

City Council of Peachtree City
Agenda
September 1, 2011
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Proclamation - Moment of Remembrance, 10th Anniversary of September 11th
- IV. Citizen Comment**
- V. Agenda Changes**
- VI. Minutes**
August 2, 2011, Workshop
August 18, 2011, Regular Meeting
August 25, 2011, Special Called Meeting
- VII. Consent Agenda**
 - 1. Consider Agreement with Promise Place for Funding**
Agreement to provide services and funding for FY 2012
 - 2. Consider Agreement with Fayette Senior Services for Funding**
Agreement to provide services and funding for FY 2012
 - 3. Consider Official Intent Resolution (Reimbursement)**
Resolution to seek reimbursement for budgeted expenditures through Government Finance Corp. lease purchase
 - 4. Consider Supplemental Resolution (Reimbursement)**
Supplemental resolution to seek reimbursement for budgeted expenditures through Public Facilities Authority bond
 - 5. Consider FY 2011 Budget Adjustment (E-mail Server Replacement)**
Amendment for emergency purchase of in FY 2011 of e-mail/archiving system replacement budgeted in FY 2012
 - 6. Consider Modification of Job Creation Grant Resolution**
Request to amend resolution for "Project Z;" increase in timeframe from 12 months to 18 months
- VIII. New Agenda Items**
 - 09-11-01 Public Hearing – Consider Variance Request, 213 Morgan's Turn**
Applicant requests variance to allow existing structure to remain within the rear building setback
 - 09-11-02 Public Hearing – Consider Variance to Sign Ordinance, SANY America (318 Cooper Circle)**
Applicant desires a larger wall sign than permitted by the City's sign ordinance
 - 09-11-03 Public Hearing – Consider Request to Change Street Name (Cooper Loop to SANY Boulevard)**
Applicant desires to rename an existing City street
 - 09-11-04 Consider FY 2012 Budget for CVB**
Council approval required for Convention & Visitors Bureau's FY 2012 budget
 - 09-11-05 Consider RFP for Auditing Services**
Request to accept proposal from Mauldin & Jenkins, LLC
 - 09-11-06 Consider Fees – The Gathering Place Rentals**
Request to increase refundable security deposit and add new fee for off-duty City employee to be present for rentals that include alcohol
 - 09-11-07 Discuss/Consider Prioritization of T-SPLOST Projects**
Determine whether City wants to request restoring MacDuff Parkway Extension to project list
- IX. Council/Staff Topics**
Hot Topics Update
- X. Executive Session**
This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

**City Council of Peachtree City
Workshop Meeting Minutes
August 2, 2011**

The Mayor and Council of the City of Peachtree City met in a workshop session on Monday, August 2, 2011. Mayor Haddix called the workshop to order at 6:30 p.m. Other Council Members present: Vanessa Fleisch, Eric Imker, Kim Learnard, and Doug Sturbaum. Staff present: City Manager Jim Pennington, Public Services Director/Stormwater Manager Mark Caspar, Police Chief Skip Clark, and City Engineer Dave Borkowski.

The purpose of the workshop was to discuss traffic concerns at Peachtree Parkway/Loring Lane (Kedron Hills) and the Dividend Drive pavement evaluation.

Caspar began with an overview of how the transportation concerns of Dividend Drive and Cooper Circle were determined. Historically roads throughout the City were evaluated once every three years, resulting in a score between 1 to 100 to determine if the road needed to be repaved or overlaid. Normally anything with a score of 70 or below received priority and only selective milling was done if overlay had been done too many times. Caspar would like to begin prioritizing paving using road classifications as well. Higher priority would be given to collector and industrial-type roads. Typically residential or commuter traffic did not have as great of an impact on the road. The higher loads/volumes of the 18-wheeler and concrete trucks had a much greater effect of degradation of the roads. He felt that if a repair was needed and completed then staff could keep the road up. This would result in a better management of money.

Dividend Drive was on the Special Purpose Local Option Sales Tax (SPLOST) list for the year as an overlay project, which just put asphalt on top but did not address the subgrade issues. Integrated Science and Engineering (ISE) and Piedmont Geotechnical were hired to evaluate the subgrade issue on this road because it was an industrial collector, had high traffic volume, a higher load, and this road was rated as the worst in the City at 59.

Caspar stated that there was also a section of road on Cooper Circle that was degraded. This was the distribution area where trucks entered and exited. In addition, Sany would be coming on line at the end of the year so it was important to complete the work prior to that time. Cooper Lighting shut down their distribution center two days a year in October so it would be important to coordinate the road closure with those dates to have a minimum disruption.

Caspar added that ISE and Piedmont Geotechnical identified and evaluated pavement areas that showed distress. They looked at several possible solutions that would also allow for the Stormwater Department to look at the stormwater system underneath the roads to avoid additional repairs at a later time.

There were 84 areas assessed on Dividend Drive. The findings ranged from moderate, damaged and full failure. Learnard asked that full failure be defined. Rich Gruel from ISE replied that full failure was basically the pavement separating, big cracks, ruts and large potholes. Caspar continued to state that issues were found on over 60% of the length of Dividend Drive. Thirty-eight core samples were also taken with only six of them appearing to be in good condition. Two samples were also taken from Cooper Circle and confirmed that the main stress was at the truck entrance.

Caspar stated that, from the 40 locations tested, the areas varied widely. Seven locations were very weak, 10 locations were marginally weak and the remaining subgrade conditions were

ranked as acceptable. Caspar was surprised that in 23 of the 40 core locations, a stone base course **was not** encountered. Learnard asked who built the roads and how old were they. Caspar responded that staff had researched but had been unable to find when the road was overlayed. He also stated that an indicator of the age of the road was that Dividend Drive had been SR 74. There was an evidence of widening that had taken place.

Caspar continued that, based on the data, three rehabilitation options were determined. The first option was to mill and top the road which would take off the existing asphalt and lay new asphalt. This would only be a cosmetic fix that would only last for three to five years. The second option was to cut and patch the road. This would involve saw-cutting the pavement, digging out and removing, then replacing with new material. This would provide a longer life of the patched area but the potential of weakening the surrounding areas might increase their weakening and require patching sooner. This would be a good option in a localized area such as Cooper Circle. The third and final option was a Full Depth Reclamation (FDR). During this process, the existing pavement would be milled and removed. The remaining asphalt, stone base and subgrade would be pulverized in place. A binder (cement) would be added depending on the condition. The mixture would be compacted providing a new roadway subgrade, which after the cement has cured, provided a new road surface. Caspar went on to say that a new road would have a minimum life expectancy of 10 years. Sturbaum asked if this would be a stronger foundation for the heavy trucks. Caspar responded that it would be designed to have an adequate base to bridge the heavy loads. An example of an FDR was Redwine Road which was completed a few years ago.

Casper stated that, based on the work needed, three rehabilitation cost options had been determined. The first option was for Dividend Drive to Paschall Road to SR 74 with a cost of \$1,048,408. Option two was Dividend Drive to Paschall Road to SR 74 with the cut and patch at the cost of \$835,607. Cooper Circle adjacent to the truck entrance at Cooper Lighting with the cut and patch would be a cost of \$31,324. Option three was for Dividend Drive to Paschall Road to Kelly Drive for an FDR would be a cost of \$190,179. Dividend Drive to Kelly Drive to TDK Boulevard for an FDR would be a cost of \$787,316 and Dividend to TDK Boulevard to GA Hwy 74 for an FDR would be a cost of \$451,209. There would be an additional \$121,000 needed for required stormwater work at Paschall Road and Dividend Drive along with drainage system at TDK Boulevard that would be paid for from the Stormwater Utility. Caspar said staff recommended to cut and patch Cooper Circle and perform the FDR on Dividend Drive. He felt that these options would be the best time value.

Casper stated that two large Dividend Drive contracts were previously brought before Council in the last two years. There was remaining money in the amount of approximately \$150,000 along with other funds to offset the cost. He also stated that there was \$2,418,288.59 left in SPLOST that was only allocated for road repairs and did not include line items for cart path paving. In addition, if the FDR proceeded with the full road, the total would be approximately \$1,460,028 which included curbs, gutters and striping. Over \$1,000,000 would be leftover for the 2012 list. The estimate for 2012 was below that estimate and roads would be looked at with the new process. He stated that FDR would not be needed for all road projects; it would be on a case-by-case basis.

Sturbaum asked how long the project would take to be completed. Gruel responded that FDR would take a couple of days and would have no real impact to industry. In addition the road could be used after it set, but would not be smooth until the overlay was completed.

Haddix stated that he was not a fan of disturbing a structure or road and felt that the FDR was the right choice. Learnard asked to be reminded what FDR stood for and how deep did it go. Caspar responded that FDR meant Full Depth Reclamation and it was 12 inches deep.

Sturbaum asked if staff would identify the industries affected like the UPS Distribution Center and the time. Caspar confirmed that when staff received the direction to move forward they would coordinate with anyone that would be impacted.

Learnard asked with the rating system, what else could be expected with the road assessment. Caspar stated that a geotechnical evaluation would not be done on every road. Staff's intent was to not let the roads get to a rating like that of Dividend Drive. Once the road was in good shape, staff could keep it in good shape. Learnard inquired as to what the urgency was now, would this be a City liability in a week, a winter, when was it enough. Caspar responded that when an evaluation says full failure that should be enough. Learnard responded that she drove down Dividend in her tiny Honda and felt the road was fine. Caspar stated that if one was to walk behind a truck and felt the road moving that showed the problem with the support. Caspar stated that one would not want their home to be on a bad foundation and the same should be for a road. Borkowski stated that staff wanted to address this while the money was available. If the City waited five years from now to try to get another SPLOST, the road would be in worse condition and the cost to repair would be higher. In addition the Industrial Park was the City's economic engine and staff was hoping to keep the road good so that it could possibly spur development.

Fleisch asked if Sany would be using Dividend. Caspar replied that he did not know.

Gruel stated that the failure point of a road was not the problem but what became an unacceptable road. Potholes could be filled frequently, but would result in additional costs and maintenance. Scott Edwards from Piedmont stated that if the repairs were not made sooner than later the subgrade would be damaged, which would result in the need for a full replacement.

Imker stated that he had driven the road in both directions and found that the southern portion, which was between TDK Boulevard and SR 74, was not as bad off as the rest of Dividend Drive. He felt that the southern section could last another five years. Imker stated that he did agree that an FDR was needed for the Kelly Drive and Paschall Road section. The areas should be evaluated separately. He also felt that the repairs to Cooper Circle were no problem.

Gruel stated that the roads were broken down in different groups because they had different design standards. TDK Boulevard to SR 74 did not have the amount of volume as the other roads and could be reevaluated.

Council agreed that Cooper Circle was the most time sensitive issue and needed to go forward.

Mary Giles asked if Sany had given any indication what route their trucks would take. She saw one on SR 54 West coming back towards Peachtree City. If these improvements were made, she asked if Sany would want to use that as alternate route from their plant as opposed to going up SR 74 and cutting across the 74/54 intersection. Imker stated that would not be an advantage for them. Giles asked if the volume and direction could be questioned. Haddix stated that he did not remember the total but it was not a monstrous amount since part was by rail, straight truck, and normal travel. Giles also asked if an addition of a multi use path had

been discussed as well as widening the road. Borkowski replied that widening was not taking place, only the repair of the existing road.

Haddix asked what the logic for repairing the whole road was. Gruel replied that there was enough damage to over half of the road. Cut and patch could be done but in the end the City would spend more money than doing an FDR. Gruel said that he would look at the findings again.

Caspar said to recap –staff would clarify with Sany the route they would take to transport to and from their location. In addition, they would provide a cost assessment to provide a cut and path or overlay in the southern section. Imker replied there was no need to touch that area; just keep the good good. Caspar asked if he thought the best option was to leave it alone. Imker said keep it good with possibly a repave and go forward with Cooper Circle.

Borkowski came forward to discuss traffic concerns at Peachtree Parkway and Loring Lane and Tinsley Mill on the north end of town. Also Ron Osterloh of Pond and Company, the consultants, was present.

Borkowski stated that both Loring Lane and Tinsley Mill were on the original 2004 SPLOST list. The idea was to provide left turn lanes for southbound travelers to turn for level of service purposes. Borkowski stated that, in the 2010 Transportation Plan, Loring Lane was listed as a major accident location. Eleven accidents took place at Tinsley Mill and 13 at Loring Lane with a predominance of those being rear-end collisions. He admitted that the volume did meet the design guidelines for turn lanes but he felt that the turn lanes would increase the speed on the Parkway where drivers would not have to slow down.

Borkowski stated that staff had worked with Pond and Company to come up with alternatives. An option was a paved shoulder for drivers to go around, an all way stop and a compact roundabout as a traffic calming feature. Other typical options were narrowing the lane, or doing a combination of turn lane and traffic calming. Sturbaum asked how the visibility was for Loring Lane to turn left. Borkowski replied that trees had been trimmed in various locations along the Parkway and that he believed that sight distance had been met for the posted speed limit.

Borkowski showed various concepts and stated that, if a compact roundabout was used, it was typically 40 – 50 feet wide versus a traditional roundabout being 80 – 100 feet wide. There was also the consideration of median islands that could be landscaped with grass or small shrubs. Osterloh stated that locations would be chosen to slow down through traffic before reaching the intersection.

Borkowski also presented photos from a Gwinnett County location. Osterloh stated that he did not recommend any device that needed mowing. Borkowski stated that another reason of not installing left turn lanes on Peachtree Parkway was because that was designated as a scenic route. Staff has tried to preserve the character on the Parkway and preserve the green belts. A three-way stop could even cause significant backups during peak travel time.

Imker asked if there were any numbers showing the success rate of the calming devices. Osterloh responded that there were national studies available but he would contact Gwinnett to see if they had accumulated any data.

Sturbaum asked if signs would be installed to let the driver know what calming device they were approaching. Borkowski replied yes, advanced warning signs would be installed.

Borkowski recommended the option of installing medians as a traffic calming device in the center of the road. Left turn lanes could be installed in the future if needed. The cost would be approximately \$68,000. In addition, the funds could come from the SPLOST funds which could be taken from the Redwine and Robinson Road intersection project. Currently \$110,000 was budgeted for design.

Sturbaum asked Chief Clark what the Police Department's response was to the options. Clark felt that traffic calming medians/devices were effective at first but once a driver became familiar with the road their speed would increase. Fleisch asked if signs would work but Clark responded that signs did not work once drivers become immune to the visual trash.

A resident of Kedron Hills stated that he doubted turn lanes would work. He considered rumble strips but the homeowners would complain about the noise.

Sturbaum asked if a traffic study had been done. It seemed that some issues were being addressed but not all. Borkowski stated that car backup had been checked and after a car turned it dissipated. A speed study had not been done.

Imker asked, if the road was going to be repaved eventually, whether the project could wait until that point to determine if the project was necessary or not. Something to slow down traffic on the Parkway was warranted but not at this time.

Borkowski stated that he understood for a traffic calming device to work it required a physical correction to the path as well as visual constrictions having psychological effect. Staff would return at a later time with crash, speed reductions and speed studies to present to Council to coincide with the repaving projects.

There being no further discussion, the meeting adjourned at 8:00 p.m.

Cinnamon Mack, Recording Secretary

Don Haddix, Mayor

City Council of Peachtree City
Minutes of Meeting
August 18, 2011

The Mayor and Council of the City of Peachtree City met on Thursday, August 18, 2011, in City Hall Council Chambers. Mayor Don Haddix called the meeting to order at 7:00 p.m. Council Members present were: Vanessa Fleisch, Doug Sturbaum, Kim Learnard, and Eric Imker.

Announcements, Awards, Special Recognition

Haddix presented a proclamation for National Payroll Week.

Citizen Comment

There was none.

Agenda Changes

There were none.

Minutes

Haddix noted an additional document on the dais, amendments to the August 4, 2011, regular meeting minutes by Council Member Fleisch.

Learnard moved to approve the minutes of the June 7, 2011, City Council/Planning Commission workshop. Fleisch seconded. Motion carried 4-0-1 (Sturbaum).

Learnard moved to approve the August 4, 2011, regular meeting minutes as amended. Sturbaum seconded. Motion carried unanimously.

Monthly Reports

Consent Agenda

1. Consider Request to Surplus Obsolete Technology Equipment

Learnard moved to approve the Consent Agenda. Sturbaum seconded. Motion carried unanimously.

New Agenda Items

08-11-01 Consider Reclassification of Code Enforcement Officer Positions

Human Resources Administrator Ellece Brown addressed Council, noting that Code Enforcement had been included in of the reorganization of the Recreation Department. The Parks Monitor, Municipal Code Enforcement Officer, and Housing Code Official positions had been moved under the Police Department and reevaluated, and staff had found greater efficiencies by making all the positions the same. The recommended new grade was a 275, which was one grade higher than the current Code Enforcement positions, higher than Parks Monitor position, and one grade lower than the Housing Code Official position.

Sturbaum moved to approve the reclassification. Imker seconded. Motion carried unanimously.

08-11-02 Consider Reclassification of Public Works Positions

Brown said this proposal was also part of the reorganization. The positions transferred from the former Leisure Services Division to Public Services had been reevaluated and updated with new responsibilities. Four positions moved up and two moved down. Staff was recommending that the former Maintenance Technician positions (I, II, and III) be reclassified as Buildings & Grounds

Maintenance Technician positions, with a grade increase per level; the Facilities Maintenance Manager be reclassified to Building & Grounds Manager with a two-grade increase; the Sign Technician and Lead Sign Technical positions be reduced one grade; that three Crew Leader positions (Grade 274) be eliminated and replaced with one new Buildings Maintenance Supervisor position and one new Grounds Maintenance Supervisor position (Grade 277).

Sturbaum moved to approve the reclassifications as recommended by staff. Imker seconded. Motion carried unanimously.

Learnard asked if the motion needed to include the other changes proposed, eliminating positions and replacing them. Meeker confirmed the motion covered the entire proposal from staff.

08-11-03 Consider Elimination/Replacement of Positions in Recreation & Special Events Department.

Brown said this proposal was the final element of the reorganization. Staff recommended eliminating the Office Administrator position (Grade 275) in the Recreation and Special Events department and replacing it with a Recreation Services Specialist position (Grade 274).

Fleisch moved to approve the elimination and replacement of the position. Learnard seconded. Motion carried unanimously.

08-11-04 Consider Adoption of Millage Rates

Financial Services Director Paul Salvatore said staff was recommending that Council adopt a millage rate of 6.384 for Maintenance & Operations, and a rate of 0.399 for Bonds. These were the same rates as adopted for 2010 and reflected a 1.7% tax decrease based on the reduced tax digest. The rates would generate an estimated \$200,000 less than generated in 2011, and the budget had been adjusted to reflect the reduced revenue.

Salvatore then said that, for a Peachtree City property tax bill, the school system made up 62.7% of the total. The millage rate for the County had increased, and an E-911 tax had been added. Overall, the bills would show about a 0.5 mill increase from the County and E-911, resulting in a \$5.58 increase for a \$257,000 home.

Imker clarified that Peachtree City taxes were under \$700 per year for that same price home, which was less than the average annual sewer bill and less than a lot of homeowner association fees. That amount covered all the departments and services provided by the City, and Imker said he felt the City was really holding the line on taxes.

Sturbaum moved to adopt the Millage Rates as presented. Learnard seconded. Motion carried unanimously.

08-11-05 Consider Resolutions for Adoption of FY 2012 Budget and Commitment of Fund Balance

Salvatore said the City held several workshops and the required public hearing for the budget, so Council could now take action to adopt the budget. Salvatore said the only changes included the most updated tax digest and debt service figures. Council had directed a few changes that had been made, including cutting an additional \$100,000 in departmental budgets, the elimination of one police vehicle in the replacement schedule, and a reduction in the PIP contingency reduction by \$35,000.

The resolution for commitment of fund balance supported the City's five-year model and the 20% reserves policy for revenue stabilization.

Haddix noted three changes made in the budget and asked who on Council supported the reduction of the police car replacement. All four Council Members expressed their acceptance of the change.

Learnard reviewed the highlights of the budget and said no line item had been overlooked or taken lightly. Departmental expenses had increased over FY 2011 because \$1.6 million due to the defined benefit pension plan for employees that was not expensed for FY 2011 (it had been paid in 2010 to take advantage of down market). The remaining \$1 million increase was for computer upgrades, employee pay in lieu of salary after several years of no salary increases, healthcare increases, the 2011 election, and legal fees.

Learnard continued that the City's millage rate would be remaining the same in a year when the tax digest had decreased, meaning less money would be coming in to the City. Under state law, the City could have raised the millage rate to maintain the same revenue and not called it a tax increase. However, Council realized that the citizens shared the financially difficult situations. The proposed budget also added \$1.378 million to reserves, which put the City in a long-term financially stable situation to maintain at least 20% reserves in coming years to help balance the budget when the Special Purpose Local Option Sales Tax (SPLOST) funds were depleted and if Local Option Sales Tax (LOST) funding decreased.

Learnard said the City expected revenues from reserve investments to increase due to a policy change in 2011. The City had also refinanced three debts for an estimated savings of over \$200,000, and had reduced future loan payments by about \$54,000 by paying off the Development Authority of Peachtree City bonds early.

The reorganization had also played a big role, and the goal was to achieve cost reductions without reducing service, and possibly to achieve increased service levels. Learnard concluded that, after that night, Council could start working to eliminate the projected 0.213 millage increase for 2012. She congratulated staff and Council for their work on the budget.

Imker said he began reviewing the 2012 budget the previous August after the FY 2011 budget had been adopted. He felt this was one of the best budgets the City had put forward in many years and said staff and the new City Manager had watched out for every dollar. Last year, Imker had asked the major department heads to review budgets line item by line item, and was satisfied that there was no waste and the City was operating in as lean a manner as possible. The FY 2012 budget was a continuation of that process.

Haddix said he was ready to approve the budget, and Council could make adjustments as needed if the economy continued to decline.

Imker said he would like to recommend that the employee pay in lieu of salary be staggered by paying one percent in December and the second percent in May after a review of the financial situation as a precaution against problems with the budget mid-year. Imker said he would like to consider this as an amendment to the budget resolution. Fleisch asked Salvatore what the implementation cost would be to split the payment. Salvatore and Assistant Finance Director Janet Camburn said staff time and check stock were the only real costs, but they did not have a specific number. Salvatore noted the split payment could be accomplished via direction to staff versus changing the budget resolution. Imker withdrew his recommendation to include the

item as part of budget resolution and asked if Council could consider it at the meeting in November prior to the December distribution.

Haddix asked if there were any damaging legal implications to splitting the payment. Vrana said employee morale was the only real issue. Fleisch asked if Council could make the decision to split the payment or make the entire two percent payment in November. Meeker said the budget reflected a full two percent, so a reduction to one percent would require a budget amendment.

Sturbaum moved to adopt the resolution for the FY 2012 budget, with all supporting schedules, and the resolution for the Commitment of Fund Balance as presented. Imker seconded. Motion carried unanimously.

08-11-06 Consider Adoption of Resolution Approving Intergovernmental Agreement with Public Facilities Authority

Haddix noted that Council had an amended version of the resolution on the dais, which had been adopted by the Public Facilities Authority earlier that evening. Learnard moved to adopt the amended resolution. Fleisch seconded. Motion carried unanimously.

08-11-07 Consider Extension of Contract with Parker Wrecker

Police Chief H. C. "Skip" Clark addressed Council, saying staff was requesting a one-year extension to the contract entered in 2008. Policy allowed for the extension before going back out for bid, and staff had a good working history with the firm.

Sturbaum moved to approve the contract extension with Parker Wrecker. Learnard seconded. Motion carried unanimously.

08-11-08 Consider Ordinance Amendment – Alcohol at City Facilities

Public Information Officer/City Clerk Betsy Tyler explained that the previous month, Council had amended the alcohol ordinance relating to distances from churches and schools. That change allowed the City to consider allowing alcohol at private events at The Gathering Place, which had been discussed for two years.

Since the ordinance change in July, a veterans group had asked staff to bring forward an ordinance amendment allowing alcohol at The Gathering Place for an event that fall. Making such a change required an additional amendment to the Recreation Ordinance, which limited alcohol to the Amphitheater and Tennis Center under specific conditions. Staff was recommending adding a third instance, under which Council could grant a Qualifying Location Permit as was being requested for The Gathering Place. Tyler also noted that the ordinance had outdated verbiage related to the former Tourism Association, which had been updated to reflect the new Convention & Visitors Bureau.

Tyler said, prior to the current Qualifying Location and Special Event alcohol license process, previous Councils had approved alcohol at two private events on City property, at City Hall and at Drake Field. Both those events would now require the Qualifying Location Permit authorized by Council and a separate Special Event Permit. Similarly, a private special event at The Gathering Place would still need to obtain a Special Event Permit before alcohol would be allowed.

Sturbaum asked Meeker if he had any legal concerns about the ordinance change, and Meeker said he had reviewed the ordinance.

Learnard moved to approve the amendment to the Recreation Ordinance regarding alcohol at City facilities per staff recommendation. Sturbaum seconded. Motion carried unanimously.

08-11-09 Consider Qualifying Location Permit Application – The Gathering Place

Learnard moved to approve the Qualifying Location Permit for The Gathering Place. Fleisch seconded. Motion carried unanimously.

Council Staff Topics

City Manager Jim Pennington commended Salvatore for the work he had put in on the budget.

Pennington said there were several issues that would be brought up at the September 1 meeting, including the Library repair plan.

Haddix thanked staff for their hard work during the year.

Meeker said Council had several topics for executive session. Sturbaum moved to convene in executive session for acquisition of real estate and threatened or pending litigation at 7:40 p.m. Fleisch seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 8:20 p.m. Learnard seconded. Motion carried unanimously.

There being no further business, Sturbaum moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 8:25 p.m.

Betsy Tyler, City Clerk

Don Haddix, Mayor

**City Council of Peachtree City
Special Called Meeting Minutes
August 25, 2011
8:30 a.m.**

The City Council of Peachtree City met Thursday, August 25, 2011, in the City Hall Council Chambers. Mayor Don Haddix called the meeting to order at 8:32 p.m. Council Members present: Vanessa Fleisch, Kim Learnard, and Doug Sturbaum.

The purpose of the meeting was to consider/discuss incentives for an industrial expansion.

Haddix noted there was one agenda item – a resolution for "Project Z."

Fleisch thanked Atlanta Regional Airport-Falcon Field for offering additional incentives for the industrial expansion.

Sturbaum moved to approve the resolution of intent to offer a job creation grant for the "Project Z" expansion in the Peachtree City Industrial Park. Learnard seconded. The motion carried unanimously.

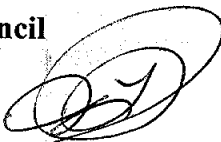
There being no further business to discuss, Learnard moved to adjourn. Sturbaum seconded. The motion carried unanimously. The meeting adjourned at 8:34 a.m.

Pam Dufresne, Deputy City Clerk

Don Haddix, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: City Manager 
FROM: Administrative Services Director 
DATE: August 25, 2011
SUBJECT: Non-Profit Funding Agreement – Promise Place
September 1, 2011 Council Agenda

Recommendation:

That Council authorize the Mayor to sign the agreement for services and non-profit funding support for Promise Place (formerly Fayette County Council on Domestic Violence) for a time period of October 1, 2011 through September 30, 2012.

Discussion:

At the May 19, 2011 City Council meeting, Council approved the request for funding from Promise Place for \$7,500 for FY 2012. The attached document is the required agreement between Promise Place and the City for services to be provided by Promise Place for residents of Peachtree City as relates to domestic violence. For continued consideration of support, the non-profit funding request needs to be submitted by Promise Place on an annual basis for consideration to be included in the next FY budget as is outlined in CAR 8-3.

Budget Impact:

The budget impact to the City would be \$7,500, and funds have been included in the FY12 budget for this item in account 100-1505-572020.

STATE OF GEORGIA
COUNTY OF FAYETTE

AGREEMENT

This Agreement entered into this _____ day of _____, 2011, by and between FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC., D/B/A PROMISE PLACE (hereinafter "PROMISE PLACE"), and the CITY OF PEACHTREE CITY, GEORGIA (hereinafter "City").

WHEREAS, PROMISE PLACE provides services to residents of Fayette County, Georgia, including residents of Peachtree City, Georgia who are victims of domestic violence; and

WHEREAS, in providing such services, PROMISE PLACE assists the Police Department of the City; and

WHEREAS, PROMISE PLACE has requested funding assistance from the City so as to continue to provide such services to residents of Fayette County and the City; and

WHEREAS, PROMISE PLACE is a qualified non-profit corporation pursuant to Section 501(c)(3) of the Internal Revenue Code; and

THEREFORE, and in consideration of the mutual terms and conditions contained herein the parties hereto agree as follows:

1.

In exchange for the services provided by PROMISE PLACE to the City and residents of the City, the City hereby agrees to pay the sum of \$7500.00 for the period October 1, 2011 through and including September 30, 2012.

Executed the day and date first above mentioned.

FAYETTE COUNTY COUNCIL ON
DOMESTIC VIOLENCE, INC.
D/B/A PROMISE PLACE

CITY OF PEACHTREE CITY,
GEORGIA

By: _____ President

By: _____ Donnie O. Haddix, Mayor

City Council of Peachtree City
ABBREVIATED MINUTES
May 19, 2011
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
Swearing in of Police Officers Courtney Lumpkin and Christopher Dukes
Acknowledge Donations to the City
- IV. Citizen Comment
- V. Agenda Changes
- VI. Minutes
May 5, 2011, Regular Meeting Minutes **Approved, 5-0**
- VII. Monthly Reports
- VIII. Consent Agenda
 - 1. Consider Local Maintenance and Improvement Grant (LMIG) Contract **Approved, 5-0**
- IX. Old Agenda Items
 - 04-11-01 Consider Amendments to Outdoor Display Ordinance Regulating the Use of Walking Advertising **Approved as amended, 5-0**
 - 04-11-04 Consider False Alarm Ordinance **Approved 4-1 (Fleisch)**
 - 05-11-02 Discuss/Consider Changes to CAR 9-3 Investment Policy **Approved, 5-0**
 - 05-11-04 Consider Recommendation for New Air Supported Structure Contract for Kedron / Report on Concrete Testing **Continued indefinitely**
- X. New Agenda Items
 - 05-11-06 Consider Non-profit Funding Request for FY 2012 from Fayette Senior Services **Approved, 5-0**
 - 05-11-07 Consider Non-profit Funding Request for FY 2012 from Promise Place **Approved, 5-0**
 - 05-11-09 Consider Request from NorSouth to Abandon a Portion of Newgate Road **Motion to proceed approved, 5-0**
 - 05-11-10 Consider Fire Station 84 Renovation/Expansion & Sewer Extension **Approved, 5-0**
 - 05-11-11 Consider Amendment to Chapter 66 Related to Film Industry Signage **Approved as amended, 5-0**
- XI. Council/Staff Topics
Hot Topics Update
- XII. Executive Session

Members Present: Mayor Haddix, Vanessa Fleisch, Eric Imker, Kim Learnard, Doug Sturbaum

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jim Pennington, City Manager 

FROM: Nikki Vrana, Administrative Services Director 

DATE: May 12, 2011

SUBJECT: Non-Profit Funding Request – Promise Place
May 19, 2011, City Council Meeting

DS
VF / 5-6
Approved FY12
\$7,500

Recommendation:

Vendor 2137

That Council provide direction on the amount of non-profit funding for Promise Place to include in the FY 2012 budget.

Discussion:

For the past several years, Council has approved funding in support of Promise Place in accordance with CAR 8-3 (attached). Per the terms of the policy, Promise Place provides services the City does not that meet the basic needs of some of our residents who are victims of domestic violence, including emergency shelter, support groups, assistance in obtaining emergency protective orders, and in providing domestic violence and teen dating education programs. Peachtree City residents comprise approximately 32% of those served by the agency.

Attached is the request from Promise Place Executive Director Vanessa Mottley for the annual amount of \$7,500 to support the ongoing efforts of the organization. The requested amount meets the terms of the policy.

Budget Impact:

This item will have a budgetary impact of \$7,500, which will be included in the proposed FY 2012 Budget to be presented on June 1 pending Council approval of the request.

Attachment (s)



P.O. Box 854 • Fayetteville, GA 30214 • Telephone (770) 461-3839 • Fax (770) 460-6591

May 5, 2011

Director of Administrative Services
151 Willowbend Rd
Peachtree City, Ga 30269

To Whom It May Concern:

The Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place wishes to take this opportunity to thank Peachtree City for its continued support of our organization. In 2010, Promise Place provided intervention services to 1,892 victims of domestic violence. Of those clients, 947 were Fayette county residents with 332 clients residing in Peachtree City. In addition, Promise Place provided shelter to 40 women and 36 children from Peachtree City. 38 of our clients were Fayette County residents but did not identify their city of residence. 148 women attended our support groups in Peachtree City. 222 victims of domestic violence were provided legal advocacy. Our Teen Dating Violence Prevention program reached 2,880 students and our domestic violence awareness events were presented to 2,910 community members.

The breakdown of our services in Fayette County alone by city is as follows:

<u>Direct Services</u>	<u>No. of Clients</u>	<u>% of F.C.</u>
Brooks	47	5%
Fairburn	28	3%
Fayetteville/Unincorp.F.C.	445	47%
Peachtree City	332	35% —
Tyrone	57	6%
Unknown F.C.	38	4%

<u>Prevention/Awareness Services</u>	<u>Participants</u>	<u>No. of PTC</u>
Teen Dating Violence Prevention Program	2,880	720
Community Awareness Presentations	2,910	1,052

> 31%

Promise Place collaborates with the Peachtree City Police Department as well as the other law enforcement agencies in Fayette County to ensure that domestic violence victims are given our information at the time of a violent incident and that police officers are able to contact us for assistance. We believe that this is an important service because when we are able to assist DV victims in escaping violent homes, we help reduce the number of 911 calls to officers, alleviating their volume of calls and



P.O. Box 854 • Fayetteville, GA 30214 • Telephone (770) 461-3839 • Fax (770) 460-6591

reducing the danger to them in responding to DV calls. In 2010, Promise Place received 3,821 calls to our emergency hotline which was a tremendous increase from 1,160 calls the previous year.

Our domestic violence shelter provides immediate safety for victims of domestic violence and their children. Promise Place provides services and resources for the families while in shelter to maintain their safety until it is safe for them to resume life on their own. Promise Place provides for all emergency needs while the women and children are in shelter. Promise Place pays for all utilities, security and maintenance costs and must keep the facility staffed 24 hours a day year round. Additionally, Promise Place provides counseling services and many other programs to both the victim and her children as they heal from the trauma that they have experienced.

Because of your continuing support, Promise Place is making a difference in the lives of abused women and their children in Peachtree City. To help continue this much needed service, we are requesting \$7,500.00 from the FY2012 Annual Budget's designated funds for nonprofit organizations. We hope that the Peachtree City Council will continue to support us in our work and grant our request in the amount of \$7,500.00.

Sincerely,

Vanessa Mottley
Executive Director



**Funding Request
For Non-Profit Organizations**

Organization Information:

Organization Name: Fayette County Council on Domestic Violence d/b/a Promise Place
Address: P.O. Box 854, Fayetteville GA 30214
Phone #: 770/461-3839 Fax #: 770/460-6591
Contact Person: Vanessa Motley
Title: Executive Director

Financial Information:

Total Annual Budget: \$443,720.00 > 33% = \$146,427.60
Total Clients Served Annually: 7682 Direct Services-1892, Prevention-5790
Peachtree City Residents Served Annually: 2104 Direct Services-332, Prevention-177

Funding Request Information:

Funding Amount Requested: \$7,500.00
Funding Use(s): To provide domestic violence services to victims of domestic violence in the community.
Additional Information on Organization/Services: _____

Promise Place provides 24 crisis services and emergency shelter for victims of domestic violence in Peachtree City. We also provide legal advocacy and present a teen dating violence prevention program to 4th grade students.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date Submitted: _____ Council Approval Date: _____ Amount Approved: _____

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Name of the organization

Supplemental Information to Form 990

Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.
▶ Attach to Form 990.

OMB No. 1545-0047

2009

**Open to Public
Inspection**

FAYETTE COUNTY COUNCIL
ON DOMESTIC VIOLENCE

Employer identification number

58-1826445

FORM 990, PART III, LINE 1 - ORGANIZATION MISSION

THE FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE EXISTS TO PREVENT DOMESTIC VIOLENCE
THROUGH AWARENESS PROGRAMS, EDUCATIONAL PROGRAMS, AND PROVIDING SAFE ENVIRONMENTS
FOR THE VICTIMS AND THEIR FAMILIES UTILIZING LEGAL ADVOCACY, EMERGENCY SHELTER, AND
TRANSITIONAL HOUSING.

FORM 990, PART VI, LINE 2 - BUSINESS OR FAMILY RELATIONSHIP OF OFFICERS, DIRECT

CHERYL AND MIKE MULLIKIN ARE MARRIED.

FORM 990, PART VI, LINE 11 - FORM 990 REVIEW PROCESS

THE ORGANIZATION'S ACCOUNTANT WILL PROVIDE A COPY OF FORM 990 TO THE BOARD FOR
REVIEW AND APPROVAL PRIOR TO FILING.

FORM 990, PART VI, LINE 12C - EXPLANATION OF MONITORING AND ENFORCEMENT OF CONFLICTS

THE POLICY IS REVIEWED ANNUALLY. ANY ISSUES ARE BROUGHT BEFORE THE BOARD OF
DIRECTORS FOR DISCUSSION.

FORM 990, PART VI, LINE 15B - COMPENSATION REVIEW & APPROVAL PROCESS FOR OFFICERS & KEY EMPLOYEE

THE BOARD OF DIRECTORS APPROVE COMPENSATION.

FORM 990, PART VI, LINE 19 - OTHER ORGANIZATION DOCUMENTS PUBLICLY AVAILABLE

THE ORGANIZATION'S ACCOUNTANT PROVIDES A COPY OF FORM 990 SPECIFICALLY FOR PUBLIC
INSPECTION. THIS COPY IS AVAILABLE UPON REQUEST.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Administrative Services Director (W)

DATE: August 25, 2011

SUBJECT: Non-Profit Funding Agreement – Fayette Senior Services, Inc.
September 1, 2011 Council Agenda

Recommendation:

That Council authorize the Mayor to sign the agreement for services and non-profit funding support for Fayette Senior Services, Inc. for a time period of October 1, 2011 through September 30, 2012.

Discussion:

At the May 19, 2011 City Council meeting, Council approved the request for funding from Fayette Senior Services, Inc. for \$19,257 for FY 2012. The attached document is the required agreement between Fayette Senior Services, Inc. and the City for services to be provided by Fayette Senior Services, Inc. for residents of Peachtree City as relates to providing transportation, meals and social functions for those who are senior citizens. For continued consideration of support, the non-profit funding request needs to be submitted by Fayette Senior Services on an annual basis for consideration to be included in the next FY budget as is outlined in CAR 8-3.

Budget Impact:

The budget impact to the City would be \$19,257, and funds have been included in the FY12 budget for this item in account 100-1505-572020.

STATE OF GEORGIA
COUNTY OF FAYETTE

AGREEMENT

This Agreement entered into this _____ day of _____, 2011, by and between FAYETTE SENIOR SERVICES, INC. (hereinafter "FSS"), and the CITY OF PEACHTREE CITY, GEORGIA (hereinafter "City").

WHEREAS, FSS provides services to residents of Fayette County, Georgia, including residents of Peachtree City, Georgia who are senior citizens including, but not limited to, transportation, providing meals, and social functions; and

WHEREAS, FSS has requested funding assistance from the City so as to continue to provide such services to residents of Fayette County and the City; and

WHEREAS, FSS is a qualified non-profit corporation pursuant to Section 501(c)(3) of the Internal Revenue Code; and

THEREFORE, and in consideration of the mutual terms and conditions contained herein the parties hereto agree as follows:

1.

In exchange for the services provided by FSS to the City and residents of the City, the City hereby agrees to pay the sum of \$19,257.00 for the period October 1, 2011 through and including September 30, 2012.

Executed the day and date first above mentioned.

FAYETTE SENIOR SERVICES, INC.

CITY OF PEACHTREE CITY,
GEORGIA

By: _____ President

By: _____ Donnie O. Haddix, Mayor

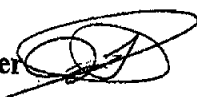
City Council of Peachtree City
ABBREVIATED MINUTES
May 19, 2011
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
Swearing in of Police Officers Courtney Lumpkin and Christopher Dukes
Acknowledge Donations to the City
- IV. Citizen Comment
- V. Agenda Changes
- VI. Minutes
May 5, 2011, Regular Meeting Minutes **Approved, 5-0**
- VII. Monthly Reports
- VIII. Consent Agenda
1. Consider Local Maintenance and Improvement Grant (LMIG) Contract **Approved, 5-0**
- IX. Old Agenda Items
 - 04-11-01 Consider Amendments to Outdoor Display Ordinance Regulating the Use of Walking Advertising **Approved as amended, 5-0**
 - 04-11-04 Consider False Alarm Ordinance **Approved 4-1 (Fleisch)**
 - 05-11-02 Discuss/Consider Changes to CAR 9-3 Investment Policy **Approved, 5-0**
 - 05-11-04 Consider Recommendation for New Air Supported Structure Contract for Kedron / Report on Concrete Testing **Continued indefinitely**
- X. New Agenda Items
 - 05-11-06 Consider Non-profit Funding Request for FY 2012 from Fayette Senior Services **Approved, 5-0**
 - 05-11-07 Consider Non-profit Funding Request for FY 2012 from Promise Place **Approved, 5-0**
 - 05-11-09 Consider Request from NorSouth to Abandon a Portion of Newgate Road **Motion to proceed approved, 5-0**
 - 05-11-10 Consider Fire Station 84 Renovation/Expansion & Sewer Extension **Approved, 5-0**
 - 05-11-11 Consider Amendment to Chapter 66 Related to Film Industry Signage **Approved as amended, 5-0**
- XI. Council/Staff Topics
Hot Topics Update
- XII. Executive Session

Members Present: Mayor Haddix, Vanessa Fleisch, Eric Imker, Kim Learnard, Doug Sturbaum

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: Jim Pennington, City Manager 
FROM: Nikki Vrana, Administrative Services Director *NV*
DATE: May 12, 2011
SUBJECT: Non-Profit Funding Request – Fayette Senior Services
May 19, 2011, City Council Meeting

FY 11
15,630

DS
VF > 5-0

Approved FY12
\$19,257

Vendor # 1716

Recommendation:

That Council provide direction on the amount of non-profit funding for Fayette Senior Services to include in the FY 2012 budget.

Discussion:

For the past several years, Council has approved funding support of Fayette Senior Services in accordance with CAR 8-3 (attached). Per the terms of the policy, Fayette Senior Services provides services the City does not that meet the basic needs of some of our residents in the form of home delivered meals, congregate meal programs, in-home personal care/homemaker services, voucher transportation, and non-medical transportation services for seniors. The CAR stipulates that the amount of funding shall be the lesser of the amount requested, the annual budget used to serve Peachtree City residents, or \$7,500. In this case, the \$7,500 is the lesser of the amounts.

'09, '10, '11
In FY09 and FY10, Council approved additional amounts in funding to help address shortfalls in the home delivered meals programs due to the increased demands for services and higher costs of providing services to avoid a reduction in service as is outlined under paragraph G of the policy. Peachtree City residents comprise approximately 36% of the citizens who receive services from Fayette Senior Services.

Attached is Ms. Britt's request for funding for the FY 2012 budget. The request is for \$19,257 to continue to provide social services. It is noted that the revenue shortfall is directly attributed to the increase demand for service; the higher costs associated with providing services, and decreased revenue as a result of the current economic conditions.

Budget Impact:

This item will have a budgetary impact of \$19,257, which will be included in the proposed FY 2012 Budget to be presented on June 1 pending Council approval of the request.

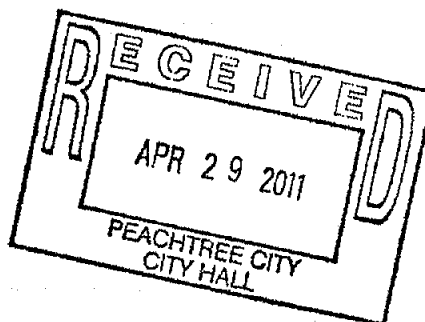
Attachment (s)

FAYETTE SENIOR SERVICES
Life Enrichment Center
Making Life Better™

Board of Directors
Jack Bowdoin, Chairman
Vicki Turner, Past-Chair
Chris Mallon, Vice Chairman
Thomas Cagle
Lamar Feagans
Janice Folsom
Stony Lohr
Frances Reeves
Chris Snell
Debbie Steele
Bob Truitt
Rogina Williams

April 27, 2011

Dr. Jim Pennington
City Manager, City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269



RE: FY2012 Request for Funding

Dear Dr. Pennington,

For more than 30 years Fayette Senior Services, Inc. has been providing a wide variety of social services to Fayette County's older adults that enable them to meet their basic needs, improve their quality of life, and help them remain living independently with dignity and respect.

On behalf of Fayette Senior Services Board of Directors, I respectfully submit a request for funding in the amount of \$19,257 for services to be provided during the period October 1, 2011 through September 30, 2012. The total request includes a continuance of \$15,630 FY11 funding plus \$3,627, which is a prorated share of the projected FY12 social services budget shortfall and the increased demand for services from Peachtree City residents.

In consideration that Fayette County has the third fastest growing senior population in metro Atlanta, which is projected to grow by 450% by 2040, the continued financial support from our local governments is essential. With your support and our commitment to enhance our strategy for a sustainable future we can better meet the diverse needs of our aging population. Together, we can ensure that Peachtree City's older adults can live well and age well in our community.

We sincerely appreciate the long-time support from the city of Peachtree City. We look forward to continuing our mutually rewarding partnership, which has truly made a meaningful difference in the lives of Peachtree City's older adults.

Sincerely,

Debbie Britt
President & CEO

Cc: Nancy Meaders
Jack Bowdoin

✓ CC. Paul S.



**Funding Request
For Non-Profit Organizations**

Organization Information:

Organization Name: Fayette Senior Services, Inc.

Address: 4 Center Drive, Fayetteville, GA 30214

Phone #: 770-461-0813

Fax #: 770-461-2448

Contact Person: Debbie Britt

Title: President & CEO

Financial Information:

Total Annual Budget: \$1,359,132

>36% - \$489,287.52

Total Clients Served Annually: See attached

Peachtree City Residents Served Annually: See attached

Funding Request Information:

Funding Amount Requested: \$19,257

Funding Use(s): Management and delivery of social services to include Meals On Wheels, Transportation, Congregate Meal Program, and In-home Personal Care/Homemaker services.

Additional Information on Organization/Services: _____

Since 1978, Fayette Senior Services has been providing a wide variety of social services to Peachtree City's older adult population whose basic needs are most at-risk. Such support includes services

that help seniors improve their quality of life and enable them to remain living independently with dignity and respect.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date

Submitted: _____

Council

Approval Date: _____

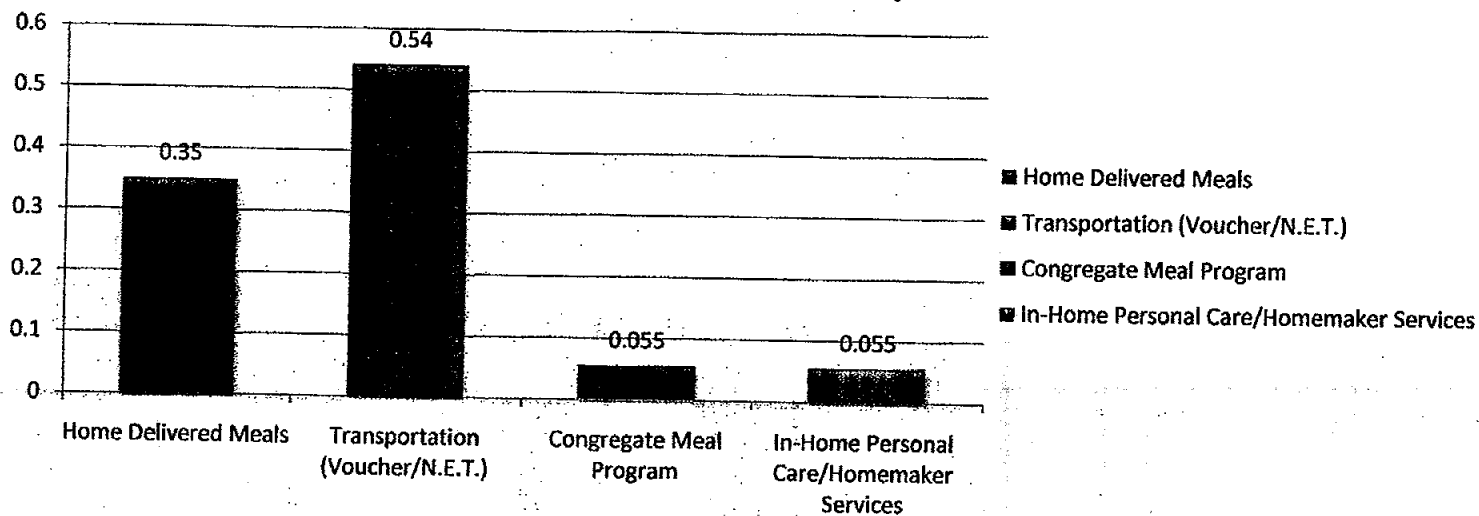
Amount

Approved: _____

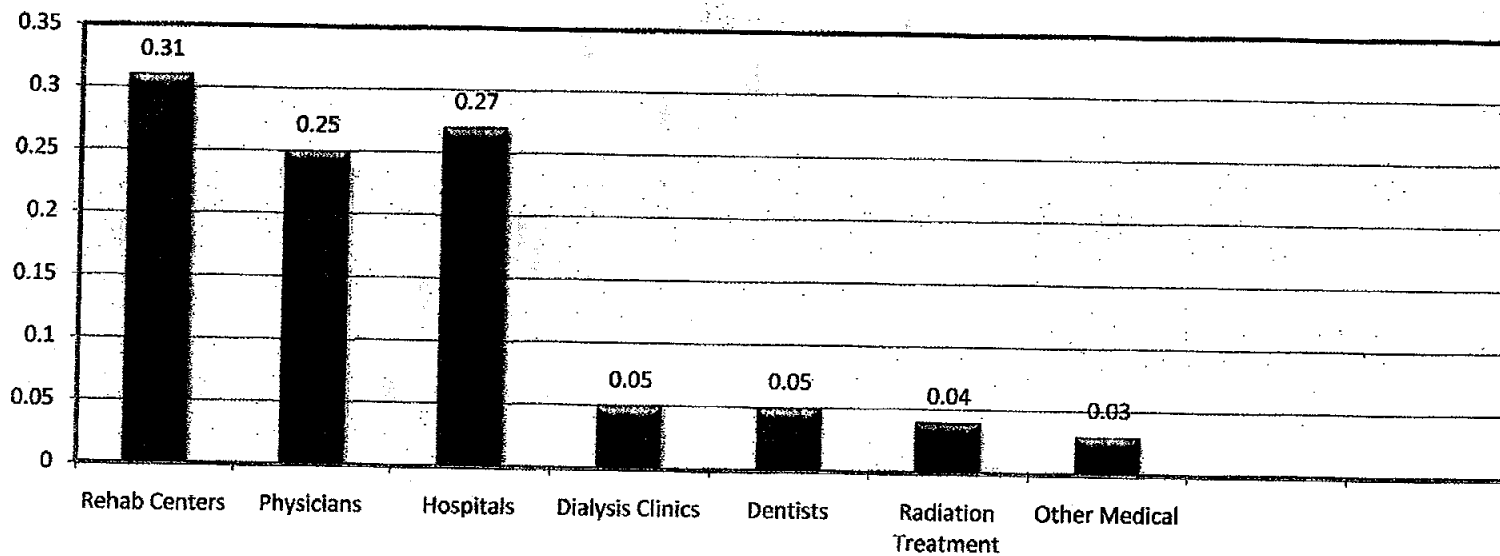
Municipality/County	FY 10 Number of Persons Served	FY11 YTD Number of Persons Served	FY11 Projected thru end of FY	FY12 PROJECTED Number of Persons Served	Percentage of Use
Peachtree City	172	200	266	412	35.84%
Unincorporated Fayette County (Incl Woolsey)	226	194	260	299	34.77%
Fayetteville	123	138	188	211	24.73%
Tyrone	21	21	21	23	3.76%
Brooks	10	5	5	7	0.90%
Total No. of Persons	552	558	740	952	100.00%

Number of Peachtree City Clients by Service:					
Service	FY 2011 (Jul- Mar) No. of PTC Residents	Cost per Unit of Service	Avg No. of Units per Client per Yr	Total No. of Units	Total Cost
Home Delivered Meals (Meals on Wheels)	70	\$ 5.37	260	18,200	\$ 97,734.00
In-Home Personal Care/Homemaker Services	11	\$ 21.50	260	2,860	\$ 61,490.00
Congregate Meal Program	11	\$ 14.50	204	2,244	\$ 32,538.00
Transportation NET	75	\$ 32.64		2,601	\$ 84,896.64
Transportation Vouchers	33	\$ 30.44		1,397	\$ 42,524.68
Total Cost for Basic Needs Services	200				\$ 319,183.32

Percentage of Clients by Service



Non-Emergency Medical (N.E.T.) Trips for PTC Residents



FAYETTE SENIOR SERVICES, INC.								
FY 2012 REQUEST FOR FUNDING								
CATEGORY	COST	NO. OF UNITS	FEDERAL/STATE	OTHER*	FSS MATCH REQ'D	COUNTY	SHORTFALL	TOTAL COST
Congregate Meals	\$14.49	7,057	\$87,377	\$0	\$9,708	\$14,926		\$112,011
Home Delivered Meals	\$5.36	36,857	\$72,706	\$5,942	\$6,815	\$118,907		\$204,370
Adult Day Care	\$9.24	6,548	\$50,610	\$6,610			\$3,256	\$60,476
Case Management	\$63.46	1,270	\$46,717	\$27,538	\$5,410	\$863		\$80,528
Information & Assistance	\$18.05	2,148	\$31,187		\$3,465	\$4,122		\$38,774
Trans (Non-emerg med	\$33.00	4,732	\$32,178	\$83,366		\$30,000	\$10,648	\$156,192
Trans Vouchers	\$27.71	5,440	\$18,140	\$130,133	\$2,474			\$150,747
Volunteer Dev	\$0.83	19,854	\$7,449	\$8,200	\$828			\$16,477
In-Home Services	\$21.50	3,442	\$63,628		\$4,632	\$5,738		\$73,998
Senior Rec (Life Enrich Ctr)**				\$465,559				\$465,559
TOTAL	\$193.64	87,348	\$409,992	\$727,348	\$33,332	\$174,556	\$13,904	\$1,359,132

*Includes \$15,630 projected PTC funding

**Revenue generated from FSS only

Narrative Summary:

An FY11 increase in funding from Fayette County government and the continuance in funding from PTC was a considerable factor in reducing the budget shortfall from \$139,902 in FY11 to a projected shortfall of \$13,904 for FY12. This significant accomplishment can also be attributed to FSS's focus to identify new, or improve existing, revenue streams and lower our operating costs. As a result of our efforts we have realized a 40% increase in program fees (fiscal YTD) and we have reduced personnel expenses by 7.5%. In addition, FSS's continuous improvement efforts have reduced general operating costs by 11%.

PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Janet I. Camburn, Assistant Finance Director 

DATE: August 23, 2011

SUBJECT: Official Intent Resolution (Reimbursement Resolution)
Government Finance Corporation, Inc. Lease/Purchase
September 1, 2011, City Council Agenda

Recommendation:

That City Council adopt the attached Official Intent Resolution (Reimbursement Resolution) that will allow the City to seek reimbursement through the Government Finance Corporation financing process for budgeted expenditures made prior to the actual financing arrangements.

Discussion:

Following the approval of the fiscal year 2012 budget, this Official Intent Resolution is presented to Council for adoption in order to include in future financing any moneys paid directly or indirectly by the General Fund prior to the actual financing of expenditures for projects to be financed under a 2011 or 2012 lease/purchase agreement. The resolution in an amount not to exceed \$1,600,000 is attached.

Budget Impact:

There is no specific budget impact in approving the resolution. The budget impact has occurred with the approval of the fiscal year 2012 budget.

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expects to obtain financing (the "Obligations") through the Peachtree City Governmental Finance Corporation, Inc., in a principal amount not to exceed \$1,600,000 to finance the costs of acquiring a bobcat loader, dump trucks, dump beds, technology equipment, software systems, fire apparatus, and police vehicles (the "Project"); and

WHEREAS, the City has used or will use, before the issuance of the Obligations, moneys in its General Fund to pay expenditures related to the Project and reasonably expects to use proceeds of the Obligations to reimburse its General Fund for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Obligations to reimburse its General Fund or moneys used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Peachtree City, and is hereby resolved by authority of the same, as follows:

1. The City declares its intent to use proceeds of the Obligations to reimburse its General Fund for moneys used to pay expenditures related to the Project.
2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED THIS _____ day of _____, 2011.

PEACHTREE CITY

(SEAL)

By: _____

Donnie O. Haddix
Mayor

Attest:

Ann E. Tyler
City Clerk

STATE OF GEORGIA

FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, **ANN E. TYLER**, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the City Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at _____ p.m., on the _____ day of _____, 2011, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

and that the following members were absent:

and that such resolution was duly adopted by a vote of:

Aye _____ Nay _____

WITNESS my hand and the official seal of the Peachtree City, this the _____ day of _____, 2011.

Ann E. Tyler
City Clerk

(SEAL)

PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Janet I. Camburn, Assistant Finance Director 

DATE: August 23, 2011

SUBJECT: Supplemental Resolution Relating to Issuance of Series 2011
Revenue Bond and Reimbursement Resolution
Public Facilities Authority Bond Issue

September 1, 2011, City Council Agenda

Recommendation:

That City Council adopt the attached Supplemental Resolution Relating to Issuance of Series 2011 Revenue Bonds and Reimbursement Resolution that will allow the City to seek reimbursement through the Public Facilities Authority financing process for budgeted expenditures made prior to the actual financing arrangements.

Discussion:

Following the approval of the fiscal year 2012 budget, this resolution is presented to Council for adoption in order to include in future financing any moneys paid directly or indirectly by the General Fund prior to the actual financing of expenditures for projects to be financed under the 2011 Public Facilities Bond Issue. The resolution in an amount not to exceed \$3,000,000 is attached.

Budget Impact:

There is no specific budget impact in approving the resolution. The budget impact has occurred with the approval of the fiscal year 2012 budget.

**SUPPLEMENTAL RESOLUTION RELATING TO ISSUANCE OF
SERIES 2011 REVENUE BONDS
AND
REIMBURSEMENT RESOLUTION**

WHEREAS, Peachtree City (the "City") expects to obtain financing (the "Obligations") through the Peachtree City Public Facilities Authority, in a principal amount not to exceed \$3,000,000 to finance the costs of acquiring, constructing, adding to, extending, improving, equipping, holding, operating, maintaining, leasing, and disposing of buildings, facilities, and equipment (see attached listing) necessary or convenient for efficient operation of Peachtree City, Georgia, or any department, agency, division, or commission thereof (the "Project"); and

WHEREAS, the City has used or will use, before the issuance of the Obligations, moneys in its General Fund to pay expenditures related to the Project and reasonably expects to use proceeds of the Obligations to reimburse its General Fund for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Obligations to reimburse its General Fund or moneys used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Peachtree City, and is hereby resolved by authority of the same, as follows:

1. The City declares its intent to use proceeds of the Obligations to reimburse its General Fund for moneys used to pay expenditures related to the Project.
2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED THIS _____ day of _____, 2011.

PEACHTREE CITY

(SEAL)

By: _____

Donnie O. Haddix
Mayor

Attest:

Ann E. Tyler
City Clerk

STATE OF GEORGIA

FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, ANN E. TYLER, City Clerk of Peachtree City, DO HEREBY CERTIFY that the foregoing page constitutes a true and correct copy of a supplemental resolution relating to issuance of Series 2011 Revenue Bonds and reimbursement resolution adopted by the City Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at _____ p.m., on the _____ day of _____, 2011, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

and that the following members were absent:

and that such resolution was duly adopted by a vote of:

Aye _____ Nay _____

WITNESS my hand and the official seal of Peachtree City, this the _____ day of _____, 2011.

Ann E. Tyler
City Clerk

(SEAL)

City of Peachtree City

**2011 Public Facilities Authority Revenue Bond Issue
Project List**

Bulk Oil Storage Repair & Relocation
BSC Building Maintenance Facility Improvements
Public Works Breakroom & Restroom Renovation
Tennis Center Covered Court Roofs
Amphitheater Building Improvements
Library Exterior Wall Sealing
Kedron Large Pool Resurfacing
All Children's Playground Resurfacing
Battery Way Boat Dock Replacement
Expand BSC Parking Lot
Fire Station 81 Driveway & Parking Lot Repairs
Fire Station 82 Exterior Wall Sealing
Fire Station 82 Roof Remodel
Fire Station 81 Exterior Wall Sealing
Fire Station 81 Driveway & Parking Lot Repairs
Additional Projects to be Determined

PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *P.S.*
Janet I. Camburn, Assistant Finance Director *J.C.*

DATE: August 25, 2011

SUBJECT: Budget Amendment – Fiscal Year 2011
September 1, 2011 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to amend the 2011 budget resolution.

Discussion:

Attached please find budget amendment 11-023 submitted for your approval. This amendment covers the emergency purchase in fiscal year 2011 of the Email & Archiving System Replacement that was approved by City Council on August 18, 2011 for purchase in fiscal year 2012. Due to recent issues regarding the City's email system, it is necessary to replace this equipment now and not wait until after October 1, 2011.

Budget Impact:

Funds to pay for this emergency purchase will be advanced from the City's General Fund to the 2011 Capital Projects Fund and will be reimbursed during fiscal year 2012 when the City enters into a lease/purchase agreement for this and other purchases budgeted for lease/purchase in the fiscal year 2012 budget.

If you have any questions, please contact either Paul Salvatore or Janet Camburn.

Thank you for your attention to this matter.

Attachment

JIC/BUDGET AMENDMENTS – FY 11 – 9/1/2011 – CONSENT AGENDA

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 11-023

DATE 9/1/2011

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
331-1511-54	To be determined	Email Archiving System	37,000	
331-0000-393500	To be determined	Capital Leases - Loan Proceeds	37,000	

To cover the emergency purchase in fiscal year 2011 of the Email & Archiving System Replacement that was approved by City Council on August 18, 2011 for purchase in fiscal year 2012.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
FROM: City Manager 
DATE: August 26, 2011
SUBJECT: Consider Modification of Job Creation Grant Resolution
September 1, 2011, City Council Meeting

Recommendation:

That Council consider the amended resolution increasing timeframe for the creation of eligible jobs from 12 months to 18 months.

Discussion:

On August 25, the Mayor and Council unanimously passed a resolution for a Job Creation Grant in the amount of \$500 per job created by "Project Z," up to a total of 100 jobs and \$50,000 in the 12-month period following the issuance of the Certificate of Occupancy for the expansion.

The Georgia Department of Economic Development has contacted the Fayette County Development Authority to request that the term of the grant be extended to 18 months following the issuance of the Certificate of Occupancy. A revised version of the resolution reflecting this change is attached.

Budget Impact:

This item should have no additional budgetary impact.

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION # _____

**A RESOLUTION OF INTENT TO OFFER A JOB CREATION GRANT FOR THE
"PROJECT Z" EXPANSION IN THE PEACHTREE CITY INDUSTRIAL PARK**

WHEREAS, the City of Peachtree City strives to provide the highest quality of life possible for its citizens; and

WHEREAS, an important component of this quality of life is attracting and maintaining quality employers to the city to provide a stable tax base and job opportunities in the area; and

WHEREAS, the City of Peachtree City, in partnership with the Fayette County Development Authority, have worked together to attract and retain businesses in the Peachtree City Industrial Park; and

WHEREAS, the company known as "Project Z" has become an important member of Peachtree City's business community; and

WHEREAS, by expanding its current operation, "Project Z" will bring additional quality jobs to Peachtree City during a time of national and global economic uncertainty; and

WHEREAS, the City of Peachtree City has designated funding for continued efforts in economic development to maintain the quality of life important to the community and to increase job opportunities for its residents;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Peachtree City, that:

Section 1. The City hereby extends to "Project Z" in the Peachtree City Industrial Park a Job Creation Grant in the amount of \$500 per job created due to the company's planned expansion; and

Section 2. Such Job Creation Grant will be extended for up to 100 new jobs created with a base salary of \$80,000 per year or more; and

Section 3. The Job Creation Grant will apply to jobs created in the 18-month period following receipt of the Certificate of Occupancy for the expansion; and

Section 4. The Job Creation Grant will have a maximum amount of \$50,000; and

Section 5. That the Job Creation Grant will be payable upon documentation submitted by "Project Z" to the City of Peachtree City Financial Services Division confirming that the terms of the job creation requirements have been fulfilled.

IT IS SO RESOLVED this _____ day of _____ 2011 by the City Council of the City of Peachtree City.

ATTEST:

Don Haddix, Mayor

Betsy Tyler, City Clerk

Eric Imker, Council Post 1
Mayor Pro-Tem

Doug Sturbaum, Council Post 2

Kim Learnard, Council Post 3

Vanessa Fleisch, Council Post 4

POSITION PAPER

Proposed Variance: Stratton residence, 213 Morgan's Turn
Lot 12, Hunters Glen subdivision

Planning and Zoning Administrator
August 25, 2011

David 

Background information:

Mr. Robert Stratton owns the home located at 213 Morgan's Turn. The subject tract is 0.11 acres in size and is located within the Hunters Glen subdivision, which was developed in a portion of Section II of the overall Fetlock Meadows subdivision in Glenloch Village. The concept plat for Hunters Glen identified a cluster home subdivision with single-family detached homes developed with zero lot lines. Fences were to be installed along the property lines to separate the homes from one another. Hunters Glen became one of the city's first cluster home subdivisions.

The subdivision was zoned RA, which according to the 1970 Zoning Ordinance, was designated as a single-family attached residential district. The purpose of this zoning district was "a medium-density residential district for attached or detached single-family dwelling units intended to be owner-occupied."

The overall Fetlock Meadows subdivision was approved as a Planned Community District (PCD), which according to the 1970 Zoning Ordinance, was intended "to allow for the overall planning of large areas of land which could any and all of the types of developments permissible by this zoning district." The Hunters Glen subdivision became a smaller component within the overall PCD.

The initial site plan for the Hunters Glen subdivision was approved by the Planning Commission on February 23, 1974. The site plan was later amended, and what we know as the Site Plan/ Development Plan/ Master Grading Plan for the Hunters Glen subdivision was approved by the Mayor and City Council on February 9, 1976. The minutes of this meeting state that as a part of approval, this plan was to be "filed, noted and used as the development plan and the same retained for public record in the Office of the City Clerk of the City of Peachtree City; that said site plan be used for the issuance of building permits and construction; that the remaining development shall be constructed with the exterior treatment and fences used in the existing developed lots; that construction plans for each model be filed with the construction inspector; and that any deviation from the approved plan be referred to the Planning Commission for a recommendation to City Council."

The Stratton residence is also identified as Lot 12 within the Hunters Glen subdivision and is included within the approved Site Plan/ Development Plan/ Master Grading Plan. The home was shown as the Malibu model with a front setback of 31' and a rear setback of 16'. The home would be located 0.5' from the adjoining Lots 10 and 11 (zero lot line). The freestanding carport would be located 0.5' away from the adjoining Lot 13.

Proposed Variance: Stratton residence, 213 Morgan's Turn

August 25, 2011

Page 2

The Building Permit for the home on Lot 12 was issued by the city on June 5, 1975. There are no other documents in our files. To the best of knowledge the home was constructed in accordance with the approved site plan.

The city's Housing Code Official issued a violation notice to the Applicant on August 6, 2010, and identified numerous Property Maintenance Code violations that would need to be addressed. As a part of her investigation, the Housing Code Official determined that an addition had been constructed on the rear of the home without a Building Permit.

The applicant submitted two (2) Building Permit applications on December 1, 2010 to install a two-rail fence between the home and the side property line and to replace and repair the existing roof over the deck on the rear of the home.

At that time it was discovered the city did not have a record of a Building Permit being issued for the building addition or for the adjoining deck. It was also discovered that the addition may have been constructed within the rear building setback. The Applicant was notified we could not permit any further improvements on the property until these issues were resolved.

In order to determine what course of action might be needed, the Applicant was instructed to provide an updated survey of the property which identified the property boundaries and the location of the existing structures on the property.

The Foundation Survey confirmed the initial home was constructed in accordance with the approved master plan with a front setback of 31' and a rear setback of 19'. The home touches the property line of the adjoining Lots 10 and 11 (zero lot line). The freestanding carport shown on the initial master plan was not constructed or has since been dismantled and removed from the property.

The roof of the covered deck extends the rear of the home to within 3.8' of the rear property line. A wooden deck was constructed from the former deck and encroaches 4' into the rear yard of Lot 13. There is no record of a Building Permit being issued for the deck.

Within their application, the Applicant indicates they purchased the property in 1988. They also indicate their survey showed a fence along the rear property line, which also included a fence separating Lots 12 and 13; and the survey for Lot 13 showed the same property separation. The referenced survey cannot be located.

In the mid 1990's, the Applicant indicated they hired a contractor to cover and enclose the existing deck, which had fallen into disrepair, and add a new deck on the rear of the addition. The Applicant states they were led to believe the contractor had secured necessary permits from the city. There are no permits for these renovations.

The variance application is included as Attachment "A".

Proposed Variance: Stratton residence, 213 Morgan's Turn

August 25, 2011

Page 3

Items for consideration

The addition appears to have been in place for approximately fifteen (15) years. Until the property was placed under a Property Rehabilitation notice, the city was unaware any code violations existed on the property.

The Property Rehabilitation notice identified numerous code violations on the property, including the fact the addition was built without first securing a Building Permit from the city. All of the property maintenance code violations have been addressed except for the encroachment into the setback.

The Applicant submitted their variance application on July 22, 2011. The Applicant also provided letters of support from eleven (11) neighbors within the Hunters Glen subdivision.

A portion of the deck on the rear of the home extends beyond the property line and encroaches onto Lot 13. Without obtaining an easement or acquiring a portion of Lot 13 and replatting the property boundaries such that the deck would be on Lot 12 only, the portion of the deck extending beyond the property line would need to be removed.

Review criteria:

Based on the review criteria established within Section 1207 of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

- (a) **There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;**

Staff findings:

- *The subject tract is 0.11 acres in size and is rectangular in shape.*
 - *The subject tract slopes gently from the rear property line to the street located at the front of the property.*
 - *Hunters Glen was approved utilizing a zero lot line concept such that structures could be located on or adjacent to the side property lines.*
 - *The approved Site Plan/ Development Plan/ Master Grading Plan established the front and rear setbacks for the lots within the subdivision.*
 - *The initial home appears to have been constructed in accordance with the approved master plan.*
- (b) **The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;**

Proposed Variance: Stratton residence, 213 Morgan's Turn

August 25, 2011

Page 4

Staff findings

- The addition to the home was constructed approximately fifteen (15) years ago and has been in use since that time.
- Until the Property Maintenance Code violations were identified, there had been no code violations related to the addition.
- The Applicant has provided letters of support from eleven (11) neighbors within the Hunters Glen subdivision.

- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;

Staff findings

- Other than the fact the addition has been existence for approximately fifteen (15) years, there are no exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations.

- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and

Staff findings

- Because of the way the master plan for the Hunters Glen subdivision was approved, property owners would be required to secure a variance from the city in order to expand the existing structures into the front or rear setback.
- Our records indicate there have been no other variances granted for expansions of existing structures within the Hunters Glen subdivision.
- It is unclear without analyzing years of Building Permit records if any permits have been issued for expansions of homes within the subdivision.

- (e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.

Staff findings

- The addition to the home was constructed approximately fifteen (15) years ago and has been in use since that time.
- The Applicant has provided letters of support from eleven (11) neighbors within the Hunters Glen subdivision.

Proposed Variance: Stratton residence, 213 Morgan's Turn

August 25, 2011

Page 5

- (f) **The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.**

Staff findings:

- *The Community Assessment prepared as a part of the update to the Comprehensive Plan identifies there are aging residential areas throughout the city. To encourage redevelopment within these areas, the document identifies the following opportunities:*
 - *The city should adopt policies to encourage redevelopment of existing residential areas and to implement design standards throughout the community.*
 - *The city should develop policies to protect the character of existing neighborhoods.*
 - *The city should adopt policies dealing with redevelopment and maintenance of existing residential areas, especially those where large numbers of rental units are located.*
 - *The city should encourage homeownership to minorities and low-income residents to assist in stabilizing neighborhoods.*

Recommendation:

Staff recommends that the variance for the encroachment into the rear setback for the property located at 213 Morgan's Turn within the Hunters Glen subdivision be approved subject to the following understandings and conditions:

1. The Applicant shall apply for a Building Permit prior to beginning construction on any repairs related to the addition.

Staff does not support allowing the existing deck to remain, as it extends beyond the property line and encroaches into the rear yard of the adjoining property. Staff recommends that the Applicant be required to remove the existing deck within thirty (30) days of action by the City Council.

Attachments



Please use blue or black ink to fill out this form.

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00

Variance Fee: \$250.00

Receipt # 21177

Date Filed 7/22/11

Case # V-2011-02

Office Use Only

VARIANCE LOCATION	Street Address <u>213 MORGANS TURN</u> <u>PEACHTREE CITY, GA 30269</u>	PROPERTY OWNER	Name <u>ROBERT STRATTON</u>
	Zoning District: ☐ Residential ☐ Multi-Family ☐ Commercial\Industrial\Office		Phone <u>770-631-1250</u>
VARIANCE TYPE: ☐ Administrative ☐ Special Exception ☐ Variance (check one below)	Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☐ Zoning	PROPERTY INFO	Email <u>BOB.STRATTON@ROCKETMAIL.COM</u>
			Subdivision: <u>HUNTERS GLEN</u>
APPLICANT	Name <u>ROBERT STRATTON</u>	SUPPORTING DOCUMENTS	Phase: _____ Lot # <u>12</u>
	Address <u>114 RIDGEWOOD DRIVE</u>		Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☐ Site plan (with property lines and proposed work) ☐ A detailed report justifying the requested variance ☒ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)
	City, State, Zip <u>WOODSTOCK GA 30188</u>		
	Phone # <u>770-631-1250</u>		
	Email <u>BOB.STRATTON@ROCKETMAIL.COM</u>		

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application? ☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Does the application pertain to a zoning setback? ☐ Yes ☐ No	
	3.) Is the violation an existing setback violation? ☐ Yes ☐ No	
	4.) How long has the violation existed? _____ Years	
	5.) What is the required setback? _____ Feet	
	6.) How much of a variance is being requested? _____ Feet	
	7.) Were you the owner of the property when the violation occurred? (If not, who was?) ☐ Yes ☐ No	

SPECIAL EXCEPTION	1.) Is a current survey included with the application? ☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Has property been rezoned or deed restrictions? ☐ Yes ☐ No	
	3.) Is the violation an existing setback violation? ☐ Yes ☐ No	
	4.) Application for a bldg setback, fence, or parking? (Circle One)	
	5.) What is the required setback, height, or spaces? _____	
	6.) How much of a variance is being requested? _____	

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application? ☒ Yes ☐ No	_____ Feet	
	2.) How much of a variance is being requested? _____ Feet		
	3.) Were you the owner of the property when the violation occurred? (If not, who was?) ☒ Yes ☐ No		

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: [Signature] Date 7/13/2011

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____
Date of Acceptance: _____	Date of Hearing: _____
	☐ Approved ☐ Denied
	☐ Approved with Conditions

SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: <u>DAVID E. RAAT</u>	Date of Acceptance: <u>08-01-11</u>	Date of Public Hearing: <u>09-01-11</u>

We need a variance to the property zoning setting the distance of the setback from the rear property line at twenty feet. The rear room of the structure currently and for over 15 years has been located within the area of the setback. This has caused problems for absolutely no one for all of this time.

We purchased the residence at 213 Morgans Turn, Peachtree City, Georgia in the year 1988. When we purchased the property, our survey showed the property line at the location of an existing fence between our property and the one behind us, located on Grenoble Drive. We viewed the neighbor's survey behind us, and it shows this same situation. Several years later in the mid 1990's, we hired a construction company to convert an existing deck that had fallen into disrepair on the back of the house into an additional room with an attached porch.

We were led to believe the company had gotten all the proper permits for the job. For over the next 15+ years, nothing was ever mentioned about the addition as to the validity of the project. Now after all this time, we have been informed by the Peachtree City Building Department that the company we hired did not get the proper building permits and we would either have to remove the back section of our house or get a proper building permit. The problem lies in the fact that the addition falls into the setback from the back property line. We were then informed that we would require a variance issued by city council to be able to get the proper building permit. My suspicion is that the original contractor was aware of this and did not want to take the chance of losing the job, so he simply did the job, telling us that the proper permit was issued.

This section of the city is an old subdivision where there are zero lot lines on the sides and only setbacks from the front and rear of the property. Zoning allowed ten properties per acre as opposed to the standard of today showing setbacks from all sides and only four properties per acre. Therefore, allowing this variance would not affect the great majority of homes in Peachtree City. It only applies to the subdivisions built back in the 1970's with these liberal zoning restrictions. We have spoken to our neighbors on all sides of us, including those directly behind us that would be affected the greatest, showing them the land surveys and talked to them about what must be done. They have agreed that they have no problem with the location of the structure (our home) and grant their approval for the variance to be given leaving our addition in place.

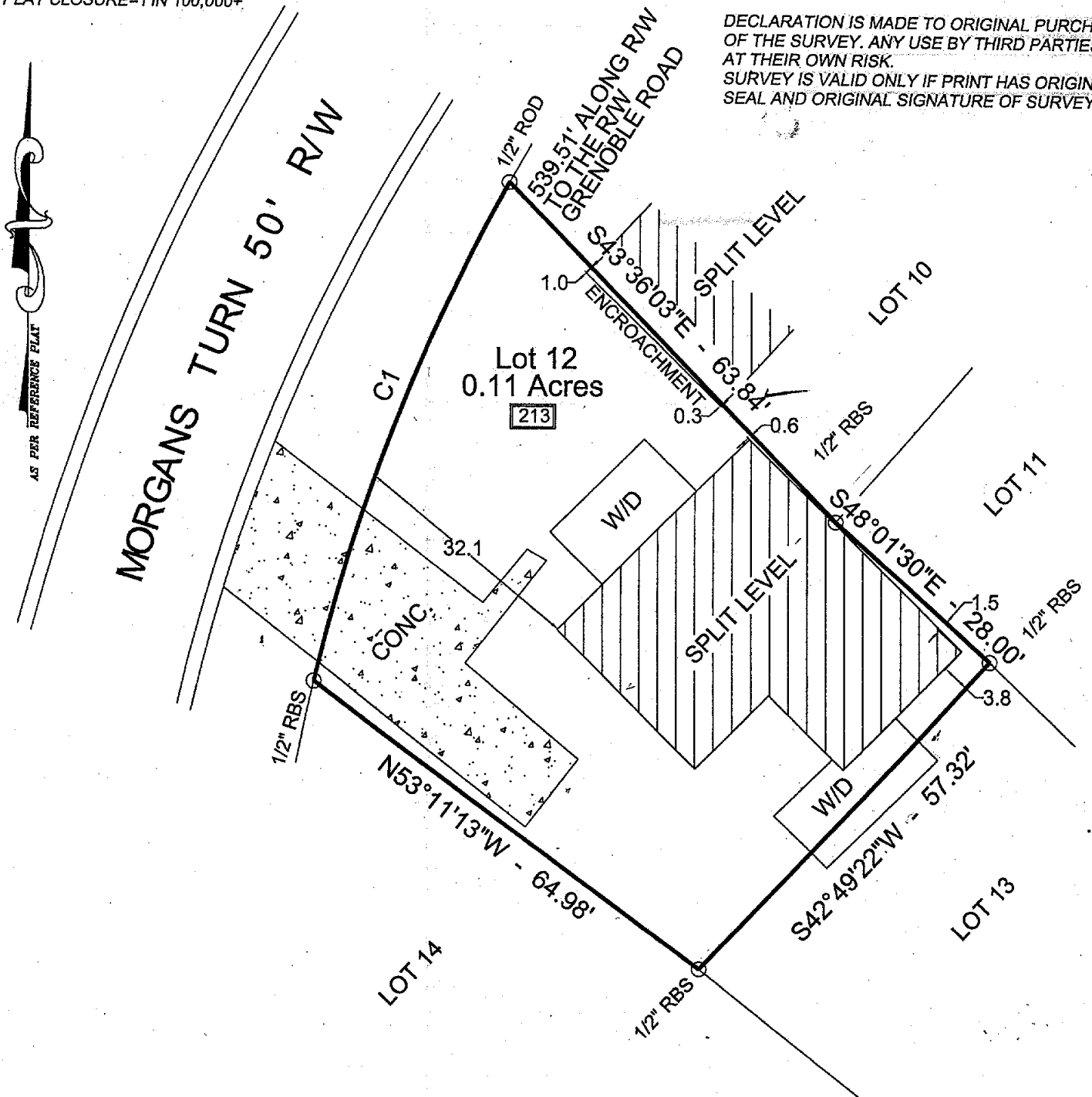
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS PER REFERENCE PLAT.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

DECLARATION IS MADE TO ORIGINAL PURCHASE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

CLOSURE DATA

FIELD CLOSURE=1"IN 10,000+
ANGLE POINT ERROR=< 20"
EQUIPMENT USED=E.D.M. & THEODOLITE
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1"IN 100,000+

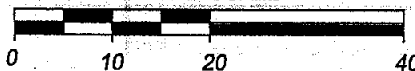


LEGEND

IPF=IRON PIN FOUND
IPS=IRON PIN SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P_L=PROPERTY LINE
C_L=CENTERLINE
EP=EDGE OF PAVEMENT
R/W=RIGHT OF WAY
MAG=MAGNETIC

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	73.13	275.00	72.91	S21°00'42\"W

GRAPHIC SCALE



To whom it may concern,

I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

This document is to acknowledge that I have no objection for the house to remain intact with the room addition on the rear of the structure being allowed to stay in its present location. In addition, I have no objection that the house remains in its present position within the rear setback from the property line.

The addition on the rear of this structure has been in place for over fifteen (15) years and does not cause a problem in the neighborhood. In addition, I feel removal of any part of this structure could lower property values in surrounding properties. I give my support for the issuance of the variance and ask that the building permit be issued.

Sincerely,

Signed: _____

Printed Name: _____

Address: _____

Date: _____

To whom it may concern,

I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

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Sincerely,

Signed: _____

Barry Dennis

Printed Name: _____

Barry Dennis

Address: _____

127 Grenoble Rd.

Date: _____

7-12-2011

To whom it may concern,

I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

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Sincerely,

Signed: Pamela Graham

Printed Name: Pamela Graham

Address: 123 Grenoble Road, PTC, GA 30269

Date: July 12, 2011

To whom it may concern,

I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

This document is to acknowledge that I have no objection for the house to remain intact with the room addition on the rear of the structure being allowed to stay in its present location. In addition, I have no objection that the house remains in its present position within the rear setback from the property line.

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Sincerely,

Signed: _____

Iris Martinez

Printed Name: _____

Iris Martinez

Address: _____

101 Rogers Path

Date: _____

7/12/11

To whom it may concern,

I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

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The addition on the rear of this structure has been in place for over fifteen (15) years and does not cause a problem in the neighborhood. In addition, I feel removal of any part of this structure could lower property values in surrounding properties. I give my support for the issuance of the variance and ask that the building permit be issued.

Sincerely,

Signed: Mary S Atcheson

Printed Name: MARY S Atcheson

Address: 217 Morgans Turn Peachtree City GA 30269

Date: 7/12/11

To whom it may concern,

I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

This document is to acknowledge that I have no objection for the house to remain intact with the room addition on the rear of the structure being allowed to stay in its present location. In addition, I have no objection that the house remains in its present position within the rear setback from the property line.

The addition on the rear of this structure has been in place for over fifteen (15) years and does not cause a problem in the neighborhood. In addition, I feel removal of any part of this structure could lower property values in surrounding properties. I give my support for the issuance of the variance and ask that the building permit be issued.

Sincerely,

Signed: _____

Lynne M. Bruschetti

Printed Name: _____

Lynne M. Bruschetti

Address: _____

210 Morgans Turn

Date: _____

July 12, 2011

To whom it may concern,

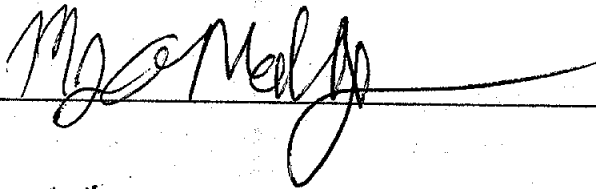
I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

This document is to acknowledge that I have no objection for the house to remain intact with the room addition on the rear of the structure being allowed to stay in its present location. In addition, I have no objection that the house remains in its present position within the rear setback from the property line.

The addition on the rear of this structure has been in place for over fifteen (15) years and does not cause a problem in the neighborhood. In addition, I feel removal of any part of this structure could lower property values in surrounding properties. I give my support for the issuance of the variance and ask that the building permit be issued.

Sincerely,

Signed: _____



Printed Name: _____

Michelle Jay O'Malley

Address: _____

211 Morgan's Turn

Date: _____

7/11/11

To whom it may concern,

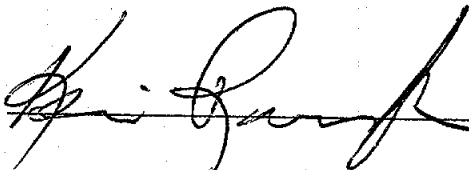
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Sincerely,

Signed:



Printed Name:

Kevin Rossborough

Address:

215 Morgans Turn PTC

Date:

7/11/11

To whom it may concern,

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Sincerely,

Signed: Robert E. Williams

Printed Name: Robert E. Williams

Address: 310 Morgans Turn

Date: 7/12/07

To whom it may concern,

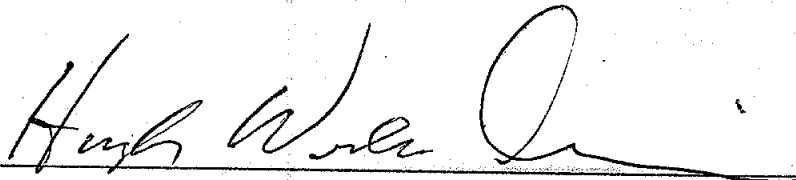
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Sincerely,

Signed: _____



Printed Name: _____

Hugh Wendell Davis

Address: _____

312 MORGANS TURN

Date: _____

7/12/11

To whom it may concern,

I understand that the current owner of the property located at 213 Morgans Turn, Peachtree City, Fayette County, Georgia is applying for a building permit variance to allow the house to remain in its current configuration. I further understand that the house is located within the rear setback from the property line.

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Sincerely,

Signed: _____

Johnny J. Hall

Printed Name: _____

Johnny J. Hall

Address: _____

222 Morgans Turn Peachtree city Ga.

Date: _____

7-11-11

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager
Interim Community Services Director *PRO for NV*

FROM: Planning and Zoning Administrator *David*

DATE: August 23, 2011

SUBJECT: Request to change the name of an existing public street (Cooper Circle) to SANY Boulevard
September 1, 2011 City Council Agenda

Recommendation:

That Council approve the request from SANY America to rename Cooper Circle to SANY Boulevard; and that Council authorize Staff to work with representatives from Cooper Wiring to name an internal private drive on their property to Cooper Circle.

Discussion:

Cooper Circle extends from SR 74 South to the main entrance of the SANY America tract and provides access for visitors and dignitaries as they enter the new assembly and corporate office building. The road also serves as access to the Storage Xtra development as well as Cooper Wiring Devices and Cooper Lighting.

As a part of their landscape plan, SANY will be enhancing the landscaping along this road as well as at the SR 74/ Cooper Circle intersection, the intent being to create a gateway into their new facility from SR 74. SANY America has requested that the name of the existing road be changed from Cooper Circle to SANY Boulevard.

Staff contacted Fayette County E911 to ensure the proposed name was not duplicated elsewhere in the county. We also notified the Postmaster and each of the property owners who have property fronting on Cooper Circle as to the nature of the request and identified the date, time and place of the public hearing. To date, there have been no objections pertaining to this request.

Because Cooper Wiring Devices has an established address off of Cooper Circle, they have requested that the private road connecting Cooper Circle to SR 74 be named Cooper Circle which would allow them to maintain their existing address while providing a name for the private drive in front of their development.

Request to change the name of a public street

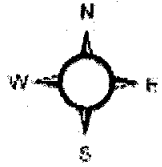
August 23, 2011

Page 2

Budget impact:

There are no budget impacts associated with this request.

Peachtree City, Georgia



0 205 410 820 Feet
1 inch equals 400 feet

Cooper Loop Rd

Cooper Circle

SANY Blvd

Sany America Inc.

Peachtree City, GA

PETITION

May 23, 2011

Sany America Inc. respectfully requests that the below property owner and or business owner provide written approval to change the street name at our new facility's main entrance from COOPER CIRCLE to SANY BOULEVARD.

DATE: 6/23/11

PROPERTY OWNER: Cooper Wiring Devices

PROPERTY ADDRESS: 203 Cooper Circle
Peachtree City, Georgia 30269

PHONE NUMBER: 770-631-2113

E MAIL: Matthew.Foley@CooperIndustries.com

SIGNATURE: Matthew L. Foley

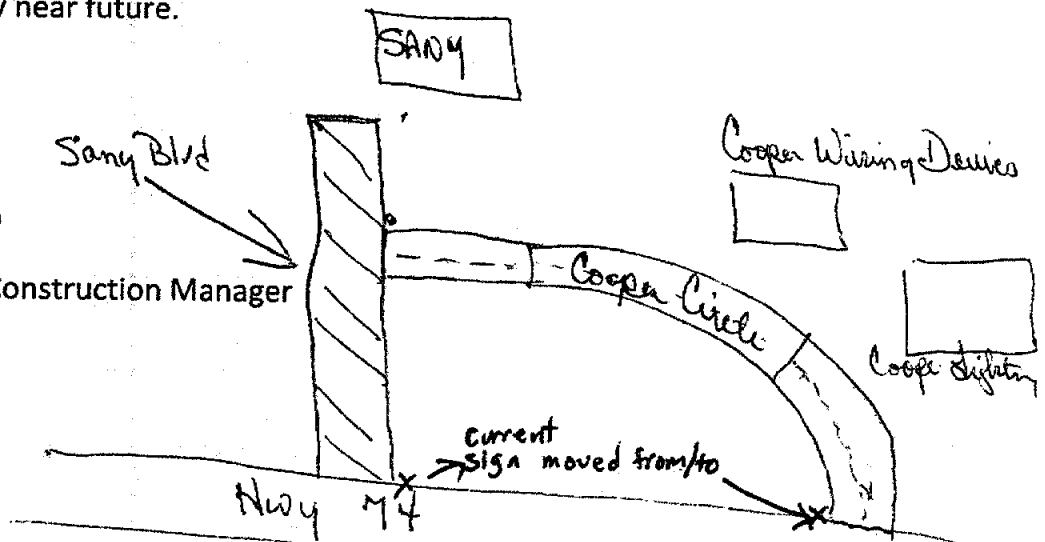
2 Exceptions (1) This does not change our current address.

(2) This only affects the connector from Hwy 74 to Sany Main Entrance
Sany America Inc. is very appreciative of your willingness to accommodate this request. We thank you very much and we look forward to becoming your neighbor in the very near future.

Kindest Regards,

Michael J. Colapinto

Sany America Inc., Construction Manager



Sany America Inc.

Peachtree City, GA

PETITION

May 23, 2011

Sany America Inc. respectfully requests that the below property owner and or business owner provide written approval to change the street name at our new facility's main entrance from COOPER CIRCLE to SANY BOULEVARD.

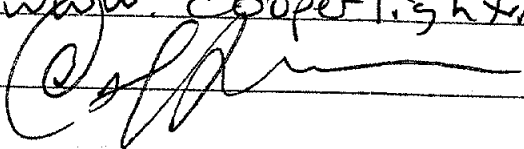
DATE: 6/21/11

PROPERTY OWNER: Cooper

PROPERTY ADDRESS: 1121 Highway 74 South
Peachtree City, GA 30269

PHONE NUMBER: 770.486.4800

E MAIL: www.cooperlighting.com

SIGNATURE: 

Sany America Inc. is very appreciative of your willingness to accommodate this request. We thank you very much and we look forward to becoming your neighbor in the very near future.

Kindest Regards,

Michael J. Colapinto

Sany America Inc., Construction Manager

POSITION PAPER

Proposed Variance: SANY America
318 Cooper Circle

Planning and Zoning Administrator
August 25, 2011

David 

Situation:

SANY America has selected Peachtree City as the home for their North American headquarters. The first phase of the development includes a 350,000 SF assembly building with an internal office and research and development component. The building is currently under construction on a 228-acre tract within the city's industrial park. The primary access to the subject tract is from Cooper Circle. The property does not have frontage or visibility from SR 74.

The design of the building includes expansive glass curtain walls on the front and side elevations such that natural light can enter the building. This also provides an opportunity for employees and visitors to view the outside while inside of the building.

The main entrance to the building was designed to incorporate a large wall sign to identify the corporate nature of the building. The wall sign was shown on the building plans, but was not approved as a part of this permit.

As a part of the ribbon cutting ceremony several months ago, which included local and state dignitaries as well as government representatives from the Hunan Province in China, SANY installed a temporary wall sign on the front building elevation that would emulate the size of the actual sign they desire to install permanently. The proposed wall sign is approximately 660 SF.

The subject tract is zoned GI General Industrial which limits the building to one wall sign not to exceed 150 SF in size. In order to permit the wall sign as proposed, SANY must first secure a variance from the city. The variance application is included as Attachment "A".

Facts:

1. The SANY America tract is zoned GI General Industrial.
2. Within the GI zoning ordinance, the sign ordinance establishes the maximum size of the wall sign based on the size of the building where it will be located.
3. Section 66-15(5) of the city's sign ordinance states "for an industrial building with single-tenant or multi-tenant occupancy and more than 30,000 SF of gross floor area, the wall sign shall not exceed one square foot per linear foot of building frontage. The maximum size of the wall sign shall not exceed 150 square feet."
4. The SANY America building is permitted one wall sign not to exceed 150 square feet.

Proposed Variance: SANY America

August 25, 2011

Page 2

5. The temporary wall sign installed as a part of the ribbon cutting ceremonies is approximately 660 SF.
6. SANY desires to replace this sign with a permanent sign of the same size.

Discussion:

Throughout their presentations to City Staff and the Planning Commission, representatives from SANY America have indicated their commitment to design and construct a first-class building that would showcase their company, their product as well as Chinese culture. The design of the building incorporates expansive glass curtain walls on the front and side elevations which is uncommon on industrial buildings.

The recently approved landscape plan includes large canopy trees lining the entrance road as well as the drive leading to the building entrance. The oval component in front of the building will include display areas for equipment manufactured by SANY, which will be set in large expanses of ornamental grasses. Walkways from the building will flow through large plantings of perennials and wildflowers. The concentration of plantings as you enter the site have been designed to lead the eye to the building entrance, where a reflecting pool will welcome visitors as they enter the complex.

The proposed wall sign has been designed with the appearance that it would "float" on the glass curtain wall above the motor court. An open atrium would be located behind the glass wall such that the interior lighting would shadow the wall sign at night. The sign would also be visible from the inside of the building.

Review criteria:

Based on the review criteria established within Section 1207 of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

- (a) **There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;**

Staff findings:

- *The SANY America tract is located on a secluded tract of land behind Cooper Lighting and Cooper Wiring Devices.*
- *The subject tract is not accessible from a public street without first entering through controlled security gates.*
- *The building is not visible from a public street or right-of-way.*

Proposed Variance: SANY America

August 25, 2011

Page 3

- *The wall sign would not be visible unless you entered the SANY America property.*
 - *The adjoining tract of land is owned by the city and contains a significant floodplain.*
- (b) **The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;**

Staff findings

- *From the outset, representatives from SANY America have indicated their desire to design and construct a first-class building to house their North American headquarters.*
 - *As a part of the building design, the Architect incorporated expansive glass curtain walls on two elevations as well as an entry feature at the motor court.*
 - *The proposed wall sign was incorporated into the building design from its inception to not only identify the name of the company but to be a part of the architectural feature of the building from both the outside and the inside.*
- (c) **There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;**

Staff findings

- *The SANY America building has no visibility from SR 74 or any public road. The only way to access the site or to view the building is to enter the site through a controlled security gate.*
 - *The front elevation of the building is approximately 900' in length.*
 - *The size and location of the wall sign were incorporated into the initial presentation to City Staff and the Planning Commission as well as the architectural design of the building. In other words, the size of the sign was not an afterthought.*
 - *While the sign could be constructed at the maximum size permitted, it is unlikely the sign would have the same architectural impact as it would as currently proposed.*
- (d) **The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and**

Staff findings

- *The sign ordinance establishes the maximum number and size of both wall signs and monument signs for all buildings within each zoning district.*

Proposed Variance: SANY America

August 25, 2011

Page 4

- *On parcels that are zoned for industrial use, the size of the wall sign is determined by the gross square footage of the building. For buildings larger than 30,000 SF, the maximum size of the wall sign cannot exceed 150 SF.*
 - *There is no threshold in the city's sign ordinance established for buildings that are larger in size to permit a larger wall sign other than requesting a variance. In this case, the size of the wall sign for the SANY America building, with a front building elevation of approximately 900 LF, is calculated the same way as a building that is 30,000 SF in size. The wall sign for both buildings would be limited to no more than 150 SF in size.*
- (e) **The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.**

Staff findings

- *The subject tract does not have direct access from a major road, and the building is not visible from a public street or right-of-way. The only way to access the site or to view the building is to enter through a controlled security access.*
 - *While it is rare for the city to grant variance requests, especially to the established sign ordinance, the purpose of the variance process is to consider each application on an individual basis and consider the merits of the application based on the impact to surrounding properties and those with similar zoning designations. In this case, the Applicant has demonstrated from the beginning of the development process their intent to design and construct a first class facility and one that would showcase their company. The site design, building orientation, architectural design, access and landscaping would all complement one another and lead visitors and guests to the main entrance of the building where the wall sign would be located.*
- (f) **The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.**

Staff findings:

- *The Comprehensive Plan encourages positive and innovative economic development while maintaining the character of the various zoning classifications within the city. The Plan also encourages innovative building design and site planning.*

Recommendation:

Staff recommends that the variance for the wall sign at the SANY America building be granted subject to the following understandings and conditions:

1. *The variance shall permit the installation of a wall sign not to exceed 660 SF.*

Proposed Variance: SANY America

August 25, 2011

Page 5

2. *The variance shall be limited to the wall sign for the building under construction only. Granting of this variance does not guarantee that variances for signage for any future buildings will be supported and/ or granted by Staff or the City Council.*
3. *The Applicant shall submit all required documentation to the Planning and Zoning Administrator as required by the Sign Ordinance.*

Attachments



Please use blue or black ink to fill out this form.

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731 F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00

Variance Fee: \$250.00

Receipt # 213210

Date Filed 08/11/11

Case # V-2011-03

Office Use Only

VARIANCE LOCATION	Street Address <u>318 Cooper Circle</u> <u>Peachtree City, GA 30269</u>	PROPERTY OWNER	Name <u>Sany America Inc.</u>
	Zoning District: ☐ Residential ☐ Multi-Family ☒ Commercial/Industrial/Office		Phone <u>678-251-2845</u>
VARIANCE TYPE: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	Variance from which ordinance: ☒ Sign ☐ Fence ☐ Land Development ☐ Zoning	PROPERTY INFO	Email <u>mcolapinto@sanyamerica.com</u>
			Subdivision: _____
APPLICANT	Name <u>Sany America Inc. (Michael Colapinto - Construction Manager)</u>	SUPPORTING DOCUMENTS	Phase: _____ Lot # _____
	Address <u>318 Cooper Circle</u>		Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☐ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☒ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)
	City, State, Zip <u>Peachtree City, GA 30069</u>		
	Phone # <u>678-251-2845</u>		
	Email <u>mcolapinto@sanyamerica.com</u>		

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Does the application pertain to a zoning setback?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) How long has the violation existed?	_____ Years	
	5.) What is the required setback?	_____ Feet	
	6.) How much of a variance is being requested?	_____ Feet	
	7.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

SPECIAL EXCEPTION	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Has property been rezoned or deed restrictions?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) Application for a bldg setback, fence, or parking?	(Circle One)	
	5.) What is the required setback, height, or spaces?	_____	
	6.) How much of a variance is being requested?	_____	

VARIANCE PROVIDED	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application?	☐ Yes ☐ No	
	2.) How much of a variance is being requested?	_____ Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: _____ Date _____

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____
Date of Acceptance: _____	Date of Hearing: _____
	☐ Approved ☐ Denied
	☐ Approved with Conditions
SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:
Signature: <u>David E. Rant</u>	Date of Acceptance: <u>08-11-11</u> Date of Public Hearing: <u>09-01-11</u>

SANY AMERICA INC.

318 Cooper Circle

Peachtree City, GA 30069

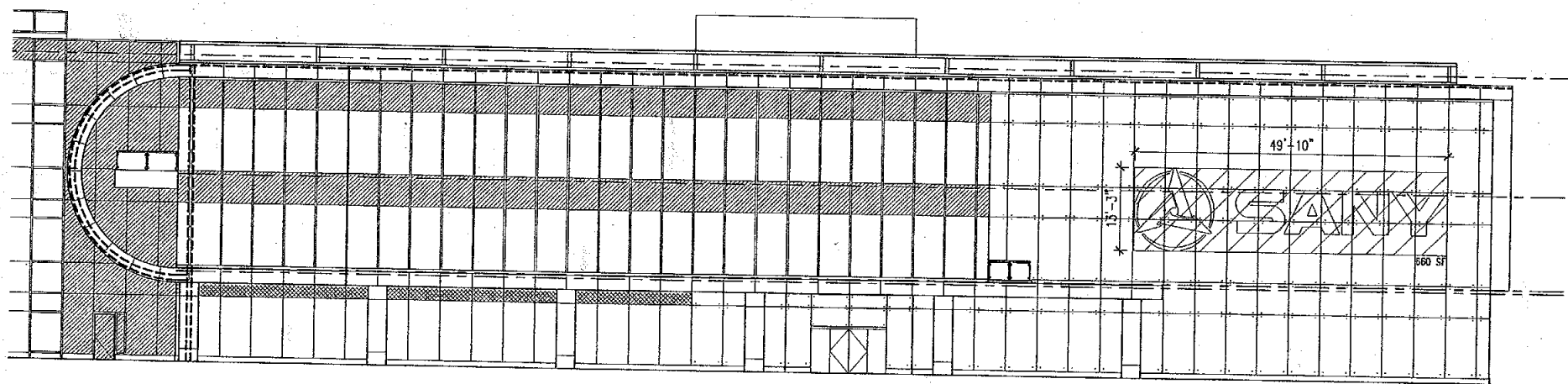
PEACHTREE CITY – FRONT WALL SIGN VARIANCE REQUEST REPORT

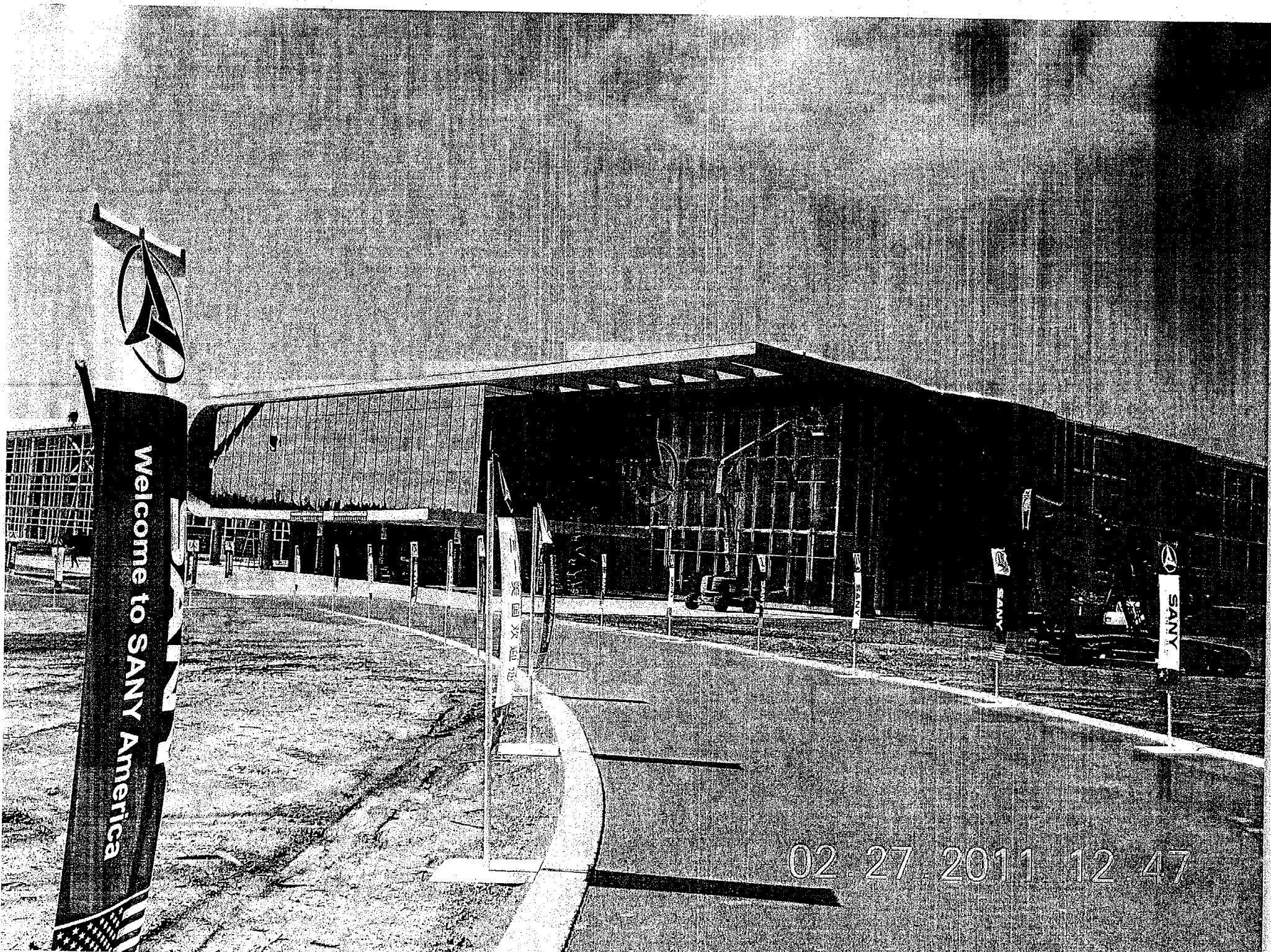
The following items address the justification for and conditions that exist regarding our variance request for a larger building wall sign at the Sany America site. These items address items (a) – (f) of Section 1207 Review Criteria.

- (a) Special circumstances applicable to the property – The major factors which impact this criteria is that the building is completely separated from public view from highway 74 and Cooper Circle. This facility and the subject sign can only be seen by people who are allowed to pass the main guardhouse. Also, architecturally the size of the sign compliments the large size of the building. Another factor which we believe should be considered is the fact that several of our neighbors, Cooper Lighting, Sigvaris and Gardner Denver all appear to have a building sign that is larger than city ordinance technically allows.
- (b) Practical difficulties or unnecessary hardships - Sany feels that a sign that would fit within the signage size limitations would not architecturally compliment the size and stature of the facility and in fact would significantly impact the appearance of the facility. Also, as stated above, it appears that our nearby neighbors have wall signs that may be larger than the city ordinance allows.
- (c) Extraordinary circumstances – Again the size of the facility architecturally needs a sign of this size to compliment the design of the building. We also would request that since Sany, much like Cooper is having and will continue to have an extraordinarily positive economic impact on the area which makes it different the other developments in the area.
- (d) and (e)

The granting of such variance will not constitute the granting special privileges inconsistent with the limitations of other property owners in the same zoning districtand.....The granting of such variance will not be materially detrimental to the public health, safety....nor injurious to property in the zone or neighborhood in which the property is located – Both (d) and (e) are justified again by the fact that neither this facility nor the sign we are applying for variance can be seen from highway 74 or from Cooper Circle. This facility can only be seen once an individual enters the private property and gains access past the guardhouse that is located along the main entry drive.

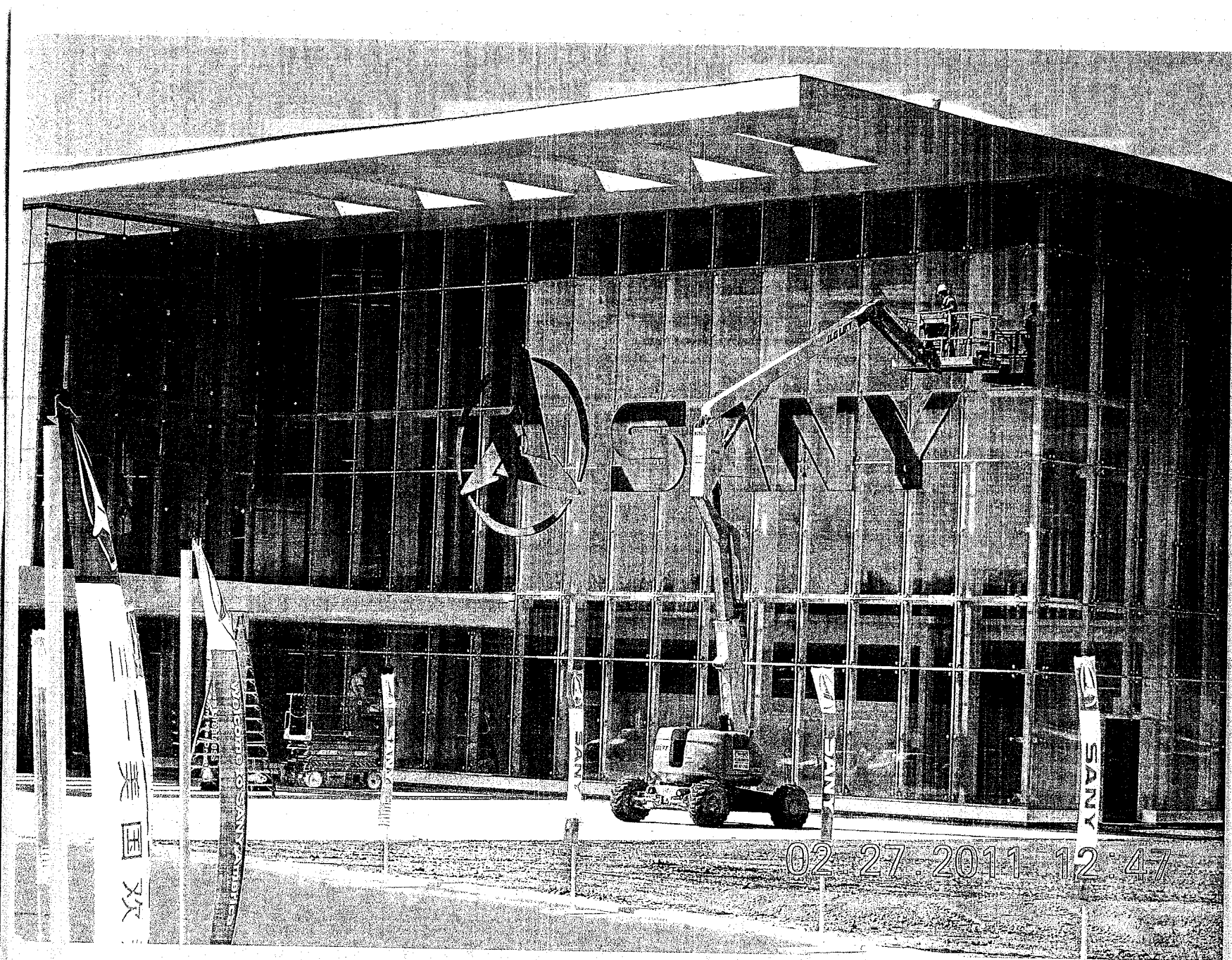
- (e) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.....Sany very much recognizes and respects the stringent signage, building design and landscaping requirements which are in fact one of the very significant positive factors and reasons why Sany ultimately decided to construct our state of the art corporate office and assembly facility. We firmly believe that this signature project will enhance and strengthen the community and not in any way adversely affect the community in any way especially since it is very much separated from everyday public view. As you can see on the photographs and artist's rendering of the front façade, the wall sign we are requesting variance for is a very critical architectural feature of the building. We firmly believe that the size of the sign is complimentary to the large size and architectural elements of the structure.

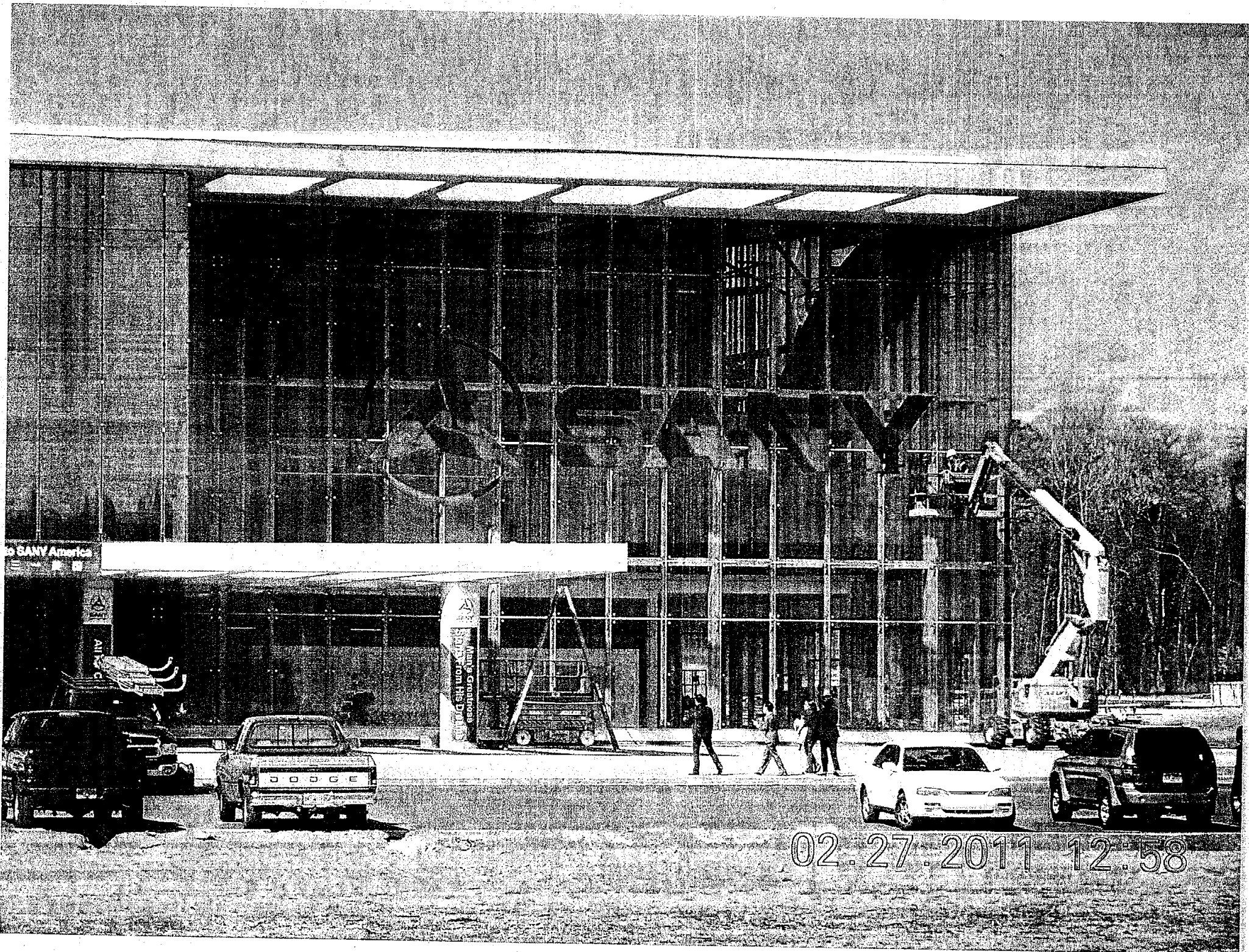




Welcome to SANY America

02.27.2011 12:47







Date: August 23, 2011

To: City Council

From: Peachtree City CVB Board of Directors
Executive Director *[Signature]*

RE: Approval of FY 2012 Proposed Budget

Request:

The Peachtree City CVB Board of Directors met on Wednesday, August 17, 2012 in a regular scheduled meeting and approved the FY 2011 Proposed Budget. City Council is now asked to approve the FY 2012 Proposed Budget as presented in the agenda packet.

Summary:

The FY 2012 Proposed Budget reflects the second full budget year of the Convention & Visitors Bureau operations. This proposed budget demonstrates the focus of the Convention & Visitors Bureau on marketing of the City of Peachtree City as a tourism destination for conventions, sports events, and group travel.

The following describes in more detail the line items in the FY 2012 Proposed Budget.

- The Hotel Tax Transfer from the City is budgeted to match the City's FY 2012 Approved Budget with a projected increase in the Hotel Tax Transfer of 2%.
- The CVB expects to hold the International Festival next year with registration fees collected in the amount of \$3,000. The CVB has had great success selling merchandise this year with the annual Christmas Ornament and Fourth of July T-Shirts and has increased the budget to reflect this increase to \$15,000.
- The CVB currently contracts with the City for Marketing and Administrative Services utilizing three City employees and will upgrade the part time sales position to a full time person for Marketing. The budgeted reimbursement of services is \$182,777 which is comprised of 80% of salaries and benefits for the Executive Director, 70% of salaries and benefits for the Business Manager, 30% of salaries and benefits for the Event Services Coordinator and 100% of salaries and benefits for the Sales and Marketing Coordinator.
- Sales, Marketing and Promotion expenses compromise 47.8% of the FY 2012 budget which reflects the continued focus on the main goals of the CVB mission. This is a slight decrease from last year due to funds being redirected to the staffing of a Sales and Marketing Coordinator.
- The Advertising budget includes print and web advertising that reaches out to Convention Travel Sales, Sports Event Travel Sales as well as leisure travel. The CVB will also be developing a new branding campaign and video for Peachtree City.

- Tourism Events include supporting the 2012 Fourth of July Festivities and marketing efforts of the Great Georgia Air Show, Amphitheater, International Festival, and other miscellaneous events.
- Included in Sales, Marketing and Promotion are travel to four trade shows during the year by the Sales and Marketing Coordinator to recruit sports tournaments, conferences, and reunions to Peachtree City.
- Other Sales, Marketing and Promotion expenses budgeted include printing for the Visitors Guide Brochures, Maps and other collateral, as well as promotional items for CVB events.
- Administrative and General Operations expenses include audit, legal and insurance expenses as well as reimbursement to the Amphitheater in the amount \$18,726 for utilities and other shared expenses such as the copier.
- The Airport Authority Transfer remains at 20% of the Hotel Tax received by the CVB.
- The CVB has allocated \$20,000 under Product Development for the purchase of a trolley for tourism related tours. The CVB will be requesting that the City enter into a Memorandum of Understanding to apply for the GDECD Product Development Grant in the amount of \$20,000 to be a matching grant for the purchase.
- The Peachtree City CVB presents a balanced budget per the State of Georgia Department of Community Affairs guidelines.



2011 Accomplishments

- Renovated & Opened new Visitors Center
 - New Web site and rebranding
 - Diva Drive Ribbon Cutting
 - Named one of Atlanta Magazine Dream Cities
 - Partnered w/ Rotary on Dragon Boat Races & International Festival
 - Achieved GACVB Bronze Level Certification
 - Rand McNally & USA Today Most Patriotic City Finalist
 - Camera Ready Community
 - Location for Joyful Noise Filming
 - Partnered with City to recruit Georgia Planners Assoc. Conference
 - Recruited USA Track and Field State Meet
 - Held first Family Reunion Workshop
 - Joined forces with regional tourism partners and developed SMART Alliance (South Metro Atlanta Regional Tourism)
 - Developed Film Tour
 - Family Circle Magazine Top Ten Places for Families
 - 13 RFP's Sent. 10 Sporting Events, 2 Military, 1 Business
 - Pick-Up Room Nights=\$20,892
-



FY 2012 Budget Revenues

	FY 2011 For Nine Months Ending June 30, 2011				FY 2012	
	Current Budget	Actual	Projected	Total Actual	Budget-Request	% of Budget
<u>Revenues</u>						
Hotel/Motel Tax Transfer	\$ 520,445	\$ 429,872	\$ 125,916	\$ 555,788	\$ 530,853	96.7%
Other Revenue	\$ 250	\$ 1,906	\$ 63	\$ 1,969	\$ 250	0.0%
Sponsorships - 4th of July	\$ 5,000			\$ -	\$ -	0.0%
Registration Fees - International Festival	\$ 3,000			\$ -	\$ 3,000	0.5%
Interest Income	\$ 50	\$ 8	\$ 13	\$ 21	\$ 50	0.0%
Merchandise Sales	\$ 3,000	\$ 12,579	\$ 1,561	\$ 14,140	\$ 15,000	2.7%
Total Revenues:	\$ 531,745	\$ 444,365	\$ 127,553	\$ 571,918	\$ 549,153	100.0%



FY 2012 Budget Expenses

<u>Expenses</u>	FY 2011 For Nine Months Ending June 30, 2011				FY 2012	
	Current Budget	Actual	Projected	Total Actual	Budget-Request	% of Budget
Personnel Expenses/Contractual Labor	\$ 130,321	\$ 95,992	\$ 45,267	\$ 141,259	\$ 182,777	33.3%
Professional Services-Website Maintenance	\$ 2,500	\$ 3,950	\$ 1,550	\$ 5,500	\$ 2,500	0.5%
Advertising/Marketing	\$ 65,000	\$ 42,461	\$ 22,539	\$ 65,000	\$ 65,000	11.8%
Tourism Events	\$ 127,588	\$ 68,077	\$ 79,511	\$ 147,588	\$ 137,000	24.9%
Printing/Binding	\$ 20,000	\$ 9,446	\$ 10,554	\$ 20,000	\$ 12,000	2.2%
Postage	\$ 1,500	\$ 1,806	\$ 375	\$ 2,181	\$ 2,500	0.5%
Operating/Promotional Supplies	\$ 10,000	\$ 3,432	\$ 6,568	\$ 10,000	\$ 12,000	2.2%
Dues & Fees	\$ 6,100	\$ 6,204	\$ 1,545	\$ 7,749	\$ 9,775	1.8%
Professional Development	\$ 10,000	\$ 7,512	\$ 4,500	\$ 12,012	\$ 11,250	2.0%
Trade Shows					\$ 10,700	1.9%
Total Sales/Marketing/Promotion	\$ 247,498	\$ 142,888	\$ 127,142	\$ 270,030	\$ 262,725	47.8%



FY 2012 Budget Expenses

	FY 2011 For Nine Months Ending June 30, 2011				FY 2012	
	Current Budget	Actual	Projected	Total Actual	Budget-Request	% of Budget
Administrative & General Operations						
Audit Services	\$ 6,500	\$ 6,250	\$ -	\$ 6,250	\$ 6,500	1.2%
Legal Services	\$ 10,000	\$ 86	\$ -	\$ 86	\$ 2,500	0.5%
Administrative Services (City)	\$ 1,000	\$ 250	\$ 500	\$ 750	\$ 1,000	0.2%
Equipment Rental	\$ 1,704	\$ 1,660	\$ 426	\$ 2,086	\$ 1,704	0.3%
Amphitheater Rental	\$ 15,503	\$ 11,628	\$ 3,876	\$ 15,504	\$ 18,726	3.4%
Liability Insurance	\$ 3,500	\$ 785	\$ 2,750	\$ 3,535	\$ 3,500	0.6%
Communications	\$ 2,280	\$ 394	\$ 1,410	\$ 1,804	\$ 2,880	0.5%
Bank Fees	\$ 600	\$ 2,502	\$ 150	\$ 2,652	\$ 600	0.1%
Office Supplies	\$ 2,250	\$ 2,171	\$ 563	\$ 2,734	\$ 2,250	0.4%
Computer Supplies	\$ 3,700	\$ 2,940	\$ 1,399	\$ 4,339	\$ 1,391	0.3%
Cost of Inventory Sold	\$ 1,800	\$ 8,423	\$ 800	\$ 9,223	\$ 11,250	2.0%
Travel (incl. mileage reimbursements)	\$ 1,000	\$ 1,820	\$ 250	\$ 2,070	\$ 2,000	0.4%
Total Administrative & General Operations	\$ 49,837	\$ 38,909	\$ 12,124	\$ 51,033	\$ 54,301	9.9%
Product Development (Proposed Grant)					\$ 20,000	3.6%
Total Product Development	\$ -	\$ -	\$ -	\$ -	\$ 20,000	3.6%
Transfer to Airport Authority	\$ 104,089	\$ 85,975	\$ 25,183	\$ 111,158	\$ 106,171	19.3%
Total Expenses:	\$ 531,745	\$ 363,764	\$ 209,716	\$ 573,480	\$ 625,974	114.0%
General Fund Total Projected Surplus/(Deficit):	\$ -	\$ 80,601	\$ (82,163)	\$ (1,562)	\$ (76,821)	-14.0%
Prior Year Deficit/Surplus		\$ 78,383		\$ 78,383	\$ 76,821	14.0%
Total Surplus/Deficit	\$ -	\$ 158,984	\$ (82,163)	\$ 76,821	\$ -	0.0%

PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Janet I. Camburn, Assistant Finance Director 

DATE: August 25, 2011

SUBJECT: Auditing Services
Council Agenda – September 1, 2011

Recommendation:

That City Council accept the proposal from the firm of Mauldin & Jenkins, LLC for professional auditing services for Peachtree City for the fiscal years ending September 30, 2011, with the option of auditing Peachtree City's financial statements for the four (4) subsequent fiscal years and to authorize the City Manager and the Financial Services Director to enter into annual contracts for these services.

Discussion:

The City issued a Request for Proposals (RFP) for professional auditing services on July 29, 2011, by e-mailing the request to thirteen (13) auditing firms and placing the RFP on the City's web site. On August 19, 2011, the City received proposals from the following firms:

- Mauldin & Jenkins, LLC of Macon and Atlanta, Georgia
- Moore & Cubbedge, LLP of Marietta, Georgia
- Williamson & Company, CPAs of Cartersville, Georgia
- Rushton & Company of Gainesville, Georgia
- Fulton & Kozak of Morrow, Georgia
- Albright, Fortenberry & Ninas, LLP of Columbus, Georgia
- Cherry, Bekaert & Holland, LLP of Atlanta, Georgia
- Bates, Carter & Co. of Gainesville, Georgia
- Carr, Riggs & Ingram, LLC of Atlanta, Georgia and Birmingham, Alabama

The Financial Services Director and the Assistant Finance Director, with assistance from the Purchasing Agent, evaluated the technical portion of the nine (9) proposals. This evaluation included such things as the depth of the firm for governmental auditing staff, examples of the firm's clients similar to Peachtree City, and the firm's audit approach. Mauldin & Jenkins of Macon and Atlanta, Georgia, presented the best overall technical proposal and received 74.5 of the possible 75 points allocated to the technical portion of the proposal. Moore & Cubbedge, the

City's auditors for the last three years received the second highest point total for the technical proposal. One firm, Carr, Riggs & Ingram, LLC failed to meet all the requirements of the technical proposal. A detailed list of the points assigned to each firm for the technical proposal is attached.

Once the technical proposal was evaluated, the cost proposals were opened. Mauldin & Jenkins provided the lowest cost for each of the five (5) years requested for the City and the Development Authority audits, and therefore received the full 25 points allocated for the cost portion of the proposal. Carr, Riggs & Ingram were further eliminated from consideration after failing to follow the cost proposal requirements.

Mauldin & Jenkins were the City's auditors for fiscal years 2002 - 2007, the Peachtree City Water & Sewerage Authority auditors from 2007 – present, the Convention & Visitors Bureau (formerly Tourism Association) auditors from 2004 – present, and the Development Authority auditors from 2001 – 2007. The firm is the auditor of over 185 governmental units and the largest governmental practice in the southeast, auditing over 56 cities and providing over 60,000 hours of services to governmental units on an annual basis, utilizing the efforts of over 65 full-time professionals. City staff has worked successfully over a number of years with the partners and senior staff that will be assigned to this audit.

.Based on this information, City staff recommends entering into a one-year contract with Mauldin & Jenkins, LLC with the option of extending the contract four (4) additional years.

Budget Impact:

Funds have been budgeted in fiscal year 2012 to cover the annual costs associated with a contract with Mauldin & Jenkins, LLC for the audit for fiscal year 2011. Please see attached schedule for detail of cost proposals.

Attachment

**PEACHTREE CITY
AUDIT SERVICES
EVALUATION SUMMARY**

<u>Certified Public Accounting Firm</u>	<u>Technical Proposal (maximum 75 points)</u>	<u>Cost Proposal (maximum 25 points)</u>	<u>Total Points (maximum 100)</u>
Mauldin & Jenkins, LLC	74.50	25.00	99.50
Moore & Cubbedge, LLP	69.00	21.44	90.44
Williamson & Company, CPAs	63.50	24.87	88.37
Rushton & Company	63.50	21.69	85.19
Fulton & Kozak	55.50	18.27	73.77
Albright, Fortenberry & Ninas, LLP	45.75	18.57	64.32
Cherry, Bekaert & Holland, LLP	46.50	10.68	57.18
Bates & Carter Co., LLP	35.75	19.37	55.12
Carr, Riggs & Ingram, LLC	Non-responsive	Non-responsive	N/A

<u>Certified Public Accounting Firm</u>	<u>Cost Proposals *</u>		
	<u>FY 2011</u>	<u>FY 2012 - 2015</u>	<u>Total</u>
Mauldin & Jenkins, LLC	\$ 36,500	\$ 151,000	\$ 187,500
Moore & Cubbedge, LLP	40,290	178,311	218,601
Williamson & Company, CPAs	39,180	149,320	188,500
Rushton & Company	42,530	173,540	216,070
Fulton & Kozak	45,500	211,000	256,500
Albright, Fortenberry & Ninas, LLP	49,480	202,955	252,435
Cherry, Bekaert & Holland, LLP	82,615	356,290	438,905
Bates & Carter Co., LLP	45,588	196,445	242,033
Carr, Riggs & Ingram, LLC	Non-responsive	Non-responsive	N/A

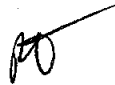
* Includes costs for City and Development Authority audits (both responsibility of the City).

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Administrative Services Director 

FROM: Public Information Officer/City Clerk 

DATE: August 23, 2011

SUBJECT: Consider Fees – The Gathering Place
September 1, 2011, City Council Meeting

Recommendation:

That Council approve the following fees associated with The Gathering Place:

1. **\$300 refundable security deposit** for all rentals of The Gathering Place
2. A new fee for an off-duty city employee to be in attendance for all Gathering Place rentals that have alcohol, in the amount of **\$20.00 per hour (four-hour minimum)**, paid by the event organizer directly to the employee.

Discussion:

Last month, the Mayor and City Council approved The Gathering Place as a Qualifying Location for alcohol at special events. Eligible events must be private and not open to the general public to qualify for a permit.

Staff (including the Gathering Place Coordinator, Police Chief, Administrative Services Director, and City Clerk) reviewed the rules for The Gathering Place rentals determined that the current refundable security deposit of \$100 does not adequately cover the additional cleanup and damage repairs that have occurred at the facility during some rentals. Staff is recommending that the refundable deposit for all rentals be increased to \$300 to cover these potential costs.

Additionally, staff is recommending that any events that will include a Special Event Permit for Alcohol be required to have a paid member of City staff present because The Gathering Place is not staffed on evenings or weekends. Originally, staff considered a proposal to require an off-duty police officer to fill this position, but upon review, felt an off-duty employee of the City would be adequate for such events without infringing upon the events themselves.

The employee would have a check-list of duties, including pre- and post-inspection of the facility, ensuring the facility is locked and the key is returned. The employee would also be able to call for police if the special events became unruly. The event organizer would remain the

holder of the Special Event Alcohol Permit, so the employee would not be directly responsible for this aspect.

Staff recommends a \$20/hour set rate for this service, with a 4-hour minimum to ensure that there is an adequate pool of candidates willing to cover these duties.

Budget Impact:

This item should be revenue-neutral and is designed to protect the City's property during events. The deposit will be refunded if the facility is returned in its pre-rental condition.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Manager 

DATE: August 26, 2011

SUBJECT: Discuss and Consider Prioritization of T-SPLOST Projects for Peachtree City/Fayette County
September 1, 2011, City Council Meeting

Recommendation:

That Council determine whether the City wishes to request that the Fayette County representatives restore the MacDuff Parkway Extension to the T-SPLOST projects list for Fayette County and identify the project(s) for removal.

Discussion:

Peachtree City initially submitted the extension of MacDuff Parkway to Highway 74 North on the list of projects for consideration as part of Fayette County's portion of the T-SPLOST. The project has since been cut.

The Fayette County representatives have asked the City to confirm the priority of projects submitted based on the current list. If Peachtree City wishes to restore MacDuff Parkway to the list of projects, Fayette County will need to adjust the total projects list to cover the estimated \$7.2 million associated with the project.

Budget Impact:

Undetermined.