





FALL 2025

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





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

WITH THE 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 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 this 2025 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 the Gilmer County Courthouse Jury Assembly Room on Thursday, September 4, 2025, at 10:00 a.m.

ANNUAL FINANCIAL REPORT FOR 2024-2025

(1) Public Facility Type	Water Supply	Wastewater	TOTAL	
(2) Service Area	District 1	District 1		
(3) Beginning Impact Fee Fund Balance	\$384,720.70	\$3,855.51	\$388,576.21	
(4) Impact Fees Collected	\$103,919.00	\$1 <i>5</i> ,596.00	\$119,515.00	
(5) Accrued Interest	\$13,634.1 <i>7</i>	\$376.77	\$14,010.94	
(6) Project Expenditures	\$0.00	\$0.00	\$0.00	
(7) Administrative Costs	\$0.00	\$0.00	\$0.00	
(8) Impact Fee Refunds	-\$1,855.00	-\$3,023.00	-\$4,878.00	
(9) Ending Impact Fee Fund Balance	\$500,418.8 <i>7</i>	\$16,805.28	\$517,224.15	
(10) Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	

FIFTH-YEAR SCHEDULE OF IMPROVEMENTS: SEWER

Ellijay-Gilmer County Water & Sewerage Authority

Capital Improvements Project Update 7/1/25 to 6/30/2030

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

	(3)	(4)	(5)	(6)	(7)			
				Percentage				
	Project	Project	Estimated	of Funding	Other	Expenditures	Impact Fees	Status
	Start	End	Cost of	from	Funding	for 7/1/24 to	Encumbered	and/ or
(1) Project Number & Description	Date	Date	Project	Impact Fees	Sources	6/30/25	thru 6/30/25	Remarks
Sewage Treatment								
Sewer improvements South Main Street	2025	2026	\$300,000	28%	general operating	\$0.00	\$0.00	PROJ # 26- 7679
Reconditioning of sludge belt press	2028	2029	\$1 <i>75</i> ,000	100%	-	\$0.00	\$0.00	
	•	Total	\$475,000	•		\$0	\$0	•

FIFTH-YEAR SCHEDULE OF IMPROVEMENTS: WATER

Ellijay-Gilmer County Water & Sewerage Authority

Capital Improvements Project Update 7/1/2025 to 6/30/2030

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

	(3)	(4)	(5)	(6) Percentage	(7)			
	Project	Project	Estimated	of Funding	Other	Expenditures	Impact Fees	Status
	Start	End	Cost of	from	Funding	for 7/1/24 to	Encumbered	and/ or
(1) Project Number & Description	Date	Date	Project	Impact Fees	Sources	6/30/25	thru 6/30/25	Remarks
Water Transmission & Distribution								
Hwy 5 pump station rehab	2026	2026	\$250,000	100%		\$0.00	\$0.00	Proj #24-7673, moved to FY 26
Pump station- Roundtop Road	2026	2027	\$1,000,000	50%		\$0.00	\$0.00	Proj #25-7708
Coosawattee water main rehab	2028	2029	\$500,000	80%	Special District Fees	\$0.00	\$0.00	
		Total:	\$1 <i>,</i> 750,000			\$0.00	\$0.00	·

PUBLIC HEARING DOCUMENTATION

LEGAL AD, ELLIJAY TIMES COURIER, AUGUST 13, 2025

Mahjong Club gains popularity in Gilmer

Members find community in playing the game together



Gilmer County Arrest Report

The following people were booked strongs the GO

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 2024-2025 and the Capital Improvements

Schedule of Improvements for 2025-2030, 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

Materials related to this public hearing will be available for review at

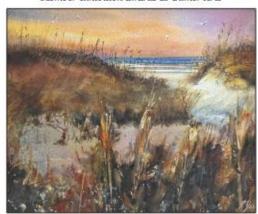
The public hearing will be held at the Gilmer County Courthouse

Thursday, September 4, 2025, at 10:00 a.m.

Gilmer County Government, 822 Industrial Boulevard, Suite 200, Ellijay, Georgia 30540, during regular business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, beginning Tuesday, September 2, 2025.

(OLG) status.

Member exhibition awards at Gilmer Arts



Minute with the Bible

KR COUNTY M RENTAL BOARD AR MEETING August 18, 2025
K: 2:90 p.m.
CATHON:
JURY ASSEMBLE GA 30540

Jury Assembly Room, 1 Broad Street, Ellijay, Georgia, 30540, on

Charlie Paris Chairman,

City of East Ellijay Zoning Ordinance Revisions Advertisement

Pursuant to OCCA 36-66-1, Section 2.19(b) of the City Charter and rurament to OCAA 3-6-6-1, Section 2.17(9) or time CAPA cycles or other applicable laws, please take outlete that on the 27th day of August, 3225 at 920 n.m., at the Cay Hall of the Cay of East Ellips, located at 107 Fast Oak Stoot, East Ellips, CA 30540, the Mayor has celled a public hearing and final vote to be held on the Cay of East Ellips; consideration of amondments to its Zenting Oedinarion relating to sunting categories,

Notice of Public Hearing For Capital Improvement Element Annual Update

Gitner County, the City of Elitiny, and the City of East Elitiny will hold a joint guilt hazard to inform the guilt of the intent to update the Annual Baguer For Financial Report for 2014-2015 and the Capital Bagrovenness Schedule of Improvements Schedule of Improvements of the Elitan-Climer County Water and Sewerage Authority. This public hearing is required as part of the State process for annual updates of the Capital Improvements part or its state process for annual spaces or its experimentary con-licensest. The annual update is required for consideration due to the Development Impact For Onfinance administrated by the Ellipsy-Glimer County Water and Soverage Authority: The update is necessary to allow all participating governments to maintain their qualified Local Government

Materials related to this public hearing will be available for review at Georgia 20540, during regular business hours, \$100 a.00, \$2030, Google 20540, during regular business hours, \$100 a.m. to \$20 g.m., Monday through Friday, beginning Tuesday, September 2, 1025.

The public hearing will be held at the Glimer County Courthouse Jury Amembly Room, I Broad Street, Elitjay, Georgia, 26540, on Thursday, September 4, 2625, at 10:06 a.m. Charlie Paris Chairma

Gilmor County Board of Con



Gilmer County Board of Commissioners

PUBLIC HEARING SIGN-IN SHEET

TRANSMITTAL RESOLUTIONS

CITY OF EAST ELLIJAY

CITY OF ELLIJAY

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GILMER COUNTY