

FY 2012 Capital Improvement Plan for Jefferson County

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Overview

This document constitutes the Jefferson County Capital Improvement Plan for Fiscal Year 2012. It consists broadly of two categories, those eligible for capital funding as it relates to Impact Fees and those ineligible for such funding. The only entity in the latter category is the County Commission. For the entities in the former group, their names and their associated impact fee category are indicated below (impact fee categories noted in square brackets):

- Jefferson County Board of Education [School]
- Sheriff of Jefferson County [Law Enforcement]
- Jefferson County Parks & Recreation Commission [Parks and Recreation]
- Bakerton Fire Company [Fire & EMS]
- Citizens Fire Company [Fire & EMS]
- Friendship Fire Company [Fire & EMS]
- Independent Fire Company [Fire & EMS]
- Jefferson County Emergency Services Agency [Fire & EMS]
- Jefferson County Fire and Rescue Association [Fire & EMS]
- Middleway Fire Company [Fire & EMS]
- Shepherdstown Fire Company [Fire & EMS]

(The latter 8 entities are presented in alphabetical order)

The total funding request for all projects over the upcoming fiscal year as well as the next five outlying years is \$105,385,204 (up from \$103,282,320 in FY 2011). Of this amount, \$10,910,054 represents the funding requests for FY 2012 (in FY 2011 it was \$12,519,082).

The divided sections which follow include the submitted CIP Form 1 (Agency/Department/Office Summary) for each entity as well as the individual CIP Form 2 documents (Annual and Five Year Project Request and Justification) which detail each project listed on an entity's CIP Form 1. Any supplementary documentation is included with the appropriate CIP Form 2.

Proposed projects that directly impact the County Budget also require Form 2B – Budget Impact Analysis. No projects meet the criteria for potential funding in FY 2012. Note that the County Commission project –Judicial Center and Court House Restoration – will eventually impact the General Fund budget, although even if construction were to commence on 1 July 2011 it would be at minimum an additional year before budgetary requirements involving the General Fund would begin.

With the exception of the Jefferson County Board of Education, each entity's submission is entered into the Capital Improvement Plan database, which permits comments from the Impact Fee Coordinator to be included with Form 1. In the case of the Board of Education, CIP Form 2 documents are not required. Thus, the BOE forms are presented in their original format without discussion from the Impact Fee Coordinator. The original

submissions from the remaining entities are on file within the Department of Capital Planning and Management.

Overview of Funding Options

This document lists planned capital projects across a spectrum of County Government, thus some entities have several options for funding available to them. In general, revenues available to fund capital projects may be classed into one of the following categories:

- Direct County support (General and Coal Severance Funds, etc.).
- General Obligation/Construction Bonds (currently only one such bond is in effect for the taxpayers of Jefferson County – a school construction bond). Loans mediated through banks to the county Building Commission also fall into this category.
- State support (usually as School Building Authority grants, or similar grants through other state agencies).
- Federal grants.
- Impact fees (see the discussion on page 14 for details).
- Entity-specific user fees (for example Park & Recreation or Fire/Ambulance fees).
- Donations and gifts (bequeathments, corporate partnerships, etc.).

The major funding mechanisms will be briefly discussed in the following section.

Direct County Support

County Commissions have broad leeway in the types of projects they may fund using monies from the General and/or Coal Severance Fund. Previously, several dedicated funds have been established for this purpose and have been endowed using General Fund revenue: Fund 245 – Emergency Services/Communications Capital Outlay, Fund 246 – Capital Outlay Fund (also referred to as the Building Fund), Fund 247 – Parks & Recreation Land Fund, and Fund 248 – Shepherdstown Battlefield Park/Riverfront Park Fund. In prior years, Fund 246 was used to build the Community Center at Sam Michael’s Park, to purchase and renovate structures for the new Emergency Communications Center and the Sheriff’s Department, and to renovate the Old Jail in downtown Charles Town. Presently the mortgage payments for the new Emergency Services Agency building are funded from Fund 246. Fund 247 was recently used to provide \$600,000 of the purchase price for the Hite Road Park. The remaining \$300,000 to acquire the parkland came from impact fees.

As a revenue stream this category is highly dependent upon the general financial state of the County. The past few fiscal years have witnessed flat or declining revenues which has either directly or indirectly limited contributions to capital projects.

General Obligation/Construction Bonds

Only the County Commission and the Board of Education may propose special levies to fund capital projects. In both cases the question of a levy must be placed before the county's voters and must receive a minimum of 60% of the vote on a simple ye or nay question. Because levy rates vary in reverse proportion to total property values, the State Auditor's Office recommends that excess levies contain wording to make clear that the actual levy rate may vary to ensure that the levying body only raises the funds required for the stated project. Such language, if left out, may result in excess funds being collected during times of rising property valuations.

This type of funding mechanism is rarely used in Jefferson County. The Board of Education has floated several construction bonds and one is currently in effect (it funded expansion and renovation projects at Jefferson High School and funded part of the construction costs at Washington High School). It appears that the County Commission has not managed a general obligation bond anytime in the past 60 years¹.

As a subset of this funding type, a County Commission, through its Building Commission, may borrow money from any type of lending financial institution or issue general obligation bonds. If the loan is to acquire land or construct a building the deed to the property is transferred from the County Commission (or other entity) to the Building Commission. Generally the County Commission funds the Building Commission to provide revenue to satisfy the terms of the loan. Building Commissions were specifically granted this authority in order to circumvent prohibitions that County Commissions not obligate future Commissions via the issuance of bonds or by securing mortgages or loans².

Jefferson County has an appointed Building Commission, but this Commission has not engaged in any financial activities in the past 10 years.

State Support

The only significant source of state-supplied capital funding for the County comes from the State School Building Authority (SBA). This entity sets school construction standards and releases funds, generally for entities that bring significant cash matches. In the past few funding cycles the Jefferson County Board of Education has used collected impact fee monies as a monetary match. The SBA has responded favorably by providing monies for several construction and school expansion projects. No other entity, including the County Commission, has an equivalent state funding agency.

Federal Support

Unfortunately Federal monies have not been a predictable or reliable revenue stream to fund capital projects in Jefferson County. The Sheriff's Department has in the past received some Federal monies for capital projects but historically the funding amounts have been relatively small and stochastic in nature. Federal monies are also available to

¹ Discussion with former Prosecuting Attorney Michael Thompson.

² See WV Code §8-30 *et seq.*

fund capital projects in the Fire/EMS realm and currently a consultant is working with the Jefferson County Emergency Services Agency to identify potential Federal funding streams for some capital projects.

Grant Summary

Table 8 (Page 19) is a summary of the current potential grant programs to benefit Law Enforcement, Parks & Recreation, and/or Fire & EMS. These data were generously supplied by Troy Truax of Delta Development Group, Mechanicsburg, PA.

Summary of Priority One Projects

Table 1 lists all priority one projects (described as Urgent/Mandatory on CIP Form 2) without regard to the possible funding source. Not all of these projects are eligible for funding by impact fees, but it is important to note that these projects have been described by their respective entities as having urgent/mandatory funding needs.

Summary of Impact Fee Fundable Projects

The projects listed in Table 1 which are eligible for funding by impact fees, either in whole or in part, are listed in Table 2. Thus Table 2 identifies the impact fee-fundable priority 1 projects. Table 3 lists projects which are also fundable by impact fees, either in whole or in part, but includes all priorities.

Table 1. FY 2012 Priority 1 Projects - All Funding Sources

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Sheriff of Jefferson County											
1	1	Purchase of Police Cruisers x (18)	\$930,000	\$0	\$0	\$150,000	\$150,000	\$150,000	\$160,000	\$160,000	\$160,000
		Weapons training qualifications									
2	1	range	\$40,000	\$0	\$0	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000
TOTALS			\$970,000	\$0	\$0	\$160,000	\$160,000	\$155,000	\$165,000	\$165,000	\$165,000
Jefferson County Fire & Rescue Association											
		Training Grounds Site Work									
1	1	Building Project	\$65,000	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$65,000	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0
Shepherdstown Fire Company											
1	1	Generator	\$55,000	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$55,000	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0
Blue Ridge Fire Company											
1	1	SCBA Equipment	\$150,000	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$150,000	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0
Citizens Fire Company											
2	1	Fire Station Generator Purchase	\$100,000	\$0	\$20,000	\$40,000	\$20,000	\$20,000	\$20,000	\$0	\$0
TOTALS			\$100,000	\$0	\$20,000	\$40,000	\$20,000	\$20,000	\$20,000	\$0	\$0
Friendship Fire Company											
1	1	New Primary Station	\$1,500,000	\$0	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0
TOTALS			\$1,500,000	\$0	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0

Table 1. FY 2012 Priority 1 Projects - All Funding Sources

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Jefferson County Parks & Recreation Commission											
3	1	Land Acquisition for Parks	\$1,250,000	\$0	\$0	\$0	\$250,000	\$0	\$500,000	\$0	\$500,000
TOTALS			\$1,250,000	\$0	\$0	\$0	\$250,000	\$0	\$500,000	\$0	\$500,000
Jefferson County Emergency Services Agency											
1	1	Advanced Life Support Vehicles (2)	\$120,000	\$0	\$0	\$60,000	\$60,000	\$0	\$0	\$0	\$0
2	1	Zoll Autopulse	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0
3	1	Replace LP 12 Cardiac Monitors	\$120,000	\$0	\$0	\$60,000	\$30,000	\$30,000	\$0	\$0	\$0
TOTALS			\$340,000	\$0	\$50,000	\$170,000	\$90,000	\$30,000	\$0	\$0	\$0
Jefferson County Board of Education											
1	1	Blue Ridge Primary	\$8,500,000	\$1,000,000	\$7,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0
2	1	Harpers Ferry Middle Addition	\$7,100,000	\$0	\$0	\$1,500,000	\$1,000,000	\$0	\$0	\$0	\$0
3	1	New Bus and Food Service Facility	\$4,500,000	\$0	\$0	\$4,500,000	\$0	\$0	\$0	\$0	\$0
4	1	New Elementary School	\$13,500,000	\$0	\$0	\$0	\$10,000,000	\$4,500,000	\$0	\$0	\$0
5	1	County-wide Expansion of School Facilities	\$6,500,000	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,250,000	\$1,250,000	\$1,500,000
6	1	New Middle School	\$16,000,000	\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$6,000,000	\$0
7	1	New Elementary School - South	\$14,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$11,500,000	\$3,000,000
TOTALS			\$70,600,000	\$1,000,000	\$7,500,000	\$7,500,000	\$12,000,000	\$5,500,000	\$11,250,000	\$18,750,000	\$4,500,000

Table 1. FY 2012 Priority 1 Projects - All Funding Sources

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Bakerton Fire Company											
1	1	New Station	\$400,000	\$100,000	\$0	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0
2	1	New Tanker	\$200,000	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
3	1	New Ambulance	\$180,000	\$0	\$0	\$0	\$180,000	\$0	\$0	\$0	\$0
4	1	Multipurpose Fire Truck	\$350,000	\$0	\$0	\$0	\$0	\$350,000	\$0	\$0	\$0
5	1	PPE - Fire Gear	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0
6	1	Replacement Engine	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0
7	1	New Brush Truck	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
TOTALS			\$1,660,000	\$100,000	\$0	\$300,000	\$280,000	\$450,000	\$200,000	\$250,000	\$80,000
Middleway Fire Company											
1	1	Fire Station and Land Project	\$700,000	\$100,000	\$50,000	\$700,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$700,000	\$100,000	\$50,000	\$700,000	\$0	\$0	\$0	\$0	\$0
GRAND TOTALS			\$77,390,000	\$1,200,000	\$7,620,000	\$9,440,000	\$13,100,000	\$6,455,000	\$12,435,000	\$19,465,000	\$5,245,000

Table 2. FY 2012 Priority 1 Projects - Impact Fee Fundable

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Sheriff of Jefferson County											
1	1	Purchase of Police Cruisers x (18)	\$930,000	\$0	\$0	\$150,000	\$150,000	\$150,000	\$160,000	\$160,000	\$160,000
2	1	Weapons training qualifications range	\$40,000	\$0	\$0	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000
TOTALS			\$970,000	\$0	\$0	\$160,000	\$160,000	\$155,000	\$165,000	\$165,000	\$165,000
Jefferson County Fire & Rescue Association											
1	1	Training Grounds Site Work Building Project	\$65,000	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$65,000	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0
Shepherdstown Fire Company											
1	1	Generator	\$55,000	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$55,000	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0
Citizens Fire Company											
2	1	Fire Station Generator Purchase	\$100,000	\$0	\$20,000	\$40,000	\$20,000	\$20,000	\$20,000	\$0	\$0
TOTALS			\$100,000	\$0	\$20,000	\$40,000	\$20,000	\$20,000	\$20,000	\$0	\$0
Friendship Fire Company											
1	1	New Primary Station	\$1,500,000	\$0	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0
TOTALS			\$1,500,000	\$0	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0
Jefferson County Emergency Services Agency											
1	1	Advanced Life Support Vehicles (2)	\$120,000	\$0	\$0	\$60,000	\$60,000	\$0	\$0	\$0	\$0
2	1	Zoll Autopulse	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$170,000	\$0	\$0	\$110,000	\$60,000	\$0	\$0	\$0	\$0

Table 2. FY 2012 Priority 1 Projects - Impact Fee Fundable

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Jefferson County Board of Education											
1	1	Blue Ridge Primary	\$8,500,000	\$1,000,000	\$7,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0
2	1	Harpers Ferry Middle Addition	\$7,100,000	\$0	\$0	\$1,500,000	\$1,000,000	\$0	\$0	\$0	\$0
3	1	New Bus and Food Service Facility	\$4,500,000	\$0	\$0	\$4,500,000	\$0	\$0	\$0	\$0	\$0
5	1	County-wide Expansion of School Facilities	\$6,500,000	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,250,000	\$1,250,000	\$1,500,000
TOTALS			\$26,600,000	\$1,000,000	\$7,500,000	\$7,500,000	\$2,000,000	\$1,000,000	\$1,250,000	\$1,250,000	\$1,500,000
Bakerton Fire Company											
1	1	New Station	\$400,000	\$100,000	\$0	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0
2	1	New Tanker	\$200,000	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$600,000	\$100,000	\$0	\$300,000	\$100,000	\$100,000	\$0	\$0	\$0
Middleway Fire Company											
1	1	Fire Station and Land Project	\$700,000	\$100,000	\$50,000	\$700,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$700,000	\$100,000	\$50,000	\$700,000	\$0	\$0	\$0	\$0	\$0
GRAND TOTALS			\$30,760,000	\$1,200,000	\$7,570,000	\$9,230,000	\$2,640,000	\$1,575,000	\$1,735,000	\$1,715,000	\$1,665,000

Table 3. FY 2012 Impact Fee Fundable Projects - All Priorities

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Jefferson County Board of Education											
1	1	Blue Ridge Primary	\$8,500,000	\$1,000,000	\$7,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0
2	1	Harpers Ferry Middle Addition	\$7,100,000	\$0	\$0	\$1,500,000	\$1,000,000	\$0	\$0	\$0	\$0
3	1	New Bus and Food Service Facility	\$4,500,000	\$0	\$0	\$4,500,000	\$0	\$0	\$0	\$0	\$0
5	1	County-wide Expansion of School Facilities	\$6,500,000	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,250,000	\$1,250,000	\$1,500,000
TOTALS			\$26,600,000	\$1,000,000	\$7,500,000	\$7,500,000	\$2,000,000	\$1,000,000	\$1,250,000	\$1,250,000	\$1,500,000
Sheriff of Jefferson County											
1	1	Purchase of Police Cruisers x (18) Weapons training qualifications range	\$930,000	\$0	\$0	\$150,000	\$150,000	\$150,000	\$160,000	\$160,000	\$160,000
2	1		\$40,000	\$0	\$0	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000
4	2	Mobile Data Terminal	\$225,500	\$0	\$0	\$19,800	\$29,800	\$29,800	\$29,800	\$184,800	\$19,800
TOTALS			\$1,195,500	\$0	\$0	\$179,800	\$189,800	\$184,800	\$194,800	\$349,800	\$184,800
Jefferson County Parks & Recreation Commission											
4	2	Moulton Park Improvements	\$108,000	\$0	\$45,000	\$45,000	\$0	\$0	\$0	\$63,000	\$0
12	2	Hite Road Park	\$5,451,700	\$0	\$0	\$250,000	\$600,000	\$332,700	\$1,433,000	\$1,433,000	\$1,403,000
TOTALS			\$5,559,700	\$0	\$45,000	\$295,000	\$600,000	\$332,700	\$1,433,000	\$1,496,000	\$1,403,000
Jefferson County Fire & Rescue Association											
1	1	Training Grounds Site Work Building Project	\$65,000	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$65,000	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0

Table 3. FY 2012 Impact Fee Fundable Projects - All Priorities

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Shepherdstown Fire Company											
1	1	Generator	\$55,000	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0
2	2	Training Drill Tower	\$121,750	\$0	\$0	\$121,750	\$0	\$0	\$0	\$0	\$0
3	2	Cascade System	\$34,350	\$0	\$0	\$34,350	\$0	\$0	\$0	\$0	\$0
TOTALS			\$211,100	\$0	\$0	\$211,100	\$0	\$0	\$0	\$0	\$0
Citizens Fire Company											
1	2	Rescue Engine	\$650,000	\$0	\$100,000	\$100,000	\$100,000	\$150,000	\$150,000	\$150,000	\$0
2	1	Fire Station Generator Purchase	\$100,000	\$0	\$20,000	\$40,000	\$20,000	\$20,000	\$20,000	\$0	\$0
3	2	Ladder Truck Acquisition	\$1,000,000	\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$200,000	\$200,000
TOTALS			\$1,750,000	\$0	\$120,000	\$290,000	\$270,000	\$320,000	\$320,000	\$350,000	\$200,000
Friendship Fire Company											
1	1	New Primary Station	\$1,500,000	\$0	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0
2	2	2 Auto Pulses	\$60,000	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0
4	2	2 Additional Thermal Imagers	\$20,000	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$1,580,000	\$0	\$0	\$380,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0
Independent Fire Company											
1	2	Bauer Breathing Air System	\$53,454	\$0	\$0	\$53,454	\$0	\$0	\$0	\$0	\$0
TOTALS			\$53,454	\$0	\$0	\$53,454	\$0	\$0	\$0	\$0	\$0
Jefferson County Emergency Services Agency											
1	1	Advanced Life Support Vehicles (2)	\$120,000	\$0	\$0	\$60,000	\$60,000	\$0	\$0	\$0	\$0
2	1	Zoll Autopulse	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$170,000	\$0	\$0	\$110,000	\$60,000	\$0	\$0	\$0	\$0

Table 3. FY 2012 Impact Fee Fundable Projects - All Priorities

#	Priority	Project	Estimated Total	Prior Allocation	Current Allocation	Current Request	Yr 1 (FY 2013)	Yr 2 (FY 2014)	Yr 3 (FY 2015)	Yr4 (FY 2016)	Yr 5 (FY 2017)
Bakerton Fire Company											
1	1	New Station	\$400,000	\$100,000	\$0	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0
2	1	New Tanker	\$200,000	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$600,000	\$100,000	\$0	\$300,000	\$100,000	\$100,000	\$0	\$0	\$0
Middleway Fire Company											
1	1	Fire Station and Land Project	\$700,000	\$100,000	\$50,000	\$700,000	\$0	\$0	\$0	\$0	\$0
TOTALS			\$700,000	\$100,000	\$50,000	\$700,000	\$0	\$0	\$0	\$0	\$0
			Est Total	Prior Alloc	Curr Alloc	Curr Req	Yr 1	Yr 2	Yr 3	Yr4	Yr 5
GRAND TOTALS			\$105,385,204	\$1,495,000	\$7,765,000	\$10,910,054	\$15,865,800	\$12,499,250	\$19,077,800	\$26,680,300	\$9,490,300

Impact Fee Coordinator's Notes

Overview

One role of the Impact Fee Coordinator in preparing the Capital Improvement Plan is to indicate which projects, within each category for which impact fees are collected, are eligible for funding by impact fees. There are two important decision points made when considering each project:

1. Does the project represent expansion of an acknowledged capital category?
 - a. If the answer is *no* (in other words the project may represent maintenance or replacement, or an effort to increase the *standard of service*), then the project is ineligible for funding using impact fees. It is important to note that such projects *are not* generally ineligible for funding by other revenue sources.
 - b. If the answer is *yes*, then the second decision point applies:
2. Is the requested project necessary only because of new growth?
 - a. If the answer is *yes*, then the project is potentially fully fundable using impact fees.
 - b. If the answer is *no* (generally because there is a repair, replacement, or increase in the standard of service component), then the project is usually only partially fundable by impact fees.

In cases where a project may be funded using impact fees, the Impact Fee Coordinator examines the current cash flow analysis to determine how much in collected funds is attributed to the relevant capital category. The cash flow analysis also tracks fee disbursement over time, so it is a useful tool for providing guidance on overall spending trends. The cash flow analyses for each of the fee categories are presented on the following pages.

Authority

Pursuant to §7-20-6 counties which have enabled impact fees must maintain a Capital Improvement Plan. Only projects listed on this CIP are eligible for funding by impact fees (either in whole or in part). Whether a project may be wholly or only partially funded depends upon whether the project is exclusively needed due to new growth or is only partially required due to conditions of new growth (see §7-20-3 (h) and (i) for definitions of “proportionate share” and “reasonable benefit”).

The requirement for a yearly capital improvement plan, and the identification of fee fundable projects is outlined in County Ordinance 2003-13(C) *et seq.*

One of the tasks of the Impact Fee Coordinator is to identify projects from the Capital Improvement Plan which are eligible for funding by Impact Fees (c.f. Ordinance 2003-16(A)(2)(b)).

Cash Flow Analyses

The following 4 tables constitute the official cash flow analyses for each of the 4 impact fee categories. The financial data are cumulative from the beginning of the respective fee collection start date through 31 December 2010 (first half of FY 2010). The projected balance runs through the end of FY 2011. For the purposes of projecting the cash flow analysis to the beginning of FY 2012 it was assumed that the County growth rate for the period January-June 2010 would remain constant during the period January-June 2011. This period saw 41 new single family detached structures and 24 new town home/duplexes. The amount of new commercial development during this period was negligible. Higher or lower growth rates will affect the projected data accordingly.

Table 4. School Cash Flow Analysis

Balance as of 31 December 2010

Capital Category	Allocation	Total Collected	Total Expended	Available
Buildings - Elementary School	30%	\$4,879,516	\$6,186,810	-\$1,307,294
Buildings - Middle/High School	63%	\$10,246,983	\$7,900,000	\$2,346,983
Buildings Admin/Support	7%	\$1,138,554		\$1,138,554
Total for Schools	100%	\$16,265,053	\$14,086,810	\$2,178,243

Balance projected through 30 June 2011

Capital Category	Allocation	Total Collected	Total Expended	Available
Buildings - Elementary School	30%	\$5,080,851	\$6,186,810	-\$1,105,959
Buildings - Middle/High School	63%	\$10,669,788	\$7,900,000	\$2,769,788
Buildings Admin/Support	7%	\$1,185,532		\$1,185,532
Total for Schools	100%	\$16,936,171	\$14,086,810	\$2,849,361

Table 5. Law Enforcement Cash Flow Analysis

Balance as of 31 December 2010

Capital Category	Allocation	Total Collected	Total Expended	Available
Vehicles	28%	\$60,353	\$162,004	-\$101,651
Buildings	72%	\$155,193	\$0	\$155,193
Total for Law Enforcement	100%	\$215,545	\$162,004	\$53,541

Balance projected to 30 June 2011

Capital Category	Allocation	Total Collected	Total Expended	Available
Vehicles	28%	\$64,704	\$162,004	-\$97,299
Buildings	72%	\$166,383	\$0	\$166,383
Total for Law Enforcement	100%	\$231,087	\$162,004	\$69,083

Table 6. Parks & Recreation Cash Flow Analysis

Balance as of 31 December 2010

Capital Category	Allocation	Total Collected	Total Expended	Available
Land	40%	\$316,846	\$300,000	\$16,846
Improvements	56%	\$443,585	\$246,816	\$196,769
Vehicles & Equipment	4%	\$31,685	\$52,072	-\$20,387
Total for Parks & Recreation	100%	\$792,115	\$598,888	\$193,228

Balance projected to 30 June 2011

Capital Category	Allocation	Total Collected	Total Expended	Available
Land	40%	\$334,699	\$300,000	\$34,699
Improvements	56%	\$468,579	\$246,816	\$221,763
Vehicles & Equipment	4%	\$33,470	\$52,072	-\$18,602
Total for Parks & Recreation	100%	\$836,747	\$598,888	\$237,860

Table 7. Fire & EMS Cash Flow Analysis

Balance as of 31 December 2010

Capital Category	Allocation	Total Collected	Total Expended	Available
Buildings and Land	32%	\$301,086	\$100,000	\$201,086
Vehicles and Equipment	68%	\$639,808	\$366,955	\$272,853
Total for Fire and EMS	100%	\$940,894	\$466,955	\$473,939

Balance projected to 30 June 2011

Capital Category	Allocation	Total Collected	Total Expended	Available
Buildings and Land	32%	\$314,337	\$100,000	\$214,337
Vehicles and Equipment	68%	\$667,967	\$366,955	\$301,011
Total for Fire and EMS	100%	\$982,304	\$466,955	\$515,349