



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

northwest
GEORGIA
REGIONAL COMMISSION

TABLE OF CONTENTS

INTRODUCTION..... 1

ANNUAL FINANCIAL REPORT FOR 2024-2025..... 2

FIFTH-YEAR SCHEDULE OF IMPROVEMENTS: SEWER 3

FIFTH-YEAR SCHEDULE OF IMPROVEMENTS: WATER..... 4

PUBLIC HEARING DOCUMENTATION 5

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	\$15,596.00	\$119,515.00
(5) Accrued Interest	\$13,634.17	\$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	\$500,418.87	\$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

(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 7/1/24 to 6/30/25	Impact Fees Encumbered thru 6/30/25	Status and/ or Remarks
<i>Sewage Treatment</i>								
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	\$175,000	100%		\$0.00	\$0.00	
Total:			<u>\$475,000</u>			<u>\$0</u>	<u>\$0</u>	

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

(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 7/1/24 to 6/30/25	Impact Fees Encumbered thru 6/30/25	Status and/ or Remarks
<i>Water Transmission & Distribution</i>								
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:			<u>\$1,750,000</u>			<u>\$0.00</u>	<u>\$0.00</u>	

PUBLIC HEARING SIGN-IN SHEET

TRANSMITTAL RESOLUTIONS

CITY OF EAST ELLIJAY

CITY OF ELLIJAY

GILMER COUNTY

