



FALL 2023

# GILMER COUNTY, ELLIJAY AND EAST ELLIJAY CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE



PREPARED BY: GILMER COUNTY, CITY OF ELLIJAY & CITY OF  
EAST ELLIJAY

WITH THE NORTHWEST GEORGIA REGIONAL COMMISSION

**northwest**  
**GEORGIA**  
REGIONAL COMMISSION

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# INTRODUCTION

## CAPITAL IMPROVEMENTS ELEMENT

To offset the expense associated with infrastructure to serve new development, Georgia established the Development Impact Fee Act of 1990, allowing local governments to adopt an impact fee ordinance and to administer an impact fee program. The Georgia Planning Act of 1989 required the local governments of Gilmer County to update the Capital Improvements Element (CIE) on an annual basis to retain their Qualified Local Government (QLG) status.

Since the Ellijay-Gilmer County Water and Sewerage Authority has an impact fee ordinance, Gilmer County and the Cities of Ellijay and East Ellijay must annually provide a Financial Report dealing with the previous year's impact fees. In addition, the Georgia Development Impact Fee Act (DIFA) requires that the local governments, provide a five-year Capital Improvements Element (CIE) schedule of improvements update for both water and sewer projects. Each of these documents is included in the 2023 annual update for Ellijay, East Ellijay, and Gilmer County.

A required public hearing on the draft annual update was advertised in advance and held at East Ellijay City Hall on Monday August 14, 2023 at 10:00AM.

# ANNUAL FINANCIAL REPORT FOR 2022-2023

(1) Public Facility Type	Water Supply	Wastewater	TOTAL
(2) Service Area	District 1	District 1	
(3) Beginning Impact Fee Fund Balance	\$ 298,774.01	\$ 40,090.63	\$ 338,864.64
(4) Impact Fees Collected	\$ 131,708.00	\$ 29,256.82	\$ 160,964.82
(5) Accrued Interest	\$ 6,396.29	\$ 491.19	\$ 6,887.48
(6) Project Expenditures	\$ 206,465.76	\$ 40,000.00	\$ 246,465.76
(7) Administrative Costs	\$ -	\$ -	\$ -
(8) Impact Fee Refunds	\$ 3,060.00	\$ -	\$ 3,060.00
(9) Ending Impact Fee Fund Balance	\$ 227,352.54	\$ 29,838.64	\$ 257,191.18
(10) Impact Fees Encumbered	\$ -	\$ -	\$ -

# FIFTH YEAR SCHEDULE OF IMPROVEMENTS; SEWER

## Ellijay-Gilmer County Water & Sewerage Authority

## Capital Improvements Project Update 7/1/22 to 6/30/28

Public Facility: Sewer  
(2) Service Area: District 1

(1) Project Number & Description	(3) Project Start Date	(4) Project End Date	(5) Estimated Cost of Project	(6) Percentage of Funding from Impact Fees	(7) Other Funding Sources	Expenditures for 7/1/22 to 6/30/23	Impact Fees Encumbered thru 6/30/23	Status and/or Remarks
<b><i>Sewage Treatment</i></b>								
North Ellijay Sewer Rehab	2021	2022	\$ 690,000	6%	general operating	\$40,000.00	\$0.00	PROJ #22-7698
Rebuild of Clarifier #1	2023	2025	\$ 500,000	12%	general operating	\$0.00	\$0.00	PROJ #24-7709
Total:			<u>\$690,000</u>			<u>\$40,000.00</u>	<u>\$0.00</u>	

# FIFTH YEAR SCHEDULE OF IMPROVEMENTS; WATER

**Ellijay-Gilmer County Water & Sewerage Authority**

**Capital Improvements Project Update 7/1/22 to 6/30/28**

**Public Facility: Water  
(2) Service Area: District 1**

(1) Project Number & Description	(3) Project Start Date	(4) Project End Date	(5) Estimated Cost of Project	(6) Percentage of Funding from Impact Fees	(7) Other Funding Sources	Expenditures for 7/1/22 to 6/30/23	Impact Fees Encumbered thru 6/30/23	Status and/or Remarks
<b>Water Transmission &amp; Distribution</b>								
New 8" main on River Street/S Main Street phase 2	2020	2024	\$2,000,000	10%	Renewal & Extension, One Ga Equity Grant	\$206,465.76		Proj #22-7679- pipe pd by impact fees
Upgrade of booster pump at Victory Drive	2023	2024	\$225,000	100%				Proj #24-7699
Hwy 5 pump station rehab	2023	2024	\$75,000	100%				Proj #24-7673
Rehab Old Tails Creek Road tank	2024	2025	\$150,000	100%				
<b>Water Treatment &amp; Supply</b>								
Total:			<u>\$2,450,000</u>			<u>\$206,465.76</u>	<u>\$0.00</u>	
New 12" main Hwy 5 South- 382 to Sunlight & Simmons to 382 (Phases 1 & II)	2020	2024	\$2,640,490	0%	GF			Proj #22-7688 removed from impact fees project list

# PUBLIC HEARING DOCUMENTATION

## LEGAL AD

## School in session for new Gilmer Fire recruit class

By MOUNA ANWAR  
MOUNA@NEWS13.COM

A new class in Gilmer Fire and Rescue's recruit training academy is learning how to manage situations in one of the hottest summers in recent memory before they encounter the heat of an actual fire.

Session for Class 23-1, the second group of recruits to undergo the paid training program, began June 28.

"We have a very good group, and they're still relatively new. We're right around the four-week mark now," said class instructor Battalion Chief CJ Morris.

"This group is starting to bond and become a team, which is the ultimate goal of this whole program. We have to operate as a team," said class instructor Battalion Chief Jason Bryant.

At the heat of a fire, more than one person is being taken to help deal with it as the training progresses, noted Bryant.

"We're monitoring the heat each day and taking more frequent breaks. At the end of the day, we have to be able to operate in this heat because whenever a call comes in, it comes in. You have to learn how to work in the heat, but also be smart," he added.

"We make sure they drink plenty of water and stay hydrated, and we have fans going,"

Last week, class topics included fireable entry methods and maneuvering through small openings and confined spaces. For that part of the training, fire and rescue personnel used a DeWalt Drill apparatus, which includes a window and a confined space just beyond it.

Morris emphasized that the drill is a way to help firefighters learn how to successfully enter and remove an injured or unconscious colleague from a confined space.

"There was an incident where a fireman in Denver, Colo., got trapped, and they had to enter through a very small space to get to him. It was very hard for them to figure out how to get him out because they'd never come across that before," he added.

"The idea behind it is you have a firmman who's down, unconscious in full turnout gear, breathing air and stuck inside this little setup we have here. A crew has to go in through the window, pry the door open, get him out using the same window."

Paired class members also completed in a timed forcible entry exercise last week. The two-man teams had to complete quick dress, in which they're expected to put on all protective gear including suit, boots, hat, helmet and air tank, in two minutes or less, especially if the incident



Gilmer Fire Battalion Chief Jason Bryant times recruits as they complete quick dress, in which they attempt to put on their bunker gear and air tanks in two minutes or less.

They, eight recruits completed the first class to graduate from the in-house academy. No longer recruits, they now work regular 24-hour shifts as professional firefighters or "probs."

"The purpose is to assess a structure quickly when we can't wait in traditional means like a key," said Morris.

"We try to have it on what type of emergency we're going to see. It's not uncommon for firefighters to encounter a locked door when arriving at the scene of an emergency, especially if the incident

is not at home, both class instructors confirmed. "We had a few just last night where we had to force the front door to get in. We use it all the time," said Bryant.

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fighter shield."

The class sessions are starting to tie together what the recruits have already learned, while continually introducing new topics and skills, noted Bryant.

"This week's agenda included using ladders and ventilation procedures. "Now they can do multiple disciplines in one drill instead of just one thing at a time," Bryant said.

"We'll start working on vehicle extrication in the next couple of weeks, and we'll be working our way up to live fire, which starts around the end of August. Those are the two big benchmarks. Everybody loves doing the extrication (training), where we cut somebody out of a wrecked car. When they first see live fire, it changes everything for them."

The firefighter portion of the training academy is expected to last into October. After that, recruits will begin the RMT portion.

When they take the exam for their Firefighter certification — one of four emergency response certifications that will be obtained by recruits who complete the program — the very first skill to be tested

"They start doing every day," Bryant said.

"They just have more supervision than someone who's been around a few years," he added. "When we think they merit being off probation, we'll take their probationary shield and certification. We try to do it every day," Bryant said.

### PUBLIC NOTICE

An election will be held in the City of East Ellijay, Ga., on Monday, November 7, 2023 for the purpose of electing a Mayor and four (4) City Council Members. Qualifying for the offices of Mayor and City Council will take place at the East Ellijay City Hall, the date for qualifying for the above offices will begin Monday, August 21, 2023, 2:00 a.m. until 4:00 p.m. The qualifying fee shall be \$100.00 for the office of City Council and \$841.24 for the office of Mayor.

Petrea Franchet  
Qualifying Officer

### CITY OF EAST ELLIJAY

NOTICE OF PUBLIC HEARING  
Pursuant to OCGA 36-66-1 and other applicable law, please take notice that on the 16th day of August, 2023 at 2:45 p.m. at the City Hall of the City of East Ellijay, located at 107 East Oak Street, East Ellijay, GA 30540, the Mayor and City Council shall conduct a public hearing on amending the zoning hearing procedures so as to provide for one hearing in front of the Mayor and City Council and certain procedures.

Pursuant to OCGA 36-66-1 and other applicable law, please take notice that on the 16th day of August, 2023 at 2:45 p.m. at the City Hall of the City of East Ellijay, located at 107 East Oak Street, East Ellijay, GA 30540, the Mayor and City Council shall conduct a public hearing on an application filed by Max Brund seeking to rezone certain real property located at 96 Tabasa Ridge Drive, East Ellijay, GA, also known as that revised and combined Lot R-15 of Tabasa Mountain Edge, Land Lot 190, 11th District, 2nd Section, Gilmer County, GA, from zoning category C-2 to R-1.

"The last time was 2:22. That's pretty impressive," Morris said.

"The fire department started its second recruit training academy with 13 enrolled. The class size is now down to nine."

"The first couple of weeks are designed to kind of shock you, and people will figure out whether they want to be there or not," Bryant said.



Two uniformed recruits grab an ax and pry bar to open a locked door in the forced entry exercise.



Battalion Chief Jason Bryant gives results of the door-pry competition to the Class 23-1 members. The team with the best time completed their quick dress and pried open the door on both sides in less than two-and-a-half minutes.

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## Notice of Public Hearing For Capital Improvement Element Annual Update

Gilmer County, the City of Ellijay, and the City of East Ellijay will hold a joint public hearing to inform the public of the intent to update the Annual Impact Fee Financial Report for 2021-2022, as well as the Capital Improvements Schedule of Improvements for 2024-2028 prepared by the Ellijay-Gilmer County Water and Sewerage Authority. This public hearing is required as part of the State process for annual updates of the Capital Improvements Element. The annual update is required for consideration due to the Development Impact Fee Ordinance administered by the Ellijay-Gilmer County Water and Sewerage Authority. The update is necessary to allow all participating governments to maintain their Qualified Local Government (QLG) status.

Materials related to this public hearing will be available for review at the East Ellijay City Hall, 107 Oak Street, East Ellijay, Georgia during regular business hours, 9:00 a.m. to 4:00 p.m., Monday through Friday beginning Monday, August 7, 2023.

The public hearing will be held in the East Ellijay City Hall, 107 Oak Street, East Ellijay, Georgia, on Monday, August 14, 2023 at 10:00 a.m.

Charlie Paris, Chairman  
Gilmer County Board of Commissioners

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# TRANSMITTAL RESOLUTIONS

CITY OF ELLIJAY

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# GILMER COUNTY