



**CITY COUNCIL OF PEACHTREE CITY
REGULAR MEETING AGENDA
AUGUST 20, 2020
6:30 p.m.**

**Peachtree City
Mayor & City Council**
Vanessa Fleisch, Mayor
Phil Prebor – Post 1
Mike King – Post 2
Kevin Madden – Post 3
Terry Ernst – Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Announcements, Awards, Special Recognition
 - Recognize Supervisor of the Quarter – Christopher Helton, Recreation & Special Events
 - Presentation to Jeremiah Chisolm – Firefighter of the Year – American Legion Southern Region
 - Firefighter of the Year – American Legion Dept. of Georgia
 - IV. Public Comment
 - V. Agenda Changes
 - VI. Minutes
 - August 6, 2020, Regular Meeting Minutes
 - VII. Consent Agenda
 - 1. Official Resolution – Coronavirus Relief Fund
 - VIII. Old Agenda Items
 - 08-20-05 Public Hearing – 2020 Millage Rate (Paul Salvatore)
 - IX. New Agenda Items
 - Consider Adoption of 2020 Millage Rates (Paul Salvatore)
 - 08-20-06 Public Hearing – Variance Request, 309 Hip Pocket Road (Robin Cailloux)
 - 08-20-07 Approve Bid – Bradford Way Drainage Improvements (Mike Madison)
 - X. Council/Staff Topics
 - XI. Executive Session
 - XII. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, August 6, 2020
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, August 6, 2020. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others present: Terry Ernst, Mike King, and Phil Prebor, with Kevin Madden participating via Webex.

Public Comment

Rick Weeks asked Council to consider connecting the path system to the Heritage Point subdivision in Senoia, thereby creating a connection to Senoia's path network.

Adrienne Smith, president of the Planterra Ridge Homeowners Association (HOA), asked Council to consider extending the period for public input on the Livable Centers Initiative (LCI).

Agenda Changes

There were no changes to the agenda.

10-Minute Talk

SANY America Marketing Director Gabe Weiss updated Council on current activities and plans for the future. He projected that SANY would have 400 to 500 employees at an expanded facility in the Industrial Park within four or five years.

Minutes

King moved to approve the July 16, 2020, regular meeting minutes. Ernst seconded. Motion carried unanimously.

Consent Agenda

- 1. FY 2020 Budget Amendment – Restitution**
- 2. FY 2020 Budget Amendment – Georgia Trauma Care Network Commission Trauma Grant**
- 3. FY 2020 Budget Amendment – Escrow for Lake Kedron**
- 4. FY 2020 Budget Amendment – Reallocation of Funds**
- 5. FY 2020 Budget Amendment – Dump Truck Bed**
- 6. Letter of Support to GDOT for Improvements at SR 74/SR 54 Intersection and SR 54 Corridor**

Ernst moved to approve Consent Agenda items 1-6. King seconded. Motion carried unanimously.

Old Agenda Items

07-20-05 Proposed FY 2021 Budget and Capital Improvement Program (CIP)

Financial Services Director Paul Salvatore noted that Council had a copy of the budget resolution and all supporting documents in the meeting agenda packet. The City Manager had reviewed the budget with them at previous meetings and public hearings, and there had been no changes since the last public hearing. Unless Council and the Mayor had additional questions or comments, Salvatore said staff recommended they take action to adopt the budget.

There would be a separate set of public hearings to adopt a millage rate, Salvatore reported. The first would be August 13 at 6:30 p.m., with two more following on August 20 at 9 a.m. and 6:30 p.m. The millage rate would be adopted at the final public hearing during the August 20 Council meeting. The Mayor stated that these hearings were open to the public.

Fleisch asked what the main obstacle they faced with the budget going into next year?

City Manager Jon Rorie replied that revenues posed the biggest challenge because, while they could control spending, they could not control revenues. For example, there were reassessments this year that could increase the tax digest, but they could not know what impact unemployment, the housing market, interest rates, and other things would have on how revenue was generated next year. They were being conservative and assuming ad valorem tax revenues would see about a 3% drop. Fleisch clarified that ad valorem was property tax.

Local Option Sales Tax (LOST) was the City's second highest source of revenue, Rorie stated, and they were watching that closely. The high unemployment numbers would impact spending, and they had dropped anticipated revenues by about 10%.

Salvatore mentioned the decline in hotel/motel tax, which was a type of sales tax. Rorie agreed this was an issue, and said they had planned on a 50% decline in revenues, but over the past three months for which they had figures it had brought in 16%, 17%, and 32%, far less than 50%.

The budget was very conservative, Rorie told Council. They were expecting the worst and had budgeted accordingly, but there was some movement in the lines. He said they were in good standing, but had to remain aware of economic fluctuations during this time of pandemic.

Fleisch referred back to the earlier comment from a citizen about expanding the cart path network, asking Rorie how much was in the budget for the paths? Rorie said the coming year's budget allotted \$640,000 for path resurfacing, which included more than just asphalt, such as piping that ran under the paths. On average, they spend about \$2 million on the paths. It was a huge expense, but the paths were the City's number one rated amenity. Rorie noted that if they outsourced the resurfacing of the cart paths, the bids would come in at around \$300,000 per mile.

A lot of elements went into the revenue stream for the City, not just the property taxes, the Mayor commented. Salvatore said ad valorem taxes accounted for about \$15 million or \$16 million of the \$38 million proposed budget. One mill of taxes amounted to about \$2.5 million, Rorie noted. If it was not for sales taxes, he continued, there would be no road resurfacing, no recreation, no Public Works, no Finance Department, no City Manager.

The digest values for the County were for 2019, Salvatore added. They were being conservative and would see the full impact of the 2020 digest next year.

During the pandemic, Fleisch commented, they had adjusted the budget and made significant cuts prior to this budget being presented. Rorie said they cut roughly \$1.6 million in personnel and other costs.

King pointed out that five years ago, they began increasing the revenue fund, which at that time was about 26% or 27%, and they got it up to 40%. It was a rainy day fund that enabled them to offset a lot more cuts that could have been needed due to COVID-19-related issues.

Ernst moved to approve Old Agenda item 07-20-05, the proposed FY 2021 Budget and CIP. Prebor seconded. Motion carried unanimously.

New Agenda Items

08-20-01 Public Hearing – Transmittal of CIE Update to Atlanta Regional Commission (ARC)

The Mayor opened the public hearing.

Planning and Development Director Robin Cailloux explained that this update to the Comprehensive Plans Capital Improvement element was required annually. She noted that they had just approved

the FY 2021 CIP, and that would be included in the update. The State required an annual financial report to ensure compliance on the impact fees collected by the City.

Cailloux presented a table that showed all the impact fees collected and plans for how the money would be spent. Other tables showed how they were progressing on projects that were receiving impact fee funding. These tables showed that the Drake Field pavilion and the path on the spillway bridge were completed, for instance. The SR 54 West Gateway Bridge was currently under construction. Another table depicted the planned expansion of the Police Department and expansion and new equipment for the Fire Department. They had ordered a medic vehicle, Cailloux indicated.

The schedule stipulated by the State called for a public hearing, then transmittal of the report to the ARC for review. The ARC had 60 days to review it and provide the City with comments. Cailloux said they would make any needed changes and return to Council in October to adopt the CIP, which would allow the City to maintain its Qualified Local Jurisdiction status, which opened the door to various low interest rate loans and grants.

Fleisch asked Cailloux to define Comprehensive Plan and state its function.

Cailloux reported that Peachtree City had a Comprehensive Plan long before it was required by the State. The State required them to assess their facilities and determine where the City planned to grow. A Comprehensive Plan was heavily influenced by community input, along with input from elected officials, to establish a city's goals and policies. It essentially provided a blueprint for how they wanted to progress. She said they had to update the Comprehensive Plan again by 2022.

Fleisch stipulated that citizens were heavily involved in this process, and there would be many public meetings when the plan was updated.

The Mayor asked Cailloux what the ARC was?

Cailloux replied that it was a regional planning commission created by the State to provide planning services to the counties it served. Every county in Georgia was a member of a regional commission. The ARC was the federally designated body that distributed federal transportation funds in the metro Atlanta area.

Fleisch asked if the ARC had ever imposed anything on the City of Peachtree City or did they work in collaboration with the City?

Cailloux said the ARC defined its success on whether the community had input and was happy with a plan. It could not impose that the City meet any standards. That was why the members had to compete for grant money. The City could then decide if they wanted to meet the ARC's conditions. If they did not, then they did not have to apply. There was no obligation for the City to do anything it did not want to do. The ARC's function was to simply assist them in providing planning services.

Fleisch noted that Fayette County paid \$1 per resident for its membership in the ARC.

No one from the public wished to comment, and Fleisch closed the public hearing.

King moved to approve New Agenda item 08-20-01, transmittal of CIE update to the ARC. Prebor seconded. Motion carried unanimously.

08-20-02 Step One Annexation Request – 2443, 2459, and 2471 Redwine Road

Cailloux began by noting that this was not a public hearing. The City had a two-step annexation process. Because the people who were applying did not live in the City, Step One was a way for them to gain access to the City's annexation process. Step Two would begin the highly-regulated State-mandated process for annexation, and that was when the public hearing would be held. After that, if Council approved, the land would be annexed.

Tonight's discussion, Cailloux stated, allowed Council to determine if the proposal met the City's policies and goals as stated in the Comprehensive Plan. Approval did not give any guarantee that the annexation would be approved.

On an aerial map, Cailloux showed the property in the request, saying it was 38.8 acres off of Redwine Road. Peachtree City's property was highlighted in red on the map, while unincorporated Fayette County was indicated as well. This was south of the City, and Cailloux showed SR 74 and the Starr's Mill school complex. She also pointed out Foreston Place and Wilshire Estates. She noted that the areas requesting annexation were outlined in yellow, and there was one remaining piece of property that was not included in the request.

The applicants were asking to come in through the 100% method stipulated in the State statute. That meant 100% of the property owners had to agree to annexation. She had confirmed with the County voter registration office that, although there were some registered voters on the property that was not part of the request, they would still be able to add that property to the request and qualify for annexation under the 60% method. That required the owners of 60% of the area's property and 60% of the registered voters to sign the petition. If Council decided they wanted to include that property, the 60% option was available.

The land was currently zoned Agriculture/Residential (AR) in the County, Cailloux noted, and they were requesting to zone into the City as R-12 (single-family), the same zoning category as Wilshire Estates and Foreston Place, which required a minimum 12,000 square foot lot. The density would be about the same as Wilshire Estates, 2.6 units per acre. Foreston Place, built longer ago, had a density of 1.9 units per acre.

In highlighting the policies by which they measured this request, Cailloux mentioned the 2014 Growth Boundary Study, which included this area plus the additional parcel. This plan could meet the step-down policy, which called for a reduction of density moving towards the boundaries of the City, if the 2.6 unit density was imposed. The Comprehensive Plan and the Land Development Ordinance required that developers provide all sewers, roads, and water at their own expense. They also looked at impacts to schools and public safety. Cailloux stated this area was already served by Peachtree City Police and Fire because of the service delivery agreement with the County. Staff had determined that all of the Starr's Mill schools were under capacity at this time. The developers would have to provide path connections to the north and south.

She reminded Council of the process and noted that the Ordinance said staff was not to make a recommendation.

Ernst asked if that was correct that the City was currently providing police to this area? Rorie said it was not correct; the Fayette County Sheriff's Department did.

King said he would like to see all four parcels annexed at one time.

Fleisch asked about the purpose of a growth boundary study.

Rorie replied that some states had extra-territorial jurisdictions (ETJs) based on their populations. This allowed them to impact zonings within a half-mile or mile beyond their city limits. That allowed them to have some control in regards to future growth models. He recalled a saying: "if it is urban, it should be municipal." He used the development on the SR 54 East border as an example. On one side there was the city limits, and on the other side, there was not. But there was development on both sides. In the absence of ETJ, you could have the County allowing farms adjacent to residential properties. This was the case with the property they were looking at now. Currently it was a horse farm, but it could be converted to a cattle farm or a swine farm. In the absence of ETJ and to prevent growth conflicts on the borders, it was good to identify growth boundaries that were logical and rational. It sent a signal to others to not develop things on the borders that were inconsistent with the zoning.

Prebor noted that they were asked for R-12 zoning, which was for single-family homes, but said Council had been inundated with emails about the possibility of apartments.

Rorie said the writers of those emails had been misled. All the applicants were asking for in the Step One application was permission for the developer to work with City Staff to determine what could be developed in light of what the current zoning was. For example, they had talked of a density of 2.6. But when you put in roads, sewer pipes, water lines, and so on, you lost acreage. There was 38 acres, but you would lose about 3.8 acres of that, so they could not get the density in reality. This was just a proposal to say what they were going to do and what it would look like. They were not annexing this now; they were giving Staff permission to work with the property owners to determine what it could look like.

Prebor said this was what they had done many times before.

City Attorney Ted Meeker pointed out that it was just allowing them to submit an application for annexation; then they would go through the process with notifications and public hearings.

Ernst noted that Cailloux had said these were single-family homes. There was no mention of apartments or condos.

R-12 had a 12,000 square foot lot size, Cailloux stated, which was twice the lot size in Cresswind.

Ernst said he had received 15 emails in the last hour begging him not to vote for condos on Redwine Road. He wanted to make sure people understood that was not what was planned.

Fleisch went back to SR 54 East, saying that had been developed while it was still in the County. The assisted living facility was brought into the City via an emergency annexation because they had to tie into sewer. By planning and looking at growth boundaries, they could avoid these emergency annexations.

Cailloux said they needed to be able to do it in a thoughtful way with an eye towards future development in 20 or 25 years.

Madden inquired how the owners of the other property not included felt about this annexation?

Cailloux noted that under the 60% method, they did not have to get approval from all property owners, just 60%. That was the method they used on SR 54 East.

Madden said he wanted to ensure that the fourth parcel was included. Prebor asked if that was something they needed to do now? Rorie said it was not.

Steve Moore of Moore Bass Consulting spoke for the applicants. He said they reached out to the owner of the fourth parcel, and they were not interested. However, if there was a way to make it happen through the 60% rule, they would be open to that.

King moved to approve New Agenda item 08-20-02, Step One Annexation Request for 2443, 2459, and 2471 Redwine Road. Prebor seconded. Motion carried unanimously.

08-20-03 Traffic Ordinance Update – No Parking on North Side of Battery Way

Assistant Police Chief Matt Myers said there was currently not a "no parking" zone on Battery Way. There had been a significant increase in traffic along Battery Way over the past several months, and parking often exceeded capacity and bled over to the sides of the road. With so many cars lining both sides of the road, it had become a public safety concern. The Fire Department could not get equipment through in case of an emergency.

To remedy that, they were proposing an ordinance to prohibit parking on the north side of the roadway. They were asking for a 1,245 foot no parking area on the north shoulder of the road beginning at Peachtree Parkway and running past the boat docks. There would be no change on the other side of the road.

Rorie noted that Battery Way was not designed for large crowds. This section had often been blocked off before due to the overflow parking. He said this was way past time.

Ernst moved to approve New Agenda item 08-20-03, traffic ordinance update – no parking on north side of Battery Way. King seconded. Motion carried unanimously.

This would take effect almost immediately. Rorie said the signs were up, and the caution tape would come down the next day.

08-20-04 Amend Multi-use Path/Park Enforcement Regulations in Traffic Ordinance

Myers said this was a follow-up on a presentation he made in June. There were no substantial changes to what he said then. He began with the new definition of electric play vehicles, which he said did not restrict any current uses, but allowed more types of vehicles. The new definition encompassed what were previously called motorized play vehicles. It called for allowing electric play vehicles, including electric scooters, electric skateboards, electric unicycles, or other device that was self-propelled by an electric motor with a maximum speed of up to 20 mph, designed to carry one person at a time, equipped with one or two wheels, and not otherwise defined in the Code as a motorized cart, LSMVD, motorcycle, bicycle, electric personal assistive mobility device, or a motorized wheelchair.

Later in the ordinance, there was the addition of a piece of language that required wearing a bicycle helmet when using an electric play vehicle on the paths. Myers noted that many of these vehicles could travel at 15 or 20 mph.

The other part of the recommendation, Myers went on, was to tweak the ordinance to require parents to have some accountability for their children's actions on the paths. The most common complaints the Police received were about underage drivers on the multi-use paths. Currently, when they found a 12- or 13-year-old driving a cart, they could issue a citation, and it could go to juvenile court. There might be some form of rehabilitation ordered. The idea of holding parents accountable was not entirely new, Myers stated. This was an enhancement of existing procedure. The Police had long been able to issue citations for underage operations; however, the language in chapter 78 of the City Code was not practical for prosecution purposes.

The proposed language was: "It shall be unlawful for the parent, guardian, or other adult person having the care and custody of a minor under the age of 17 years, to permit, whether knowingly or through negligent supervision, such minor to violate any provision of the Peachtree City Code of Ordinances Chapter 78 or the Official Code of Georgia Chapter Title 40." The goal was to require parents to take reasonable measures to prevent their underage child from operating a golf cart. Chapter 78 was the City's Traffic Ordinance, and the Official Code of Georgia Chapter Title 40 also covered the State's traffic laws. They included that because there might be a situation where a State traffic law violation might be the more appropriate charge.

Myers again stated this was not a completely novel idea. There was already a State statute that would allow them to issue a citation if an underage operator caused a serious accident. It could go on the driver's driving record and impact insurance premiums. This City ordinance would cover things that were not a State law violation.

Prebor asked Rorie to recount an incident he mentioned at the June Council meeting.

Rorie said he saw two young men bypass the bridge across from City Hall and attempt to drive their golf cart through the ditch, where it got stuck. If you were on the path system often enough, he said, you would see things like this all the time. They could no longer look at the multi-use path system as solely a recreational amenity. There were 11,000 registered golf carts, along with bicycles, unicycles, electric scooters, and so on.

Prebor asked what would happen now if someone was hit by an underage driver. Myers said they did have some things they could do, but those cases were difficult to prove and prosecute.

Rorie said he wanted to make it clear that it was not just teens at fault. There were plenty of older dangerous drivers as well.

Fleisch wanted to know what would happen if an officer saw a 13-year-old driving a cart?

Myers said there were a number of ways that could play out. The juvenile could be cited for underage operation; they could be issued a warning. Under the current law, there could be a citation issued to the parent if certain criteria were met. The new law basically enhanced their ability to prosecute parents for underage operation. The goal was to obtain voluntary compliance. Myers said he hoped they would never write another ticket for allowing underage operation, but they might have to cite folks for a particular problem or something egregious. He hoped that just having the ordinance there, and knowing you might be accountable, would be sufficient.

King confirmed that if they caught a 12-year-old and cited them, they would not be allowed to drive away.

Madden said he thought this was an important step, and thanked Myers and his team for putting this together.

Madden moved to approve New Agenda item 08-20-04, amend multi-use path/park enforcement regulations in Traffic Ordinance. King seconded. Motion carried unanimously.

There being no further business to discuss, King moved to adjourn at 8:32 p.m. Ernst seconded. Motion carried unanimously.

PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Kelly Bush, Assistant Finance Director 

DATE: August 5, 2020

SUBJECT: Official Resolution - Coronavirus Relief Fund
August 20, 2020, City Council Consent Agenda

Recommendation:

That City Council adopt the attached Official Resolution to authorize the execution of the Coronavirus Relief Fund (CRF) terms and conditions agreement and authorize the acceptance and administration of grant payments.

Discussion:

In an effort to mitigate the effects of COVID-19, the Federal government made grant funding (CRF) to local governments available through the State. The funding is determined based on population and allocated in phases.

In order to participate, the Mayor and Council needs to adopt a resolution authorizing the Mayor to execute the CRF agreement and to accept the grant funding along with the terms and conditions.

Budget Impact:

This grant could provide relief for Coronavirus related expenses in an amount up to \$1,896,190, with the first phase being \$568,857.

OFFICIAL RESOLUTION

A RESOLUTION OF PEACHTREE CITY (CITY) TO AUTHORIZE THE EXECUTION OF THE CORONAVIRUS RELIEF FUND (CRF) TERMS AND CONDITIONS AGREEMENT; TO AUTHORIZE THE ACCEPTANCE OF GRANT PAYMENTS, INCLUDING ALL UNDERSTANDINGS AND ASSURANCES CONTAINED WITHIN SUCH AGREEMENT; TO DIRECT AND AUTHORIZE THE PERSON IDENTIFIED AS THE OFFICIAL REPRESENTATIVE OF THE CITY, OR THE DESIGNEE OF THE CITY TO ACT IN CONNECTION WITH THE GRANT APPLICATION; AND TO PROVIDE SUCH ADDITIONAL INFORMATION AS MAY BE REQUIRED.

WHEREAS, in an effort to mitigate the effects of COVID-19, the United States government has made available grant funding through the Coronavirus Relief Fund (CRF) to the State of Georgia, which was established within Section 601 of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act);

WHEREAS, Governor Brian P. Kemp has authorized the sharing of CRF allocations and disbursements in a phased, measure approach with local governments across the State of Georgia;

WHEREAS, Governor Kemp has acknowledged the critical need that such CRF funding be released to local governments experiencing immediate need as quickly as possible and has directed the Governor's Office of Planning and Budget (OPB) to coordinate with local governments to achieve allocation and disbursement of such CRF funding;

WHEREAS, OPB has created and will administer a grant management system, GeorgiaCARES, which local governments, including the City shall utilize in order to received allocations and disbursements of CRF funding; and

WHEREAS, the OPB and the State of Georgia, require formal, official action of the City governing authority to that the CRF funding may be disbursed to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PEACHTREE CITY, GEORGIA:

Section 1. Execution of Coronavirus Relief Fund (CRF) Terms and Conditions. The Mayor and Council hereby authorize the execution, delivery, and performance of the Coronavirus Relief Fund (CRF) Terms and Conditions (Agreement) in substantially the form attached hereto as a composite Exhibit A and the acceptance of payments, including all understandings and assurances contained herein.

Section 2. Other Actions Authorized. The City hereby directs and authorizes the Mayor of Peachtree City or the designee of the Mayor to act in connection with the Grant application and to provide such additional information as may be required by OPB, federal, or state government.

Section 3. City Attorney. The City, by and through its governing authority, hereby acknowledges that it has had its legal counsel review the Agreement and that the members of the governing authority itself have reviewed the Agreement and further acknowledge that any rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement.

Section 4. Repealer. All motions, orders, ordinances, bylaws, resolutions, and parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any motion, order, ordinance, bylaw, resolution, or part thereof.

Section 5. Effective Date; Severability. This resolution shall become effective immediately, and should the Mayor or designee have executed the Agreement before the effective date of this resolution, then this resolution shall stand as an official act of the governing authority of the City approving of such execution of the Agreement. If any section, paragraph, clause, or provision hereof be held invalid or unenforceable, the invalidity or unenforceability thereof shall not affect the remaining provisions hereof.

PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE this 20th day of August 2020.

MAYOR AND COUNCIL OF PEACHTREE CITY

(SEAL)

ATTEST:

Jonathan N. Rorie, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Paul Salvatore, Financial Services Director 

DATE: August 14, 2020

SUBJECT: Public Hearing – 2020 Millage Rates

August 20, 2020 Public Hearings – 9:00 AM and 6:30 PM

Recommendation:

Hold the third of three public hearings required by state law to gain public input on the proposed Peachtree City millage rates for 2020 (FY 2021 budget).

Discussion:

Staff will present a very brief Powerpoint presentation explaining the proposed millage rates for the 2020 tax levy and will answer any questions. Members of the public will then be invited to speak on the matter. The proposal is to keep the Maintenance & Operation millage rate at the current rate of 6.232 mills. Adoption of the 2020 millage rate will follow as a separate agenda item after the third and final public hearing is held.

Budgetary Impact:

N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Paul Salvatore, Financial Services Director *P.S.*

DATE: August 14, 2020

SUBJECT: Adoption of 2020 Millage Rates

August 20, 2020 City Council Meeting

Recommendation:

Adopt the Maintenance and Operation millage rate at 6.232 mills.

Discussion:

Council has held the three public hearings required by state law and may now take action to adopt the Peachtree City millage rates for the 2020 tax levy. As explained at the public hearings, the M&O millage rate will remain the same at 6.232 mills.

Budgetary Impact:

Approval of the proposed millage rate will authorize the 2020 tax levy, which is expected to generate a total of \$16,456,441 in M&O tax revenue.

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2020				
COUNTY: FAYETTE		TAXING JURISDICTION: City of Peachtree City (#5)		
ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW				
DESCRIPTION	2019 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2020 DIGEST
REAL	2,266,614,967	65,268,714	55,054,461	2,386,938,142
PERSONAL	335,686,202		27,697,175	363,383,377
MOTOR VEHICLES	21,483,200		(3,701,550)	17,781,650
MOBILE HOMES	0		0	0
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	6,171		33,931	40,102
GROSS DIGEST	2,623,790,540	65,268,714	79,084,017	2,768,143,271
EXEMPTIONS	102,905,877		24,601,820	127,507,697
NET DIGEST	2,520,884,663	65,268,714	54,482,197	2,640,635,574
	(PYD)	(RVA)	(NAG)	(CYD)
2019 MILLAGE RATE: 6.232		2020 MILLAGE RATE: 6.232		
CALCULATION OF ROLLBACK RATE				
DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA	
2019 Net Digest	PYD	2,520,884,663		
Net Value Added-Reassessment of Existing Real Property	RVA	65,268,714		
Other Net Changes to Taxable Digest	NAG	54,482,197		
2020 Net Digest	CYD	2,640,635,574	(PYD+RVA+NAG)	
2019 Millage Rate	PYM	6.232	PYM	
Millage Equivalent of Reassessed Value Added	ME	0.154	(RVA/CYD) * PYM	
Rollback Millage Rate for 2020	RR - ROLLBACK RATE	6.078	PYM - ME	
CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES				
If the 2020 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)		Rollback Millage Rate	6.078	
		2020 Millage Rate	6.232	
		Percentage Tax Increase	2.53%	
CERTIFICATIONS				
I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.				
----- Chairman, Board of Tax Assessors		----- Date		
I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.				
----- Tax Collector or Tax Commissioner		----- Date		
I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2020 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2020 is _____				
CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION				
☒	If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.			
☐	If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.			
----- Responsible Party		----- Title		----- Date



CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2020

<http://www.dor.ga.gov>

Complete this form once the levy is determined, and if zero, report this information in Column 1. Mail a copy to the address below or fax to (404)724-7011 and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Services Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax.

**Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003**

CITY NAME	Peachtree City		ADDRESS		151 Willowbend Road		CITY, STATE, ZIP		Peachtree City, GA 30269		
FEE #	58-1079955		CITY CLERK	Jonathan N. Rorie		PHONE NO.	(770) 487-7659		FAX	(770) 631-2505	
OFFICE DAYS / HOURS	Mon.-Fri.; 8AM - 5PM		ARE TAXES BILLED AND COLLECTED BY THE () CITY OR (X) COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO.								
			Fayette Co. Tax Commissioners Office								
List below the amount & qualifications for each LOCAL homestead exemption granted by the City and Independent School System.											
CITY			INDEPENDENT SCHOOL								
Exemption Amount			Qualifications			Exemption Amount			Qualifications		
25,000			Age 65 or older and Federal AGI <\$30,000								
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7,000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.											
CITY/DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5					
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4					
City Millage Rate	5	9.326	3.094	6.232	0.000	6.232					
Independent School System											
Special Districts											
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.											

Name of County(s) in which your city is located:

Fayette

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2020

Date _____

Mayor or City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: August 13, 2020

SUBJECT: Public Hearing: Consider Variance Request, R-1 Zoning Front Setback Requirement, 309 Hip Pocket Road
August 20, 2020 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the front setback requirement [Section 1011.4(f)] of the R-1, One-Family Residential zoning district which requires a minimum front building setback of 30 feet. The Applicant proposes to re-construct the garage to modern building standards, and is requesting a front setback variance of 8 feet.

The R-1 zoning category was created for the specific purpose of creating a zoning category for lots that were developed before the zoning ordinance was created. As a result, it is not unexpected that some homes on these lots are non-conforming to some of the required setbacks. The current home's garage encroaches into the front setback on Hilltop Drive by 4 feet. By widening the garage by 3-feet, the front encroachment would increase to 8-feet.

As part of the application, the Applicant has included a justification narrative, site plans/plat showing the proposed improvement in relation to the front property line, proposed building plans, and letters of support from adjacent property owners.

Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance variances shall only be granted if:

- (a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- (b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance 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 Comment: Many of the existing homes in the area were built prior to adoption of zoning in the City, and therefore may not conform to required setbacks.

- (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 Comment: The garage is located on the south side of the home; relocating the attached garage to the other side of the home in order to meet setback requirements would result in a practical difficulty.

- (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 Comment: The home was built in 1962 before the City established a Building Department or adopted zoning. When the R-1 zoning category was created, it was specifically for homes built prior to the creation of zoning; therefore it is not unexpected that the building would not comply with the required setbacks. In addition, the existing garage is actually an enclosed carport that does not meet today's building and life safety codes; re-constructing the garage to meet these codes requires that the garage be enlarged, thereby increasing the existing encroachment.

- (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;*

Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district.

- (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; and*

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The proposed garage does not block sight lines or create a safety hazard for the general public. The applicant has the support of adjoining property owners that would be most impacted should the addition be constructed as proposed.

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

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as reinvestment within neighborhoods.

Budget Impacts:

The variance does not create any impacts on the City's budget.

ATTACHMENTS





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: \$300.00 + \$100
for each additional request

Receipt # _____
Date Filed ____/____/____
Case # _____
Office Use Only

VARIANCE LOCATION	Street Address <u>309 Hip Pocket Rd</u> <u>Peachtree City, GA 30269</u>	PROPERTY OWNER	Name <u>Michael J. Waitman</u>
	Zoning District: ☐ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office Variance Type: ☐ Administrative ☐ Special Exception ☐ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☐ Zoning		Phone <u>407-694-4866</u>
APPLICANT	Name <u>Michael J. Waitman</u>	PROPERTY INFO	Email <u>flipandstick@waitmansweb.com</u>
	Address <u>309 Hip Pocket Rd</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>407-694-4866</u> Email <u>flipandstick@waitmansweb.com</u>		Subdivision: _____ Phase: _____ Lot # _____
		SUPPORTING DOCUMENTS	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)

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?	_____	

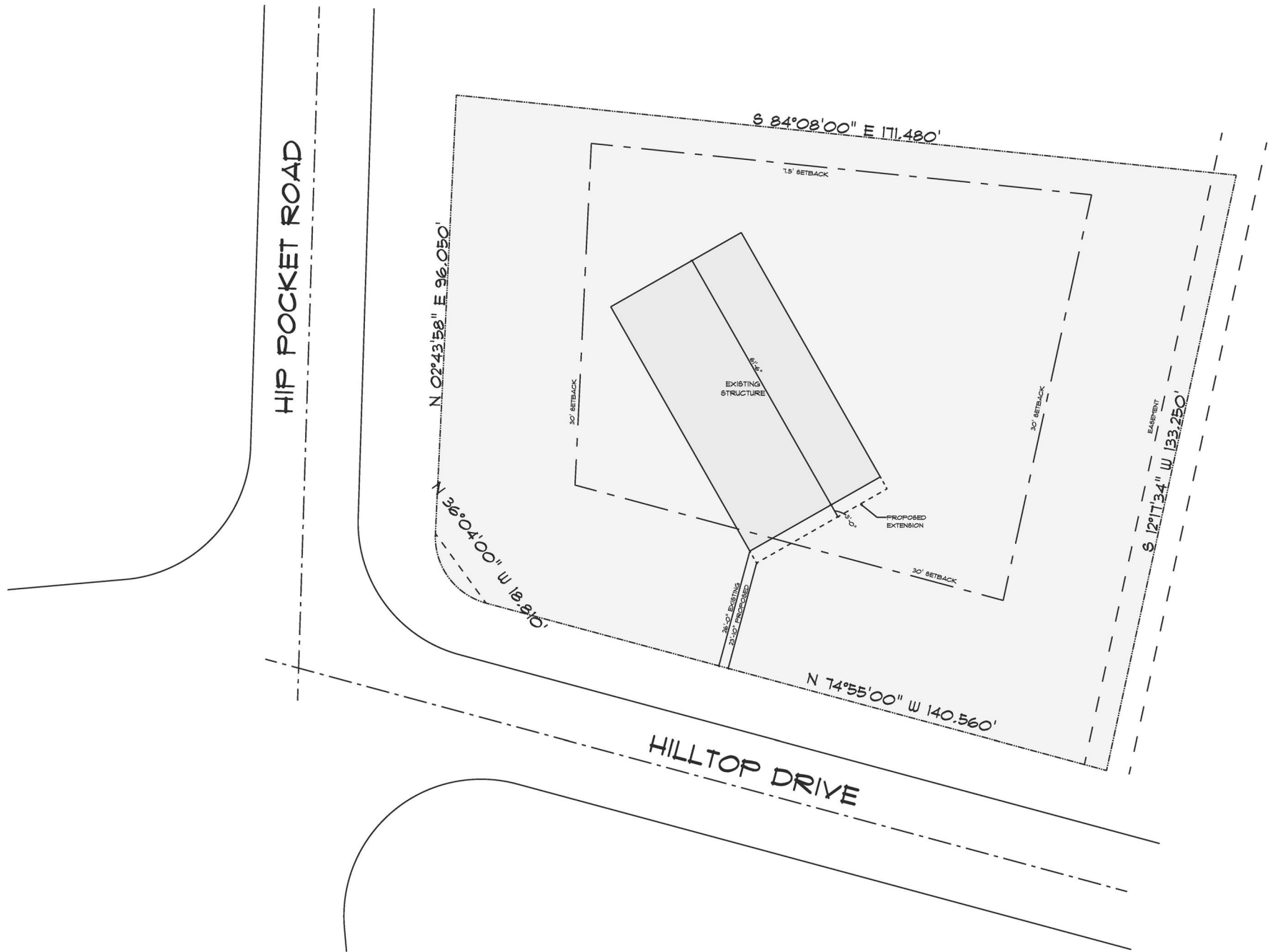
VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	<u>7</u> Feet	<u>remove existing garage / rebuild and extend 3' from existing SE corner</u>
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☒ No <u>Nancy Gramm</u>	

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: _____	Date of Acceptance: _____ Date of Public Hearing: _____



SITE PLAN
SCALE: 1" = 30'-0"

NOTE: IT IS THE INTENT OF THESE PLANS TO BE AS DIMENSIONALLY ACCURATE AS POSSIBLE BUT MAY VARY. DIMENSIONS DEPICT ROUGH FRAMING/BUILDING PRODUCTS AND DO NOT TAKE INTO ACCOUNT FINISH MATERIAL VARIATIONS AND/OR OTHER UNFORSEEN CIRCUMSTANCES THAT MAY RESULT IN FIELD MODIFICATIONS.

PLAN REVIEW	
REV	DATE
1	.
2	.
3	.
4	.
5	.
6	.
7	.

DRAFTING AND DESIGN BY
GAUGHAN HOMES, INC.
352-516-6158
Clermont, FL 34711

HOME ADDITION
MR. AND MRS WAITMAN
LOT 14
PEACHTREE, GA

SQUARE FOOTAGE	
1st FLR LIVING	
2nd FLR LIVING	
TOTAL LIVING	
GARAGE	
REAR PORCH	
ENTRY	
BALCONY	
TTL UNDER ROOF	

DATE: 24 MAY 2020
DRAWN BY: JWG
SCALE: AS NOTED
JOB #:

SHEET
4

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jon Rorie, City Manager *JR*
Paul Salvatore, Financial Services Director *P.S.*
Angela Egan, Purchasing Agent *AE*

FROM: Mike Madison, Stormwater Manager *MM*

DATE: August 14, 2020

SUBJECT: Bradford Way Drainage Improvements
August 20, 2020 City Council Meeting Agenda

Recommendation:

Staff recommends that City Council award the bid for the Bradford Way Drainage Improvements project to McLeRoy, Inc. for their unit cost base bid amount of \$155,241.00.

Discussion: The existing storm drainage system located at the end of Bradford Way has structurally failed. Given the observed structural deficiencies (holes in pipe inverts, failed joints, pipe collapse) the pipe is not suitable for lining and must be excavated and replaced. The Bradford Way Drainage Improvements project consists of replacing the deteriorating corrugated metal pipe system as well as adding a new drainage inlet to enhance system efficiency. Therefore, staff solicited unit cost bids from qualified contractors to perform the replacement work. The results of this bid are as follows:

McLeRoy, Inc.	\$155,241.00
Crawford Grading & Pipeline	\$157,415.00
Summit	\$158,965.50
A-1 Contracting	\$203,150.00
Helix	\$212,728.50
Cline Services	\$215,885.00
Tople	\$231,166.00
Ronny D. Jones Enterprises	\$241,000.00
JM Wilkerson	\$284,912.00

Budget Impact: Funds in the amount of \$155,241.00 are available in Stormwater Renewals and Extensions with approval of the attached budget amendment.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 20-22

DATE 08/20/2020

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2020 budget to allocate R & E Funds for Bradford Way Drainage Improvements

Entered

Approved