reports are based on the audits prepared for FY 2025. The required financial information for each public facility appears in the main financial tables.

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements-a community work program

(CWP)- as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "upgrade their entire Short Term [i.e., Community] Work Program annually.")¹

According to DCA's requirements,² the Community Work Program must include:

Introduction

- A brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document.

¹ Note the Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the Standards and

Procedures for Local Comprehensive Planning The correct current description
of a STWP is found at Chapter 110-12-1-.03(3) * Chapter 110-12-1-.03(3)

[illegible]

WALTON COUNTY		Annual Impact Fee Financial Report - Fiscal Year 2024								
Public Facility	Libraries	Fire Protection	Law Enforcement	Law Enforcement	Emergency Communications	EMS	Parks & Recreation	CIE Prep*	Administration	TOTAL
Service Area	County-wide	Unincorporated County plus Between, Good Hope and Walnut Grove	County-wide	County-wide excluding Loganville and Monroe	County-wide	County-wide	County-wide			
Impact Fee Fund Balance July 1, 2023	\$407,756.84	\$256,898.30	\$205,141.92	\$113,877.85	\$34,028.75	\$59,070.69	\$1,310,343.19	\$17,249.30	\$64,719.90	\$2,469,086.74
July Collections	\$11,368.50	\$19,432.27	\$4,796.84	\$4,516.63	\$456.39	\$804.36	\$30,929.80	\$470.86	\$2,169.32	\$74,944.97
August Collections	\$11,988.60	\$18,806.12	\$4,645.80	\$4,367.56	\$442.00	\$779.07	\$32,616.88	\$479.60	\$2,209.58	\$76,335.21
September Collections	\$8,681.40	\$12,027.85	\$2,974.24	\$2,790.46	\$282.97	\$498.77	\$23,619.13	\$326.29	\$1,503.31	\$52,704.42
October Collections	\$11,988.60	\$16,024.75	\$3,965.11	\$3,715.24	\$377.23	\$664.95	\$32,616.90	\$451.63	\$2,080.77	\$71,885.18
November Collections	\$4,134.00	\$14,843.45	\$3,647.62	\$3,466.39	\$347.09	\$611.60	\$11,247.22	\$249.43	\$1,148.98	\$39,695.78
December Collections	\$5,374.20	\$9,475.78	\$2,338.46	\$2,203.06	\$222.48	\$392.14	\$14,621.36	\$225.50	\$1,038.90	\$35,891.88
January Collections	\$8,681.40	\$11,200.14	\$2,772.42	\$2,595.60	\$263.76	\$464.94	\$23,619.12	\$322.98	\$1,488.06	\$51,408.42
February Collections	\$5,374.20	\$6,933.42	\$1,716.26	\$1,606.80	\$163.28	\$287.82	\$14,621.36	\$199.94	\$921.18	\$31,824.26
March Collections	\$9,508.20	\$12,266.82	\$3,036.46	\$2,842.80	\$288.88	\$509.22	\$25,868.56	\$353.74	\$1,629.78	\$56,304.46
April Collections	\$7,854.60	\$25,122.44	\$6,176.67	\$5,863.76	\$587.73	\$1,035.66	\$21,369.68	\$442.95	\$2,040.46	\$70,493.95
May Collections	\$9,301.50	\$13,471.46	\$3,330.52	\$3,126.07	\$316.87	\$558.52	\$25,306.19	\$360.85	\$1,662.48	\$57,434.46
June Collections	\$8,061.30	\$12,563.19	\$3,103.77	\$2,917.50	\$295.30	\$520.49	\$21,932.02	\$321.66	\$1,481.94	\$51,197.17
Subtotal: Fee Accounts	\$510,073.34	\$429,065.99	\$247,646.09	\$153,889.72	\$38,072.73	\$66,198.23	\$1,588,711.41	\$21,454.73	\$84,094.66	\$3,139,206.90
Accrued Interest	\$2,891.09	\$2,431.94	\$1,403.65	\$872.24	\$215.80	\$375.21	\$9,004.79	\$121.61	\$476.65	\$17,792.97
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
(July Expenditures)										\$0.00
(August Expenditures)										\$0.00
(Sept Expenditures)										\$0.00
(October Expenditures)	(\$60,000.00)									(\$60,000.00)
(November Expenditures)									(\$49,050.00)	(\$49,050.00)
(December Expenditures)										\$0.00
(January Expenditures)										\$0.00
(February Expenditures)										\$0.00
(March Expenditures)										\$0.00
(April Expenditures)									(\$6,979.50)	(\$6,979.50)
(May Expenditures)										\$0.00
(June Expenditures)									(\$1,132.25)	(\$1,132.25)
Subtotal Expenditures	(\$60,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$57,161.75)	(\$117,161.75)
Impact Fee Fund Balance June 30, 2024	\$452,964.43	\$431,497.93	\$249,049.74	\$154,761.96	\$38,288.53	\$66,573.44	\$1,597,716.20	\$21,576.34	\$27,409.56	\$3,039,838.12

COMMUNITY WORK PROGRAM (CWP) – WALTON COUNTY, GA¹
20²⁵ – 2029

Category ²	Action/Item	2025	2026	2027	2028	2029	Responsible Party	Cost Estimate	Funding Source*	Notes
Library Services	Collection Materials Purchase	<input checked="" type="checkbox"/>					Monroe-Walton County Library System Board	\$69,234.06	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase		<input checked="" type="checkbox"/>				Monroe-Walton County Library System Board	\$69,682.90	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase			<input checked="" type="checkbox"/>			Monroe-Walton County Library System Board	\$69,795.11	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase				<input checked="" type="checkbox"/>		Monroe-Walton County Library System Board	\$69,795.11	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase					<input checked="" type="checkbox"/>	Monroe-Walton County Library System Board	\$70,019.53	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	O'Kelly Replacement		<input checked="" type="checkbox"/>				Monroe-Walton County Library System Board	\$4,402,000	54.57% impact fees (net), 45.43% Local Taxation Sources	Cost includes \$2,000,000 State participation. The County's maximum participation is 70.92% of the impact fee eligible portion of the project cost

¹ CWP is based on the amended Capital Improvements Element that was adopted on July 7, 2020.

² CWP excludes Animal Services because no impact fee projects are anticipated between 2025 and 2029.

³ Emergency Communications projects are planned beyond 5-year time horizon in the CIE

Category ²	Action/Item	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9	Responsible Party	Cost Estimate	Funding Source*	Notes
Parks and Recreation	Between Park New Playground	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parks and Recreation Department	\$406,473	91.14% impact fees (net), 8.86% Local Taxation Sources	
Parks and Recreation	South Walton New Batting Cage Building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Parks and Recreation Department	\$171,649	99.98% impact fees (net), 0.02% Local Taxation Sources	2,880 sf facility
Parks and Recreation	Walnut Grove New Community Center		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$7,180,600	58.12% impact fees (net), 41.88% Local Taxation Sources	20,342 sf of 35,000 sf impact fee eligible
Parks and Recreation	Walnut Grove New Concession Building		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$291,805	99.99% impact fees (net), 0.01% Local Taxation Sources	1,200 sf facility
Parks and Recreation	Walnut Grove New Maintenance Building		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$33,008	99.97% impact fees (net), 0.03% Local Taxation Sources	1,100 sf facility
Parks and Recreation	Walnut Grove New Dugouts		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$94,709	99.95% impact fees (net), 0.05% Local Taxation Sources	1,914 sf facility
Parks and Recreation	Walnut Grove New Basketball Court		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$106,787	88.5% impact fees (net), 11.5% Local Taxation Sources	
Parks and Recreation	Walnut Grove New Parking Lot		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$565,528	99.92% impact fees (net), 0.08% Local Taxation Sources	250 spaces
Parks and Recreation	Walnut Grove New Baseball Fields (5)		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$1,767,217	92.2% impact fees (net), 7.8% Local Taxation Sources	
Parks and Recreation	Walnut Grove New Multi-Purpose Fields (4)		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$1,272,396	88.50% impact fees (net), 11.5% Local Taxation Sources	
Parks and Recreation	Expansion of West Walton Park (Portion of 574 projected spaces)	<input checked="" type="checkbox"/>					Parks and Recreation Department	\$160,000	37.50% Donation, 62.42% impact fees, 0.08% Local Taxation Sources	150 spaces

Category ²	Action/Item	2005	2006	2007	2008	2009	Responsible Party	Cost Estimate	Funding Source*	Notes
Parks and Recreation	Walnut Grove New Picnic Pavilions (4)		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$355,027	88.50% impact fees (net), 11.5% Local Taxation Sources	
Parks and Recreation	Walnut Grove New Splash Pad		<input checked="" type="checkbox"/>				Parks and Recreation Department	\$1,396,348	35.43% impact fees (net), 64.57% Local Taxation Sources	
Law Enforcement	New Jail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sheriff's Office	\$12,228,771	4% impact fees (net), 96% Local Taxation Sources	Cost estimate is based on proposed building size (84,900 square feet). Percentage of impact fees as a funding source (i.e., impact fee eligibility) is based on the increase in size (3,400 sq. ft.) from the existing jail (81,500 sq. ft.) to the proposed new facility.
Fire Protection	New Fire Station (81 N.)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Fire Rescue Department	\$2,242,422	100% Impact Fees	7,000 sf facility
Fire Protection	New Fire Station (Oasis)			<input checked="" type="checkbox"/>			Fire Rescue Department	\$2,242,422	100% Impact Fees	7,000 sf facility
Fire Protection	New Support Vehicles (2)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Fire Rescue Department	\$106,524	100% Impact Fees	One per year
Fire Protection	New Platform or Ladder Fire Truck	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Fire Rescue Department	\$2,200,000	100% Impact Fees	
Fire Protection	New Pumper Fire Truck	<input checked="" type="checkbox"/>					Fire Rescue Department	\$485,484	100% Impact Fees	
Fire Protection	Support Vehicle (1)		<input checked="" type="checkbox"/>				Fire Rescue Department	\$53,262	100% Impact Fees	

Category ²	Action/Item	2	2	2	2	2	Responsible Party	Cost Estimate	Funding Source*	Notes
		0	0	0	0	0				
		2	2	2	2	2				
		5	5	7	6	9				
Emergency Medical Services	New Ambulances (5)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Emergency Medical Services Department	\$828,413	100% Impact Fees	One per year
Emergency Medical Services	Education Facility (2,500 sf)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Emergency Medical Services Department	\$830,045	100% Impact Fees	
Emergency Communications	Nothing planned in 5-year time horizon									

* Local Taxation Sources include but are not limited to the County General Fund, the Capital Projects Fund or other County taxation source, as determined during the annual budget adoption process, SPLOST or separate funds of the Monroe-Walton Library System.