

City Council of Peachtree City

Agenda

August 7, 2008

7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize Fire Department Explorer Post 209 Members & Sponsors
 - Donation from Panasonic to Police Department for K-9 Program
 - Recognize Terry Ernst for 15 Years of Service
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - July 17, 2008, Regular Meeting Minutes
 - July 30, 2008, Special Called Meeting Minutes – 7:30 a.m.
 - July 30, 2008, Special Called Meeting Minutes – 6:00 p.m.
- VII. Monthly Reports
- VIII. Consent Agenda
 1. Alcohol License – Change in License Representative – Kroger #654
 2. Alcohol License – Change in License Representative – Flat Creek Golf Course
 3. Alcohol License – Change in License Representative – Braelinn Golf Course
 4. Alcohol License – Change in License Representative – Planterra Golf Course
 5. Alcohol License – Change in License Representative – Rite Aid 11778
 7. Alcohol License – Change in License Representative – Rite Aid 11779
 8. Consider Accepting Panasonic Donation to Police Department
 9. Consider Surplus Sale of Fire Engine 85
 10. Consider Ordinance for Use of Private Fire Hydrants
 11. Consider Request to Surplus Obsolete Equipment
- IX. Old Agenda Items
 - 05-08-05 Public Hearing – Consider Variance Request – Buffer, Northlake/Aberdeen Park
 - 06-08-08 Public Hearing – Consider Amendments, Specific Permitted Uses in Multiple Zoning Districts
 - Sec. 1001, R-10, R-12, R-15 and R-22 *One-family residential districts*
 - Sec. 1002, R-43 *One-family residential district*
 - Sec. 1002A VR *Villa residential*
 - Sec. 1003 ER *Estate residential district*
 - Sec. 1004 GR *General residential district*
 - Sec. 1005 LC *Limited commercial district*
 - Sec. 1005 A OI *Office institutional district*
 - Sec. 1006 GC *General commercial district*
 - Sec. 1006A LUC *Limited use commercial*
 - Sec. 1007 LI *Limited industrial district*
 - Sec. 1008 GI *General industrial district*
 - Sec. 1009 OS *Open space and conservation district*
 - Sec. 1010 AR *Agricultural reserve district*
 - Sec. 1011 R-1 *One-family residential district*
- X. New Agenda Items
 - 08-08-01 Public Hearing – Consider Step 1 Annexation Request, Peachtree East Shopping Center
 - 08-08-02 Public Hearing – Consider Step 1 Annexation Request, Hardy/ Kidd/ Whitlock/Wilksgrrove Tracts
 - 08-08-03 Consider Adoption of FY 2009 Budget Resolution
 - 08-08-04 Public Hearing – Millage Rates for 2008
 - 08-08-05 Consider Adoption of the 2008 Millage Rates
 - 08-08-06 Alcohol License – NEW – Kane Yama, 620 Crosstown Drive
 - 08-08-07 Consider Reclassification of Administrative Positions – Police Department
 - 08-08-08 Consider Funding of Interchange Modification Report
- XI. Council/Staff Topics
 - Update on Energy Performance Based Contract
- XII. Executive Session

City Council of Peachtree City
Minutes of Meeting
July 17, 2008
7:00 p.m.

The City Council of Peachtree City met Thursday, July 17, 2008, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Announcements, Awards, Special Recognitions

Mayor Logsdon and Leisure Services Director Randy Gaddo recognized Dennis Moore, the citizen Samaritan who saved the Fourth of July parade, and the parade winners. The winners in the Golf Cart division included Citadel Self Storage, first place; the Starke family, second place; and the Blair family, third place. The float winners included Most Patriotic, Partners Pizza; Most Creative, Community Emergency Response Team (CERT); Mayor's Trophy, Delta Community Credit Union; Grand Marshal's Trophy, Barry Babb; and City Spotlight (new award), Canongate Golf Clubs. Logsdon expressed appreciation to Dan Nelson for the contributions of his photos and the rights that were displayed in the City Hall lobby. Kennisha Collins of the Engineering Department was recognized as the Employee of the Month. Dave Williamson of the Fire Department was recognized as the Supervisor of the Quarter for the second quarter.

Public Comment

Marsha DeRose, Inna Satunovsky, and Nicole Serapian, residents of Clover Reach subdivision, addressed Council regarding the sound walls on Highway 74 South, which excluded their portion of the neighborhood. They asked Council to formally request that the DOT reconsider the request for the inclusion of Clover Reach in the area protected by the sound walls. DeRose said the residents had asked the Georgia Department of Transportation (DOT) to add the walls, since the trees that had buffered the noise and lights had been removed for the road widening. Satunovsky was upset that the walled section stopped before her house. Several houses on Butternut Lane and Charter Oak were very close to the road and were impacted by the traffic, and the problems would worsen when all the lanes opened and the trees lost their leaves. Serapian clarified that the state's sound study was done prior to the construction, and Clover Reach had not warranted a wall. However, her home now sat closer to the road than several behind the walls. Strangers with car problems wanting to use her phone had wandered into her the backyard, which made her hesitant about allowing her two small children to play in the backyard.

Agenda Changes

There were none.

Minutes

Sturbaum moved to approve the June 19, 2008, regular meeting minutes as written. Haddix seconded. The motion carried unanimously.

Monthly Reports

There were no comments regarding the Monthly Reports.

Consent Agenda

1. Consider Appointment of Recreation Commission Member – Shayne Robinson

2. Consider Resolution for Adoption of 2008 Annual Update to the Comprehensive Plan
Plunkett moved to approve the Consent Agenda. Boone seconded. The motion carried unanimously.

Old Agenda Items

03-08-07 Consider Rezoning, GC to LUC-21, Wisdom Road (Fairfield Inn)

Logsdon noted there were two additional documents on the dais – an e-mail dated July 17, 2008, with the subject, “Fairfield Inn and Suites Rezoning (Wisdom Road) and an e-mail dated July 16, 2008, with the subject, “Fairfield Inn and Suites Rezoning (Wisdom Road) with an attachment containing the changes to the proposed ordinance.

Ishwar Dayabhai represented the Fairfield Inn. He said they were requesting the rezoning to LUC-21 to allow the height of the building to reach 60 feet.

City Planner David Rast said the item was first considered several months ago, with plans for the Fairfield, Hilton Gardens, and Comfort Inn all submitted around the time the City was looking at implementing a maximum building height of 35 feet for GC General Commercial zoning districts, which would require any applicant who wanted to exceed the maximum height to apply for Limited Use Commercial (LUC) zoning and comply with additional design guidelines. Rast said Fairfield Inn met the additional criteria under the design requirements. Hilton Gardens had recently been approved at 60 feet. The Fairfield Inn would be three stories, with a height of no more than 60 feet. Rast said several nearby buildings exceeded the 35-foot limit, and the Fairfield Inn was in line with those buildings. The site was located at the intersection of Wisdom Road and Highway 74 North and was the only undeveloped site remaining in the Wisdom Pointe retail development.

Rast presented a site rendering, noting that the City had requested that the applicant re-orient the building, which had been done. The building facade would be a combination of brick and Exterior Finish Insulation System (EFIS), with a variety of design and materials in accordance with the design guidelines. Rast said the proposed ordinance included requirements consistent with what was approved for Hilton Gardens, and left some flexibility for an additional structure on the site that would require an amended zoning application.

Rast said the Planning Commission unanimously recommended approval with the conditions presented, and staff recommended the same. The City Attorney had reviewed the ordinance. Rast noted that the 55-foot limit in the ordinance in the packet was an error, and a revision was on the dais noting the height limit would be 60 feet.

Logsdon asked Rast to discuss the trees on the site. Rast explained that the Planning Commission felt it was appropriate to increase the caliper of the same percentage of trees as the percentage that the building exceeded 35 feet. Those trees were increased from a 2.5-inch caliper to a 4-inch caliper, which would fit better with the scale of the building. Rast said 50% of the total required trees had to be evergreen, and the applicant had agreed to that condition.

Logsdon asked if the applicant would do a three-story building with a flat roof if the rezoning request was not approved. Rast said that was correct. Logsdon and Boone said that would not be desirable.

Haddix said his objections remained the same, the low occupancy rates in the existing hotels and the height of the building. He did not see the benefit of the rezoning.

Plunkett asked how high the three-story building would be with a flat roof. Dayabhai said it would be 35 feet tall. Plunkett asked Rast what the teeth would be if the applicant installed trees smaller than those required. Rast said it was written into the zoning. If the landscaping did not meet the requirements, the City would not issue the Certificate of Occupancy (CO). Plunkett noted that there was a major difference in height and size between the 2.5-inch and 4-inch caliper trees. She felt the ordinance needed specific language to address that the CO would not be issued until the landscape requirements were met. Rast said the landscape architect for the project was aware of the condition, and Rast would work closely with him in the selection of the planting materials.

Plunkett asked about the additional building. Rast said the portion of the tract next to the hotel would be undeveloped, but the applicant wanted the option to add a small building for office or retail in the future. The applicant would be required to come back before Council, and City Attorney Ted Meeker indicated it would require an additional rezoning because there was no other building reflected in the current plan. Boone said he was not sure what they could put on such a small site. Rast said the property owner wanted the option rather than limiting the site to just the hotel.

Haddix said the City adopted a 35-foot height limit for a reason. He felt the community wanted future buildings to be shorter, even if older buildings exceeded that height.

Sturbaum asked how many units were in the hotel, and Dayabhai said 84. Sturbaum asked about extending the footprint of the hotel and reducing the height. Dayabhai said they had looked at that, but it did not work with the design. The Fairfield Inn franchise also required the three stories. Sturbaum asked if the franchise would allow for a flat roof, and Dayabhai said they would have to. Sturbaum said it was supposition, and in actuality, if the applicant did not get the rezoning, they could not build the project. Dayabhai said he ultimately could not answer whether Fairfield would consider the two-story option with the same roofline, but the design of the façade and the footprint were part of the franchise. A two-story building would look like a cheap motel.

Boone said he could not see a two-story building with the quality of the Fairfield Inn & Suites. The Planning Commission had recommended approval, and the future building was a separate matter. Boone moved to approve the rezoning request for the Fairfield Inn with the three conditions, not to exceed 60 feet, and no certificate of occupancy until the landscaping was approved and the trees were picked out. Sturbaum seconded. The motion failed 2 (Boone, Logsdon)-3 (Haddix, Sturbaum, Plunkett).

05-08-04 Public Hearing – Consider Variance Request – Sign, Kedron Office Park
Steve Lockett of Lockett Architects, LLC, and Pat Heaberg of Pathway Communities addressed Council and asked for a variance to the sign ordinance. Pathway Communities was the owner/developer of the Kedron Office Park. (A copy of the PowerPoint presentation is included in the official meeting file.) The master plan showed four two-story office buildings, with the

first building completed and approximately 80% leased. By ordinance, the development could have four monument signs, one for each building, and one sign on Peachtree Parkway. The sign on Peachtree Parkway was not part of variance request. The applicant only had about 200 linear feet in which to locate the four monument signs, and was requesting two signs, each serving two of the buildings. The southwest corner would have a placard for Buildings 100 and 200. The monument sign north of the entrance would have a monument sign for Buildings 300 and 400 when they were built.

Luckett continued that the proposed sign design was an obelisk of stone with the sign placard mounted to it. The proposal reduced the signage from four monument signs to two signs, and reduced the overall square footage. The applicant asked for a variance to the five-foot height limit to allow for the signage for two buildings on each sign. The area of the signs also exceeded the size limit set in the ordinance. The placards would be stacked vertically, and the measurement to the top of the sign backdrop would be eight feet, nine inches.

Rast said the overall site consisted of 14.6 acres that had been subdivided into two tracts, with two buildings on each tract. The sign ordinance allowed one monument sign per platted lot, so the applicant was limited to two signs on World Drive and one sign on Peachtree Parkway. The height of the proposed signs exceeded the five-foot height limit. Staff recommended denial of the variance because there had never been a variance granted to the sign ordinance, and it would set a terrible precedent.

Heaberg said Rast had guided them toward developing a master signage program, such as was in place for The Avenue and Wal-Mart/Home Depot areas. Rast clarified that those signs were governed by a specific overlay district, which allowed for taller signs only in that area, and apologized if there had been a miscommunication on that fact.

No one spoke in favor of the request.

Phyllis Aguayo said she was surprised at the request because Pathway always seemed to understand that the City had based all its decisions on the Land Use Plan, the ordinances, and that setting a precedent meant the same could not be denied to others. Aguayo said approving the request would set a terrible precedent.

Ric Hunt said he drove by that site daily and would not like to see a nine-foot sign. The Kedron Shopping Center had complied with the existing requirements.

Beth Pullias said she lived in Kedron Hills behind the office park. She complimented the landscaping on World Drive and said the design of the signs was very nice, but needed to be smaller.

Haddix said, with the apparent miscommunication on the number of signs, he would like to give the applicant the opportunity to withdraw the request. Plunkett agreed, saying she felt like the applicant had come to Council thinking they were reducing the overall signage. Heaberg said withdrawing the request would not change the problem. Having four signs in a 200-foot span had driven their thought process. It was an aesthetic question to them.

Boone said the City frequently received requests for variances to the sign ordinance, most recently from Delta Credit Union, and the City could not afford to set a precedent. He complimented the design of the sign. He noted that Delta Credit Union had shrunk the size of the sign. Heaberg said the intent of the request was to have legible directions for people coming to the office park.

Haddix moved to deny the variance for the sign at Kedron Office Park. Plunkett seconded. The motion carried unanimously.

05-08-05 Public Hearing – Consider Variance Request – Buffer, Northlake/Aberdeen Parkway

Melissa Griffis, Rosenzweig, Jones, Horne & Griffis of Newnan, spoke on behalf of the applicant, noting they had last addressed Council on June 19. Since then, the Mayor, staff, and the applicant met several times. There was a potential resolution. She said they were amending the request to decrease the required number of parking spaces to remove them from the buffer area and to allow drainage swales within the landscape buffer on the Northlake Drive side and on Aberdeen Parkway, understanding that the swales would be minimized. This would address the ongoing dispute over the hydrology requirements for the site. The proposed swales within the landscape buffer on the Northlake Drive side would not require a variance. These steps would allow the applicant to keep the same footprint and plan, while keeping the buffers intact.

City Engineer Dave Borkowski said staff had worked with the applicant's engineer to come up with a viable alternative. It was not finalized because the applicant's engineer was out of town, but they thought they had a plan. He went over the proposed changes. The engineer was also working to keep detention off the site. If that did not work, then the swales could be modified to allow for detention, too.

Plunkett moved to table the request until there was a plan in place, saying she was not willing to vote based on the hope they could make it work. Boone seconded the motion.

Griffis clarified that they wanted to make sure this was in line with what Council wanted to see before expending more money for further design work. Plunkett said parking spaces were not nearly as big an issue as buffers and felt they were headed in the right direction. Haddix asked if the entrance on Aberdeen was essential. Griffis said it was. Griffis asked for inclusion on the August 7 agenda. Meeker asked if Council wanted to hold the public hearing or continue it until August 7.

Plunkett amended her motion to continue the request until the August 7 meeting and include the public hearing. Boone seconded. Logsdon pointed out that the Friday before the meeting was the deadline for Council's meeting packet. The motion carried unanimously.

05-08-06 Consider Request to Allow Brown Bagging of Alcohol

Ric Hunt addressed Council and proposed that brown bagging (bringing your bottle of alcohol to a restaurant) be allowed in restaurants on a consensual basis. He noted that Council had been opposed, citing liability concerns and handling of the containers. Those issues were fairly easily handled. The wait staff would not be able to handle the containers. The issue of underage people bringing in their own alcohol was simple. The waitperson should be allowed to ask for

proper identification. The liability for restaurants should be the same as selling alcohol, as long as the owner complied with all the laws. The owner would still make money if customers brought in their own alcohol by charging \$10 to do so. It would save the owners money since they would not have to stock as many different brands. It worked successfully at the City's amphitheater. Proprietors could choose not to allow the practice. It should be an issue between the proprietor and the customer.

Acting Administrative Services Director/City Clerk Betsy Tyler said that, after the May 15 meeting, 47 businesses (those with multiple licenses received only one letter) had been surveyed, and 10 responses had been received. The vast majority were opposed to any change in the ordinance. Council had only been interested in allowing the practice in licensed establishments because they already met the distance requirements and knew the laws. State law allowed license holders to only sell and handle alcohol bought from distributors, so the wait staff at a restaurant would not be able to open or serve any alcohol brought in by a customer. Of the 10 businesses that responded, six were opposed to brown bagging, two did not care, and two were in favor of brown bagging. The majority of the respondents felt they could not control what happened. The survey also asked if proprietors would allow brown bagging in their restaurants if it was allowed by ordinance. Four of the respondents said they would because they felt there would be pressure from their customers. Tyler noted that the amphitheater always had six police officers on the premises during concerts, while none of the restaurants had an officer present.

Boone noted that state law prohibited restaurant employees from touching the alcohol. He was adamantly opposed. Hunt said restaurants typically allowed the customer to open and pour from their own container, which was how it was done in Atlanta and Hilton Head. There was no history of problems. He had turned in a petition at the May 15 meeting with 227 signatures of people who wanted brown bagging allowed, while only 10 of the 47 businesses had responded, which was not a good representative sample. The practice had gone on for years, and he had never heard anything bad. Brown bagging was done in full compliance with state law. It should be a private issue between owners and customers.

Haddix agreed with Boone. He added that everything he had read said Council's concerns were legitimate. Hunt asked why it was a problem. Haddix said the state law had an impact on how the alcohol was handled by businesses. There had been no jumping up by the public to allow it. The problems outweighed the benefits.

Sturbaum said there was a lack of governance on the issue. The state said the wait staff could not touch the alcohol. He had strong concerns about allowing the practice. Hunt asked how it could be explained that there were no problems in Atlanta. Sturbaum said the issue was governed by the people of Atlanta. Hunt said they had the same state laws.

Plunkett said she did not disagree with Hunt. Whenever possible, individual establishments should govern themselves. The businesses she had spoken with were not in favor of brown bagging. The ones who were in favor of it felt it was a good deal for their businesses. Brown bagging should be regulated to keep underage people from drinking. The businesses should be allowed to make the decision. What had been happening prior to the change in the City's ordinance was with businesses that did not have an alcohol license that were allowing brown bagging as a way to get around paying taxes.

Juan Matute said customers could call a restaurant to find out if they could bring their own bottle. If the restaurant did not allow brown bagging, then they did not take it with them. If it was a wine the restaurant did not stock, then the restaurant charged a corkage fee of \$10 to \$20 to customers who brought their own. The businesses would govern it like they would their own stock.

Haddix asked Meeker for clarity on the City's ordinances. Meeker said that, currently, it was not allowed in the City. Haddix asked if it would be different for restaurants that did not have an alcohol license. Meeker said the businesses would have to govern how their servers handled the alcohol, which was a state issue as opposed to a local issue.

Plunkett said if the owners were willing to take the risk, then it should be the business owner's decision. Hunt said the owners would not jeopardize their licenses.

Logsdon said his issue was regarding people who brought in stronger spirits than what the alcohol license allowed, and that would not be governed or watched. Hunt said that, if a customer wanted to bring in liquor, then the owner must tell the customer that they could only bring in what their license allowed. It was cut and dried. The businesses had too much to lose to not follow the law. The rules would be followed.

Boone moved to deny the request to allow brown bagging of alcohol in the restaurants and to conform to the current ordinance. Sturbaum seconded. The motion carried 4-1 (Plunkett).

06-08-05 Public Hearing – Consider Multi-Use Sports Complex Proposal (Bond Referendum and Election Resolution)

Logsdon noted there were three additional documents on the dais – a letter from the Gwinnett Gladiators to Chad Jaenke of Center Ice, Inc., dated May 27, 2008; a letter from the Atlanta Thrashers general manager to Chad Jaenke of Center Ice, Inc., dated July 15, 2008; and a copy of the proposed referendum resolution.

Dar Thompson addressed Council and said that, when the project had been originally proposed, Council's concern had been the overall cost of the project, since it would add approximately one mill (\$8) to each household's monthly tax bill. The project had been reduced to less than a quarter of a mill (\$2.15) and would bring in considerable revenue to the City through tournaments, estimated at \$1 million to \$1.4 million. Thompson continued they had also met with Atlanta Thrashers General Manager Don Waddell, and Council had a letter from Waddell committing to some practices, mini camps, prospect camps, and visiting National Hockey League teams using the facility prior to evening games. Another letter from the Gwinnett Gladiators indicated their willingness to support the project though camps and exhibition games.

Rick Halbert said the original plan had been for an 180,000 square-foot multi-use sports and community center located on 34 acres just north of the Baseball Soccer Complex on Highway 74 South. The proposed complex would include 76,000 square feet for two ice rinks for ice hockey, figure skating and recreational skating. One rink would have 1,200 seats, and one would have 300 seats. The next building would be a 30,000 square-foot fitness center for aerobics, weight lifting, and sports-related classes and activities. There would be four gym floors with a capacity of 150 seats. There would be one multi-purpose indoor field (32,000 square feet) for soccer,

lacrosse, sports and agility training, or possibly a third ice rink. The field could also be used for indoor graduations and indoor events. The City also had a need for large banquet rooms. Two large meeting rooms that would hold 300-400 people were planned for City events, churches, or club events. The last component included a 425-seat performing arts auditorium. The facility would be built on the front 19 acres. The rear 14 acres were wetlands that could be dedicated to walking trails or running tracks. Room was allotted for a fire station in the front of the property. The entire project would cost approximately \$20 million. They had been asked to come back with a better solution than a one mill increase in the property taxes.

Halbert continued that the plans had not been scaled down, but they now proposed it be built in phases. Over the last six weeks, numerous meetings were held. One proposal was to phase the project. Phase 1 would include 76,000 square feet for two ice rinks and 10,000 square feet of the original proposed 30,000 square-foot fitness center, which was almost half of the building size. They would build half the building for a quarter of the price. Phase 2 included the remaining 20,000 square feet of the fitness center, the gymnasium, and the multi-purpose meeting rooms. Phase 2 also included completion of the site work and the nature trails on the back portion of the property. The last phase included the performing arts center. Halbert explained that the ice rinks and the fitness center were planned as public-private ventures, and the income structure would be figured out later. In the future, Halbert said they were looking at charging rent for the use of the facilities to help offset the cost, if it could be done according to City policy. He said additional income could also be derived from ancillary uses such as a coffee shop, restaurant, or retail use.

Bill Foley, who noted that he had served on the City's Planning Commission, said the site was part of the original plan for the Baseball Soccer Complex. The plan for the facility took advantage of the 14 acres in the floodplain. It was a wonderful area that would be preserved. There was a 43-foot drop in the topography from Highway 74 to Line Creek. He went over the plan. From a logical design standpoint, they had planned the entire tract for future needs. The City's long-term plan had always been to study ways to consolidate the children, the traffic, and to consolidate recreation into one area. The phased plan would allow that type of flow. The building plan would benefit the existing areas and would keep the building scale down to something that would work economically and with little impact on Highway 74 and the rest of the City.

Logsdon clarified that this would have an average impact of about \$25 per year on the average house (\$250,000). Thompson said that was correct.

Plunkett said the amount that the millage rate would need to be raised would be spelled out on the ballot. Meeker said the referendum had to reflect the most accurate presentation of the debt. Plunkett said it would then be up to the proponents to convey that cost to the voters. City Manager Bernard McMullen clarified that the way the resolution was crafted, if the referendum passed, Council would be required to approve the long-term leases prior to issuing the bond, which would ensure that the City's costs would be covered. Meeker added that it would also be in the notice that had to appear in the newspaper. Council would have to comply with that before any bonds were issued.

Logsdon said putting the question on the ballot this year could create a hardship because one precinct was divided. Those residents would have to go to the County polling place to vote in the general election, then go to the polling place used for municipal elections to vote on the referendum. He said an ice rink had never been in the Recreation Master Plan. He acknowledged that Thompson had done a good job of coordinating the project and generating local support. However, moving forward with the bond would, in effect, be a change to the thought process on the City's Recreation Master Plan.

Haddix said he found the idea intriguing, but had concerns about the scale. The appropriate vote for acceptance or denial did not reside with Council, but with the people. Meeker clarified that Council could not take an active role either in favor of or against the referendum. Council could only vote to put the issue up for a vote.

Plunkett said that there were some associated costs with the election, and she would not want the taxpayers to cover that cost. Tyler said she checked with the County Elections Office, and they did not anticipate any additional staffing would be needed, so there would not be an incremental cost for them to staff the election or run the polls. The primary cost would be advertising the election as required by law and registering any committees. Tyler estimated the cost at less than \$1,000. Thompson indicated he would cover those costs.

Boone moved to approve the bond resolution for a multi-use sports and community complex subject to Mr. Thompson covering the cost of the referendum up to \$1,500. Haddix seconded.

Lynda Wojcik said she thought an ice rink was a wonderful idea, but she had concerns about the City going into the ice rink and gym business. The property was zoned Open Space. She was also concerned about the loss of green space. It would be better to take the project to the County, locate it in the center of the County, and let the whole County pay for it. It would decrease the per-home cost and benefit the whole County.

Juan Matute said he was in favor of the concept, but in the past, the City had been stung in building and operating sports complexes. He said the details on how it would be operated and administered needed to be presented to the voters.

Richard Spain asked Council if they fully understood the financial risks to the City. A private organization could probably do it better. If the margins were not there for a private organization to make a profit, then the City could be left holding the bag.

Matt McMahan of the Youth Council Serving Fayette County asked Council to delay voting because the Youth Council was working on a similar project in the hopes of a 2009 bond, and he felt Council needed that information.

John Barson said he liked the idea, but was unsure about the City getting into it. The only people putting money into it would be the citizens. The life span of these facilities only seemed to be eight to 10 years. If it was that great of a revenue generator, the private sector should be able to do the project on its own.

Phyllis Aguayo said she was concerned about the loss of open space. The City would be stuck with the debt if the project was not successful, and she questioned whether the costs reflected the inflation that would impact operating the facility through the years, not just to start the facility.

Harry McIntyre said he thought it was a good idea, but felt the proposers should look for their capital from some other source than the City. He felt the City should not be putting this out to the voters before the proposers had investigated other sources of capital.

Plunkett asked if the proposed numbers included operating costs. McMullen reviewed the numbers staff had put together, which included the estimated construction costs based on conversations with an architect for similar facilities, estimated utility costs based on the average per square foot for existing City facilities, and estimated annual maintenance costs. The latter two were based on the current costs for operating similar facilities, and McMullen said the lessee would be responsible for the majority of those costs. The estimate also included the increased liability insurance and an annualized amount reflecting future structural repairs. The estimated annual operating cost was \$733,000. The estimated total construction cost was \$9.7 million in a 20-year bond at five percent, but the City had gotten better interest rates lately. The estimated annual expense was \$1,531,000. When the rent and utility costs were subtracted from the annual expense, it left the City with \$505,000 (0.267 mills) for which it was responsible. Plunkett said the City would be responsible for the entire \$1.5 million amount if the lessees walked away. McMullen said that was the rationale for having acceptable long-term leases prior to the bond issuance. The costs could go down if the City got a better interest rate on the bond and the tax digest grew. Thompson said that, conservatively, there should be a \$1.6 million to \$2.4 million impact to the community annually based on the tournaments. The tournaments would generate additional hotel/motel taxes that would be paid to the City. Plunkett said additional money would come into the City to offset the \$505,000 the City would be responsible for.

Thompson clarified that the money for the Fitness Center would be recouped by fees charged to use it. The citizens would pay a little for the ice arena, which would be returned by the economic impact. Halbert said they met with the Fayette County Recreation Commission, and they would like the facility located in the middle of the County, but did not have the funds to build it. He added that the topography of the property fit the project and was not conducive to large fields.

Logsdon said the vote had to be taken that evening to have it on the November ballot, or it would need to be postponed until 2009. Meeker said the resolution had to be sent to the Department of Justice for pre-clearance and had a 60-day submission requirement. Tyler pointed out that the County Board of Elections had a deadline of August 5.

The motion carried unanimously.

A short break was called at 9:20 p.m. (????). After the break, Council moved Agenda Item 06-08-09 Public Hearing – Consider Request to Re-name Peachtree Crossings East to Dan Lakly Drive.

06-08-09 Public Hearing – Consider Request to Re-name Peachtree Crossings East to Dan Lakly Drive

Russell Hudson addressed Council and asked them to consider the change in the street name. The request was submitted in December, but it took some time to get corporate approval from some of the property owners. The request was to change the name of Crossings East to Dan Lakly Drive in honor of the late Dan Lakly, who had served as a City Council Member, County Commissioner, and several terms as the State Representative for District 72. The required maps and fees had been submitted.

Ben Alston, owner of McDonald's, spoke in favor of the name change. He noted that, based on what he knew, Dan Lakly had been in public service most of his adult life. It was fitting to change the name of the street.

Ed Vaughn asked Council to consider the name change. He continued that Lakly had done a lot for the City as a member of City Council, the County Commission, and the Legislature.

Rast explained that Crossings East was a short access street that went into a private drive at the Peachtree Crossing retail center. Fayette County's E-911 office had been contacted and had no issue with the name change. The property owners of the surrounding right-of-way had also been notified and had no issues. The application met all the criteria in the ordinance.

Penny Stalder said Lakly and her husband had served on the City Council at the same time. Right now, no one knew where Crossings East was located, but they would when the name changed to Dan Lakly Drive.

Dave Lakly thanked everyone who had worked on the request. He said changing the street name would be a great honor to his father, who loved the community very much.

Phyllis Aguayo said Lakly had served the City and the County for a long time. She had enjoyed debating issues with him and had no problem changing the street name.

No one spoke against the request.

Plunkett moved to approve the request to change the name of Peachtree Crossings East to Dan Lakly Drive. Boone seconded. The motion carried unanimously.

**06-08-02 Public Hearing – Consider Lifting Multi-family Housing Moratorium –
Wieland's 89-acre Tract**

Planning Commissioner Marty Mullin spoke on behalf of the City's task force on the use of the 89-acre tract. The current zoning for the tract was GI General Industrial, and the task force had looked at the effect that industrial zoning would have on the residentially-zoned areas adjacent to it. Industrial zoning would not work for the property. Office Institutional (OI) was a good use, but would be isolated from the City's main artery. By default, the task force recommended residential zoning for the tract. He continued that Wieland had presented a plan that would complement the existing village. Two public charettes were held, and input was taken from many citizens that recommended multiple building types, not just single-family homes.

Mullin continued that the task force had also looked at the property located to the north of the 89-acre tract, which was an ideal location for Atlanta Christian College. Wieland had presented

a plan that had gone beyond the typical single-family plan. There would be a variety of housing that defined a community. There would be open space and walkability. Two things that came out of the task force were the desire for quality and variety. The consensus of the task force was to recommend residential zoning, but the plan had to be looked at in detail, which could not be done without lifting the multi-family moratorium.

Phyllis Aguayo, a member of the 89-acre task force, said she vehemently disagreed with the conclusion reached by the group. She had missed the last two meetings. The tract was located between Highway 74, the railroad tracks, and a power line. The traffic in the area would increase tremendously with the building in Wilksmoor Village. The West Village already had a full complement of multi-family housing and retail. Wieland's plan would look nice, but the area was over quota on multi-family housing. Offices were allowed in GI zoning and would be the best use with everything already in the area. The majority of City residents were not in favor of more high density and multi-family housing.

Logsdon asked how many served on the task force, and who was in favor of residential zoning for the tract. Plunkett said nine to 10 people served on the task force, and nine were in favor of looking at residential zoning. Only five to six people attended the last meeting when the vote was taken. Logsdon and Plunkett agreed that the members represented a good cross-section.

Dan Fields of John Wieland Homes & Neighborhoods, also a member of the 89-acre task force, read the list of uses that were currently allowed on the tract. The task force solicited input from the public at two events, and the people suggested multi-family zoning. The plan included 58 condominiums because someone had asked for them. The task force spent 12 months working on and looking at the zoning. Everyone on the task force knew when the vote would be taken. Everyone, with the exception of Aguayo, unanimously approved the slides that had been shown. He asked Council to lift the multi-family moratorium. Fields pointed that, by lifting the moratorium, Council was not approving the zoning, but was allowing his company to discuss multi-family zoning with the City to decide whether it was appropriate. As the move of Atlanta Christian College was anticipated and its housing needs were considered, he wanted to work together to make something special that included a multi-generation of citizens.

Aguayo reiterated that she was not in favor of light industrial zoning, but favored OI.

Mark Hollums, a member of the 89-acre task force, the Atlanta Christian College task force, and the Development Authority of Peachtree City (DAPC), said the multi-family component was an important part of the proposal for Atlanta Christian College. There needed to be some discussion with legal counsel on how it could be done. Meeker pointed out that the City currently did not have any zoning for an educational facility, and the wording would have to be crafted from scratch. Student housing on campus went hand-in-hand with the zoning. Hollums stated that the process to add the college zoning would take the City six to eight weeks. Meeker verified that it would take about that length of time. Hollums pointed out that the City had to make its presentation to Atlanta Christian College in five to six weeks. Not having the required zoning or enough multi-family housing in place could kill it. With an enrollment of 400 students, Atlanta Christian College had contributed \$16 million to the local economy in 2003, according to the Georgia Foundation of Independent Colleges. Hollums added that Atlanta Christian College

planned to expand from 400 to 1,200 students. For comparison, LaGrange College, which had 1,200 students, put \$40 million into the economy of the surrounding area.

Richard Spain said the moratorium had been re-affirmed not too long ago. Now that there was a plan, there was an issue on whether to lift it or not.

Lynda Wojcik was against lifting the moratorium. She said Wieland knew the property was industrially zoned when he bought it, and there had already been a request to lift the moratorium for the property. She did not see any real meat to the proposal to lift the moratorium. Before the moratorium was lifted, the City needed to know exactly what it would be looking at.

Juan Matute said the City was a good community with a supposedly nice master plan. He questioned why everyone wanted to come in and change the zoning and master plan. The City would lose its most attractive qualities.

Beth Pullias said the moratorium and Atlanta Christian College were separate issues. There were enough homes in the original annexation to fill an elementary school, and there was not a school site on the map. The zoning would have to be amended for a college regardless. To even consider lifting the moratorium for more homes, there had better be a school site. Plunkett noted that the school site was already in the City, which was why it was not shown on the map. Pullias asked what would happen with the school site in 2009. Logsdon said it reverted to open space. Meeker said that, under the conditions of the approval, the school site either stayed a school site or reverted to open space. Fields said the property reserved for the school would revert back to John Wieland Homes for open space. Logsdon said that property was an issue between the Board of Education and Wieland.

Rich Granger said there had to be some rationale for Council putting the moratorium into place. There had been no discussion on what had changed since the moratorium was put into effect. Mullin noted that the moratorium had to be lifted to discuss anything. Lifting the moratorium was not an approval for multi-family housing. The task force had helped rudder the request. The City needed to look at the plan, then assess whether to approve it or not. Granger said he did not disagree, but asked again what had changed. Plunkett said the change was 12 months of work by the task force with input from approximately 250 people who indicated that residential was the best use for the property, with multi-family zoning being a component of it.

Boone said that staff could not look at anything and Atlanta Christian College could not even entertain part of the plan without lifting the moratorium. The checks and balances were in place. The Planning Commission could recommend total approval, but Council could turn it down. The safeguards were built in, but before any plan could be looked at, it had to go to staff.

Haddix said the arguments were getting all mixed up. Dormitories would be part of the school. There was not any school property proposed for the 89 acres, so it was a moot issue. He would rather see the school and the housing on the Scarbrough property, so everything would be on the same side of the road. He felt the City had a five-year inventory of empty homes, and the school system lost 248 students to date in enrollment. It would be at least two years before the economy turned around, and longer for the housing industry to turn around. There was no justification for lifting the moratorium other than to let Wieland build homes for profit.

Sturbaum clarified that the zoning to allow the college or an educational facility would have to be created. Meeker said that was correct. He added that there had to be something on the books to allow a dorm facility, but the multi-family moratorium would not have to be lifted to allow that discussion. He compared the use to the SANY project, which was approved a year ago. There had to be some wording crafted into the industrial zoning to allow what SANY proposed. Meeker said he and Rast had e-mailed each other regarding what had to be done to accommodate the educational zoning. The moratorium would not have to be lifted to do it.

Logsdon noted that Council had put the task force together, and the majority of the task force was in favor of changing the zoning to residential. Wieland had taken it a step further by including multi-family in it. Logsdon did not think condominiums would work, but he was willing to look at a plan. The task force was put together to look at the 89 acres and had stretched it to include the college. He was willing to take the recommendation of the task force and allow staff to participate in the discussion. Lifting the moratorium did not mean anything could be built.

Haddix said that, based on some feedback he received from a task force member, the 89 acres had included the college. Mullin said that was true. Haddix said if the college was not put on the 89 acres, then it rendered a change to the task force's recommendation to lift the moratorium. Fields said the task force had two motions, and there were two issues. The task force wanted a complete Wilksmoor Village thought, so a sense of place was created beyond the 89 acres. They also considered the land to the north of the parcel and made a recommendation beyond their scope. Plunkett said the task force considered the 89 acres as a support mechanism for the college. There had been no discussion on dormitories. Not all students would live in dorms, so some student-type of housing was needed that would complement a college. People who spoke to the task force were open to those thoughts.

Haddix said the multi-family component of the residential zoning hinged on getting the college first. Lifting the moratorium would be a moot issue if the City did not get the school. Mullin agreed there were two issues. The task force supported a variety of housing – townhouses, single-family, and live/work. The college did come into the equation, but it was the concept of community that brought about the recommendation. Haddix reiterated that there was no need to lift the moratorium until there was a need for the housing.

Plunkett said that, based on what she heard during the task force, a North Cove-type of environment was needed, including single-family homes as well as town homes. Less was better. If the moratorium were lifted, the City would continue to work with the college to see what they needed as part of the project. The City should also look at ensuring that at least 20 acres would be designated to the City as open space with the potential to meet education needs of the families living in Wilksmoor, whether it was an elementary school, a charter school, or a college.

Plunkett moved to lift the moratorium. Boone seconded. The motion carried 3 (Boone, Logsdon, Plunkett)-2 (Haddix, Sturbaum).

New Agenda Items

07-08-01 Discuss Development Authority of Peachtree City Funding for FY 2009

Logsdon noted that the City funded the Development Authority of Peachtree City (DAPC) with \$35,000 a year. The DAPC currently had \$48,000 in the bank, projected to be \$42,500 by the end of the year. The City was facing a revenue shortfall. He did not want to do away with funding altogether, just for 2009 and maybe 2010, based on the track record. The DAPC funding had to be shown separately in the budget as a millage item, so cutting the funding would be shown as a millage decrease. Finance Director Paul Salvatore clarified that the budget had to show how much funding was identified for the DAPC, approximately 0.02 mills. Logsdon said it was not a slap at the DAPC at all, but Council had to be realistic with the tax dollars of the citizens.

Boone moved to roll back the FY 2009 funding of \$35,000 for the DAPC into the General Fund. The motion died for lack of a second.

Todd Strickland, the DAPC chair, addressed Council, acknowledging the economy was in the midst of dire straits. The DAPC would do what needed to be done to serve the City. There was a difference between trimming the fat and making tough financial decisions, and the DAPC was not the fat. The board had been asked to proactively look at areas for re-development and development. The first project had been Lexington Circle, a small-scale project, and the DAPC spent \$12,500. Next was the Huddleston Road project, which included working with the Planning Department to define the scope for how the area might re-develop. The cost for phase one of that project was \$60,000, which would augment the vision for the area, and it was a medium-sized project. Atlanta Christian College would be a good benefit to the City. They were drafting legal documents with an attorney making close to \$500 an hour. Strickland continued that the DAPC was very frugal. The fact that the money had not been spent did not mean it was not needed. They were reserving funds for the opportunity for a big project. They were doing the best they could for the City. They appreciated Council's support.

Logsdon said he had never suggested not funding the DAPC. If the opportunity for a big project came along and funding was needed, Council would support it. Having \$78,000 in the bank and not using it was not a good use of the taxpayers' money. He only wanted to suspend the money for this year and maybe next year. If a big project came up, they would put up the money. Strickland asked if they could get the funds without a lot of process. Logsdon said it could come from Council Contingency, as well as other places. The Council also needed to get an annual report from the DAPC, so they could see how the funds were spent.

Sturbaum noted that he had attended some DAPC meetings, and they had a lot of projects now that they had some direction. An organic restaurant had contacted the DAPC. They had also talked about status reports, so Council would know the board's objectives. Strickland said they had discussed a better mechanism for communication, and it was something they could do. Plunkett clarified that Council had heard from the DAPC through workshops and forums, which was a different mechanism. Strickland said it would be easy to rectify, and Council should let them know what they wanted. Plunkett said she wanted to hear from all the boards on a regular basis.

Sturbaum agreed with Strickland that the DAPC should be a good steward of their money, but he did not want to remove any incentive for the board to continue their work. Logsdon said he was not trying to send a message; he just wanted to make the best use of the money. Boone agreed

with the Mayor that the DAPC could come to Council if they needed additional funding. Plunkett noted that some people the DAPC worked with on projects might not want the information to become public, which could be an issue if the DAPC had to come to Council for funding. Logsdon disagreed. If the DAPC spent their money and needed more, they could ask Council for the funding without an explanation.

Haddix noted that Council had discussed the message that would be sent when a commercial building moratorium had been suggested earlier in the year so the City could work on tightening its ordinances. He asked what message cutting DAPC funding would send to the businesses the City wanted to come to the City.

Plunkett asked McMullen if all the departments and boards were directed to ask for less. McMullen said the departments were not given a specific amount. Each line item had been looked at to determine its necessity. Plunkett asked if the budget was less. McMullen said the FY 2008 budget had been reduced by \$1 million. Salvatore added that the proposed FY 2009 budget was four percent less than what had been projected earlier.

Haddix said the DAPC was starting to move forward and make contacts. Their costs were going up. Strickland added that the members were starting to attend round tables and were more involved with the Fayette County Development Authority. Costs were increasing. Logsdon asked if the funding needed to be bumped up. Haddix said they should nibble down the reserved funds before increasing the funding. Strickland said he did not want to be penny-wise and pound foolish, but the City's message should be that it supported economic development. It was as though they were being penalized for not spending the money. Logsdon said he knew the DAPC would spend more money and that they had been frugal. He asked if the DAPC could do without funding for a year so there would be a small impact on the City's budget. It was a good time to do it. Haddix said the DAPC should have the same opportunity as others. If their house was not in order next year, then the City would not provide funding.

Boone moved to withhold \$35,000 for the DAPC for FY 2009, and if they needed more money, the DAPC would come to Council. Logsdon seconded. The motion was defeated 2(Logsdon, Boone) to 3 (Haddix, Plunkett, Sturbaum).

07-08-02 Public Hearing – FY 2009 Budget

A copy of the PowerPoint presentation is included in the official meeting file. Salvatore noted the public hearing was required by law. The budget was scheduled for adoption at the August 7 Council meeting. He briefly went over the proposed FY 2009 budget. The estimated total of General Fund revenues was \$27,481,691. The total of General Fund appropriations was \$27,481,691. The millage rate would remain the same at 5.533 mills. A 1.5 mill increase was projected for FY 2010, and Salvatore said the challenge would be to get that number down.

The challenges for FY 2009 and the future included the Local Option Sales Tax (LOST). Salvatore said that, at budget preparation time last year, the FY 2009 LOST revenue had been estimated at \$8,077,103. The current LOST revenue estimate for FY 2009 was \$7,024,351, or \$1,052,752 less. The estimates for future years were also less than expected. Property taxes would also be a challenge, according to Salvatore. Almost all the increase in the digest was from new growth, with hardly any from revaluation of existing property. Revaluations were not

expected to increase significantly, if at all, in the near future. Investment income would be a challenge because both interest rates and cash reserve levels had dropped considerably, thus reducing investment income projections (\$64,000 this year). Building permit revenues had been coming in more slowly than expected due to the slump in the housing industry. Salvatore was not sure when it would pick up. Salvatore continued that the City had relied heavily upon use of one-time revenues to balance the budget. The projection was that over \$1 million in cash reserves would be needed to balance the General Fund operating budget for FY 2008 and approximately \$1.8 million would be used in FY 2009. The City needed to decrease reliance upon use of cash reserves in order to maintain adequate fund balance levels in the future.

Salvatore continued with departmental requests, noting the original departmental budget would have required the use of the fund balance in the amount of \$5,005,165. The City Manager had reduced the projected use of the fund balance for FY 2009 to under \$1.3 million. The proposed FY 2009 departmental operating budget was over \$1 million less than projected at this time last year. The requests had included 10 full-time and two part-time new positions that were not included in the proposed budget. The departments developed a prioritized list of items that were cut from their requests, and the priority list totaled over \$1.4 million. The top six priorities included firefighter/sergeant (three, one per shift), salary and benefits, \$168,228 (0.099 mill); Police Department staff assistant, salary and benefits, \$42,314 (0.023 mill); Leisure Services staff assistant, part-time to full-time at The Gathering Place, salary and benefits, \$26,678 (0.015 mill); Public Works, replace six F-250 compressed natural gas vehicles, debt service cost-net of savings, \$18,047 (0.010 mill); Developmental Services, ASLA convention, \$2,000 (0.001 mill), and Administrative Services, part-time staff assistant for Human Resources, salary and benefits, \$15,721 (0.009 mill). The top six priority list totaled \$272,988 (0.16 mill).

Salvatore continued that the departments had requested Public Improvement Program (PIP) funds totaling over \$4.2 million. The City Manager's proposed PIP totaled \$1,856,862. The original FY 2009 proposed operating budget for the Stormwater Utility totaled \$1,348,291, including adequate cash flow to meet the stormwater bond covenants. Numerous capital projects were already underway or had been completed.

Collections for the current Special Local Option Sales Tax (SPLOST) began in April 2005 and were due to end after March 2010. The current estimated cost of all SPLOST projects exceeded \$15.6 million. Approximately \$11 million of the funding would come from SPLOST and the rest from grants.

Salvatore noted that the hotel/motel tax was doing better this year than projected. The projection had been for a two percent increase, but the actual increase was four percent. The estimated hotel/motel tax revenue for FY 2009 was \$1,012,621 (two percent growth over FY 2008). Two-thirds (\$678,081) would go to the Peachtree City Tourism Association (PCTA) to fund tourism-related activities, and one-third (\$337,570) would go to the City. The Peachtree City Airport Authority currently received 20% of the PCTA's share.

Plunkett noted that the Library was included as part of the Culture & Recreation portion of the City's budget. She referred to the pie chart in the presentation that showed the breakdown of the budget by percentage, and asked Salvatore if the Library could be broken out of Culture & Recreation, which was 18% of the proposed budget. Salvatore said that could be done. Plunkett

said that when people saw 18% for recreation, they thought the soccer fields cost as much as the Police Department, which was not true.

At approximately 10:47 p.m., Plunkett moved to extend the meeting past the 11:00 p.m. deadline. Boone seconded. The motion carried unanimously.

The public hearing opened.

Tim Lydell noted the irony in Council approving a bond referendum and discussing the budget at the same meeting. He encouraged Council to form a budget task force, which he volunteered to be part of. Although the budget was good, Lydell said each building and function should be looked at every time. Council should thoroughly analyze all elements of what made the City function, involve the citizens, and ask hard questions. Lack of action would lead to problems.

Al Yougel said he had been the only person to attend the budget workshops, and he only saw one thing that he questioned. The citizens should attend the workshops and meetings to learn the process. The citizens had to meet Council and the City part way. The process was better than Lydell thought.

Logsdon agreed that the budgeting process was excruciating and questioned whether Council had the political courage to do away with some things. Lydell said part of the methodology was to have citizen input. Budgeting was a process to get a baseline of what money the City had and what it should be spending.

Lynda Wojcik said she had attended one budget workshop, and there had been no public input. She suggested that Council add 20 minutes at the end of budget workshops for citizens to ask questions or address things that came up during the workshop. She had spoken with many of her neighbors, and they had no problem with a tax increase to fund more police officers and to help get good people for the Police Department. She asked Council to seriously look at the possibility the next fiscal year. She suggested putting the question on the ballot.

Plunkett pointed out that the Police Department had not requested an increase in pay for FY 2009. They had looked at where they were and what was needed, which was more people. Those positions were at the top of the priority list.

The public hearing closed. A vote was not required at this meeting.

07-08-03 Consider Revisions to CAR 3-8 Computer Systems Use by City Employees & Elected Officials

Plunkett moved to approve the revisions to CAR 3-8 Computer Systems Use by City Employees & Elected Officials. Haddix seconded. The motion carried unanimously.

07-08-04 Consider Natural Gas Agreement

Logsdon noted there was an additional item on the dais – a memo dated July 15, 2008, with the subject, "Natural Gas and Compressed Natural Gas Provider." Plunkett moved to approve entering into the natural gas agreement with Coweta-Fayette EMC. Boone seconded. The motion carried unanimously.

07-08-05 Consider Official Intent Resolution to Finance City Hall & P.D. Renovations
Salvatore noted this was a housekeeping item. Plunkett moved to adopt the official intent resolution to finance the City Hall and Police Department renovations. Boone seconded. The motion carried unanimously.

Council/Staff Topics

Update on Plans for 50th Anniversary Festivities

Leisure Services Director Randy Gaddo noted that Council had approved the logo. They were looking at ways to use the logo and at requests from different groups to use it. The Friends of the Library had started the history book and hoped to have it available by April 2009. The golf cart record had been put on hold until 2009 due to time and other problems. The Dragon Boat races were scheduled for September 27. They had also contracted with Thomas Burns, who designed the Tour de Georgia posters, was working on a poster for the 50th anniversary. Other activities included a 1959 band concert at The Fred.

Update on Keep Peachtree City Beautiful

Keep Peachtree City Beautiful Director Al Yougel reported that the non-profit corporation had been formed. The application for 501(c)3 status was sent to the Internal Revenue Service in June. The application to Keep America Beautiful was completed. On August 6, the kick-off workshop to become a Keep America Beautiful affiliate was scheduled.

Plunkett asked that an update on the Trane performance agreement be given at the next Council meeting.

Boone moved to convene in executive session for threatened or pending litigation and a personnel matter at 11:18 p.m. Haddix seconded. The motion carried unanimously.

Plunkett moved to reconvene in regular session at 11:30 p.m. Sturbaum seconded. The motion carried unanimously.

Plunkett moved to not oppose the Motions to Intervene filed by Wieland and Scarbrough in the Worley case. Sturbaum seconded. The motion carried unanimously.

Sturbaum moved to authorize the City Attorney to resolve the Cahill matter as per the terms discussed in executive session. Boone seconded. The motion carried unanimously.

There being no further business to discuss, Sturbaum moved to adjourn. Haddix seconded the motion. The motion carried unanimously. The meeting adjourned at 11:34 p.m.

Pamela Dufresne, Deputy City Clerk

Harold K. Logsdon, Mayor

City Council of Peachtree City
Minutes of Special Called Meeting
July 30, 2008
7:30 a.m.

The City Council of Peachtree City met in a special called meeting on Wednesday, July 30, 2008, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:30 a.m. Other Council Members present were: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

The purpose of the special called meeting was to conduct a public hearing to discuss the millage rate for 2008.

A copy of the PowerPoint presentation is included in the official meeting file. Finance Director Paul Salvatore said the proposed millage rate for the 2008 tax year was 5.533 mills, the same as last year's rate. The current millage rate was broken down into two components – the bond millage rate of 0.548 mills and the Maintenance & Operation (M&O) millage rate of 4.985 mills. For 2008, the bond millage rate would be reduced by 0.137 mills to 0.411 mills, and the M&O millage rate would increase by 0.137 mills to 5.122 mills.

Salvatore continued that the M&O rollback rate was calculated at 4.976 mills, and the proposed rate was 5.122 mills. The difference of 0.146 mills (0.009 mills from rollback and 0.137 mills reallocated from bond millage) would generate approximately \$277,000 in tax revenue for FY 2009. For a property valued at \$245,000 fair market value, the annual tax increase was approximately 88 cents.

Salvatore said the 2008 City tax bill for a property valued at \$245,000 fair market value would be approximately \$3,400.89, which included the Fayette County School tax at \$2,304.96 (23.520 mills for both bond and M&O rates at 68% of the bill), the Fayette County incorporated tax at \$529.29 (5.400 mills at 16% of the bill), the City tax at \$542.23 (5.533 mills at 16% of the bill), and the state tax at \$24.50 (0.250 mills at one percent).

Boone asked what the tax digest had come in at. Salvatore said that the digest had increased 2.5% over last year. Boone said that the value of property across the country had decreased 16% to 18% on average. Salvatore noted that increased value due to reassessment was a minute part of the increase. Plunkett understood that new growth contributed to much of the growth in the digest. Salvatore said the total of the reassessment value was approximately \$3 million. Boone said he had not seen much new growth. City Manager Bernard McMullen said the 2.5% increase was just in the City, adding that the majority of the digest increase was due to new growth. Salvatore said \$44 million of the tax digest growth was due to new construction and \$3.2 million was due to reassessments.

Salvatore explained that, if the fair market values continued to decline, that the assessed value of property could not be more 40% of the fair market value. He asked the tax assessor why the assessed values were not going down, and he was told there was window for where the assessments could be set. The County set the assessed value at 36% to 37%, so if the fair market values decreased, they would not have to lower the assessed value. The assessed value would get closer to the 40%.

There being no further business to discuss, Haddix moved to adjourn the meeting. Logsdon seconded. The motion carried unanimously. The meeting adjourned at 7:45 a.m.

Pamela Dufresne, Deputy City Clerk

Harold K. Logsdon, Mayor

City Council of Peachtree City
Minutes of Special Called Meeting
July 30, 2008
6:00 p.m.

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Salvatore continued that the M&O rollback rate was calculated at 4.976 mills, and the proposed rate was 5.122 mills. The difference of 0.146 mills (0.009 mills from rollback and 0.137 mills reallocated from bond millage) would generate approximately \$277,000 in tax revenue for FY 2009. For a property valued at \$245,000 fair market value, the annual tax increase was approximately 88 cents.

Salvatore said the 2008 City tax bill for a property valued at \$245,000 fair market value would be approximately \$3,400.89, which included the Fayette County School tax at \$2,304.96 (23.520 mills for both bond and M&O rates at 68% of the bill), the Fayette County incorporated tax at \$529.29 (5.400 mills at 16% of the bill), the City tax at \$542.23 (5.533 mills at 16% of the bill), and the state tax at \$24.50 (0.250 mills at one percent).

No one from the public spoke for or against the proposed millage rate.

Plunkett noted that she had received an e-mail from Dave Lowry, who was in attendance at the public hearing. Lowry had asked why there would not be a tax rollback if the tax digest had increased. Salvatore said the rollback amount was 0.009 mills, which would only generate \$17,000 in additional tax revenue. The issue was that the City had realized a savings of approximately \$250,000 (0.137 mills) on the bond that was desperately needed on the M&O side of the budget since approximately \$1.2 million was needed from the cash reserves to balance the budget. The 0.137 mills had been reallocated from the bond to maintenance and operation. To get back to the rollback rate of 4.976 mills from the 5.122 mills would cost almost \$300,000 from the General Fund.

City Manager Bernard McMullen added that only 7% of the 2.5% increase in the digest had come from reassessments. Ninety-three percent had come from new growth.

Plunkett pointed out the biggest portion of the increase in the tax bills was due to the Board of Education's millage increase, not the City's.

Logsdon asked Salvatore to explain how the assessed value of property was done. Salvatore explained that the assessed value could not be more than 40% of the fair market value. The assessed values in Fayette County were, on average, approximately 37% of the fair market value. If the fair market value came down, the assessed value was just closer to 40% and did have to be lowered. McMullen added that people were usually more upset that the assessed value of their property had gone down than with a tax increase.

Lowry said his questions were answered. He had reacted more to the news media reports about the fair market value going down. He had been surprised when he researched the issue and found that Atlanta's housing market was holding steady.

There being no further business to discuss, Boone moved to adjourn the meeting. Haddix seconded. The motion carried unanimously. The meeting adjourned at 6:16 p.m.

Pamela Dufresne, Deputy City Clerk

Harold K. Logsdon, Mayor

2008 City Event Calendar

<u>July</u>	<u>August</u>	<u>September</u>
	8/7 – City Council Meeting, 7 pm 8/12 – City Council Workshop, 6:30 pm 8/21 – City Council Meeting, 7 pm 8/23 – Adult Triathlon, Drake Field & Picnic Park (morning) 8/30 – Kidz Festival, Shakerag Knoll	9/1 – Labor Day, City Offices Closed 9/1 – City Council Workshop (Tentative), 6:30 pm 9/4 – City Council Meeting, 7 pm 9/6 – Patriot Day Walk & Celebration, Falcon Field 9/18 – City Council Meeting, 7 pm 9/20 & 21 – Shakerag Arts & Crafts Festival 9/27 – Dragon Boat Racing & Int'l Festival
<u>October</u>	<u>November</u>	<u>December</u>
10/2 – City Council Meeting, 7 pm 10/6 – City Council Workshop (Tentative), 6:30 pm 10/11-12 – Great Georgia Air Show 10/16 – City Council Meeting, 7 pm	11/3 – City Council Workshop (Tentative), 6:30 pm 11/6 – City Council Meeting, 7 pm 11/11 – Veteran's Day Ceremony, 9:30 am 11/20 – City Council Meeting, 7 pm	12/1 – City Council Workshop (Tentative), 6:30 pm 12/4 – City Council Meeting, 7 pm 12/6 – Hometown Holiday 12/18 – City Council Meeting, 7 pm 12/24-25 – Christmas Holiday, City offices closed

2009 City Event Calendar

<u>January</u>	<u>February</u>	<u>March</u>
1/1 – New Years Day, City offices closed – <i>City Council Meeting, 7 pm (reschedule?)</i> 1/5 – City Council Workshop (Tentative), 6:30 pm 1/15 – City Council Meeting, 7 pm	2/2 – City Council Workshop (Tentative), 6:30 pm 2/5 – City Council Meeting, 7 pm 2/19 – City Council Meeting, 7 pm	3/2 – City Council Workshop (Tentative), 6:30 pm 3/5 – City Council Meeting, 7 pm 3/19 – City Council Meeting, 7 pm
<u>April</u>	<u>May</u>	<u>June</u>
4/2 – City Council Meeting, 7 pm 4/6 – City Council Workshop (Tentative), 6:30 pm 4/16 – City Council Meeting, 7 pm	5/5 – City Council Workshop (Tentative), 6:30 pm 5/7 – City Council Meeting, 7 pm 5/21 – City Council Meeting, 7 pm	6/2 – City Council Workshop (Tentative), 6:30 pm 6/4 – City Council Meeting, 7 pm 6/18 – City Council Meeting, 7 pm

Note: Items in **BOLD** are new additions

Updated 7/31/08

ADMINISTRATIVE SERVICES MONTHLY REPORT

For Month of: June 2008

	<u>May-08</u>	<u>June-08</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	3	3	19	19
City Vehicle / Equipment Accidents	1	2	8	18
Lawsuit Legal Fees*	\$12,778.51	\$11,146.76	\$71,572.07	\$85,974.81
<i>Figures have changed due to staff tracking the full extent of lawsuit fees paid during the year. Figures updated for both FY 2007 and FY 2008.</i>				

Municipal Court

Fines Collected	\$127,818.65	\$125,482.50	\$1,097,383.08	\$1,055,963.25
Online Transactions	166	164	1,490	1,405
Citations Closed	830	549	5,184	5,467
Jail Fund Balance	\$6,781.98	\$140,650.92	\$275,592.43	\$114,065.93
<i>* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies.</i>				

*** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed*

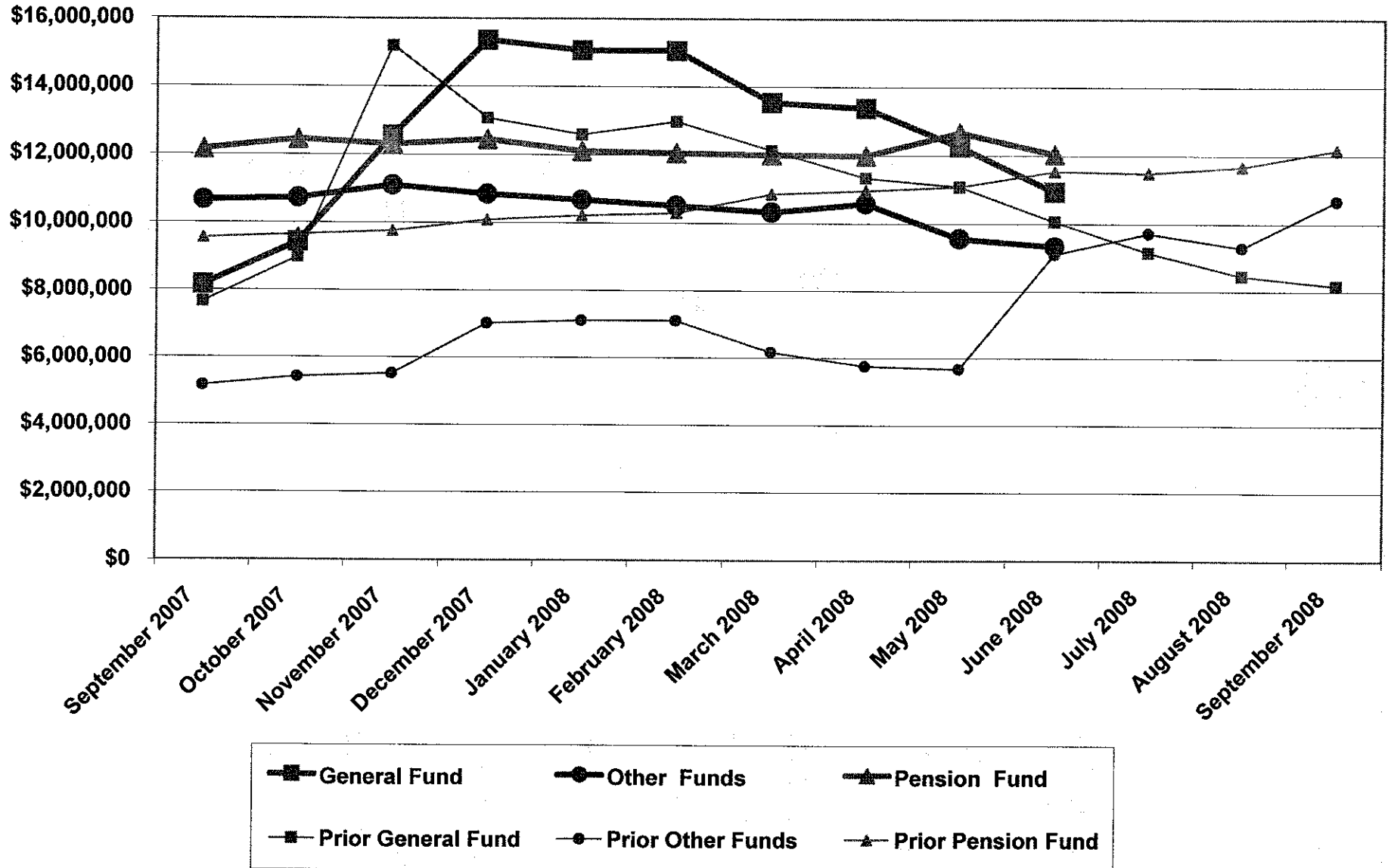
Public Information

New Businesses Registered	30	25	185	270
Public Contacts, Questions & Complaints	81	88	607	697
<i>This includes 9 complaints against Comcast Cable Company, 2 garbage company complaints, and 4 Open Records/Discovery Requests.</i>				

PEACHTREE CITY BUILDING DEPARTMENT
FY 2008

	May-08	Jun-08	Fiscal Y-T-D 2008	Fiscal Y-T-D 2007
DEVELOPMENT PERMITS:	3	5	46	61
BUILDING PERMITS:				
Single Family Residential	3	3	32	67
Multi-Family Residential	0	0	0	0
Misc.-Pools/fences/additions	48	58	418	474
Commercial/Industrial	13	9	123	107
TOTAL INSPECTIONS:	480	481	3,746	4,852
CERTIFICATE OF OCCUPANCY:				
Residential	7	4	43	62
Commercial	1	6	43	56
Multi-Family Residential	0	0	0	0
CODE ENFORCEMENT:				
Sign Violations	135	167	972	1,110
New Rehab	2	1	54	73
Rehab Inspections	13	11	95	108
Tree Removal Permits	92	88	772	924
Notice of Violations - Construction	1	0	27	154
Notice of Violations-Non-Construction	402	156	1,643	1,966
Stop Work Orders	1	3	33	65
Compliance Inspections	703	273	2,756	2,747
Founded Complaints	14	11	111	185
Unfounded Complaints	4	13	66	108
Assessments	1	0	187	195
Water Ban Violations	7	11	98	113
Citations	6	7	39	29
Architect Review Board Permit Approval	22	36	321	321
PERMIT FEES COLLECTED:	42,152	63,477	340,853	287,931
POPULATION:	36,335	36,343	36,343	36,191
Based on 2.09 persons per new completed dwelling unit.				

CITY OF PEACHTREE CITY
FISCAL YEAR 2008 (with prior year comparison)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR YEAR ENDED JUNE 30, 2008

PERCENTAGE OF BUDGET YEAR COMPLETED 75.0%

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 9,492,743	\$ 9,506,678	\$ 13,935	100.15%
Franchise Taxes	2,277,001	2,030,957	(246,044)	89.19%
Local Option Sales Tax	6,979,162	5,079,198	(1,899,964)	72.78%
Other Sales & Use Taxes	692,287	510,770	(181,517)	73.78%
Business Taxes	2,200,323	2,182,593	(17,730)	99.19%
Licenses & Permits	847,916	659,947	(187,969)	77.83%
Intergovernmental/Grants	204,000	130,252	(73,748)	63.85%
Charges for Services	1,061,188	847,193	(213,995)	79.83%
Fines & Forfeitures	1,068,259	765,306	(302,953)	71.64%
Investment Income	561,449	331,396	(230,053)	59.03%
Other Revenue	18,934	10,666	(8,268)	56.33%
Other Financing Sources	410,937	525,650	114,713	127.91%
Total General Fund Revenues	\$ 25,814,199	\$ 22,580,606	\$ (3,233,593)	87.47%
Surplus Carryover	1,103,725	-	(1,103,725)	0.00%
Total General Fund	\$ 26,917,924	\$ 22,580,606	\$ (4,337,318)	83.89%

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 495,266	\$ 387,477	107,789	78.24%
Administrative Services	997,549	727,091	270,458	72.89%
Financial Services	1,064,207	762,764	301,443	71.67%
Police Services	5,917,516	3,999,101	1,918,415	67.58%
Fire/EMS Services	5,773,230	4,053,104	1,720,126	70.21%
Public Works	3,958,278	2,854,784	1,103,494	72.12%
Leisure Services	5,055,815	3,380,220	1,675,595	66.86%
Developmental Services	1,366,791	957,407	409,384	70.05%
Non-Divisional:				
Council Contingency	79,900	-	79,900	0.00%
Non-Profit Organizations	20,000	15,000	5,000	75.00%
Transfer to Development Authority	170,042	155,780	14,262	91.61%
Transfers to Other Funds	2,478,097	1,978,989	499,108	79.86%
Liability Insurance	99,310	99,083	227	99.77%
Legal Services	153,024	71,572	81,452	46.77%
General Administration/Bad Debt Expense	78,750	4,654	74,096	5.91%
Other	(789,851)	-	(789,851)	0.00%
Total General Fund	\$ 26,917,924	\$ 19,447,026	\$ 7,470,898	72.25%

HOTEL/MOTEL FUND REVENUES				
Description	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 979,420	\$ 837,004	\$ (142,416)	85.46%

Type	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 326,473	\$ 278,829	\$ 47,644	85.41%
Transfer to Tourism Association	652,947	557,657	95,290	85.41%
Total Hotel/Motel Transfers Out	\$ 979,420	\$ 836,486	\$ 142,934	85.41%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF JUNE 30, 2008

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER JUNE 2008			
Description	Vendor	Award	Date
John Deere Trac Loader Repair	Metrac	\$ 10,393.00	06/17/2008
Change Order #2, PD Building	Leslie Contracting	\$ 34,141.00	06/25/2008
PD Emergency Generator	Prime Power	\$ 13,702.00	06/25/2008
Phase 2 Flat Creek Watershed	ISE	\$ 39,400.00	06/26/2008

PURCHASING REPORT FOR MONTH ENDED JUNE 30, 2008 AND JUNE 30, 2007		
Activity	Fiscal Year 2008	Fiscal Year 2007
Purchase Orders / Requisitions Processed	245	245
City Store Requisitions Processed	9	11
Sealed Bids Requested	2	3
Requests for Proposals	1	1
Bids Awarded	2	3
Requests for Proposals Awarded	0	0
Contracts Prepared	2	4
Fixed Assets Purchased	11	5

INFORMATION TECHNOLOGY REPORT JUNE 2008 AND YEAR-TO-DATE		
Activity	Current Month	Fiscal Year 2008
Work Orders Created	101	1,031
Work Orders Closed	97	1,015
Work Orders Open	4	16
Project Work Orders	98	805
Technical Support	101	1,031
Website Visits	78,925	642,188

**CITY OF PEACHTREE CITY
DONATIONS RECEIVED
FISCAL YEAR 2008
AS OF JUNE 30, 2008**

POLICE DEPARTMENT

Peachtree City Police Auxiliary	Police Vests	\$ 5,098.00
Panasonic	CERT Donation	1,000.00
Wal-Mart	CERT Donation	1,000.00
Kiwanis Club of Peachtree City	CERT Donation	4,000.00
Rotary Club of Peachtree City	CERT Donation	500.00

FIRE DEPARTMENT

Peachtree City Volunteer Firefighters Assoc.	Grills for Stations	608.50
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LEISURE SERVICES DEPARTMENT

Peachtree City Running Club	Aluminum Tables	1,000.00
Veteran's of Foreign Wars - Post 9949	Memorial Day Program	175.00
Global Aero Logistics	Memorial Day Program	50.00
Fayette County Board of Education	Books on Loan Program	2,000.00
Network Corporation	Golden Age Osteoporosis Event	100.00
Miscellaneous Cash Donations	Park Bench - Jane Miller	836.00

DEVELOPMENTAL SERVICES DEPARTMENT

West Georgia Inspector's Association	Smoke Detector Donation	500.00
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KEEP PEACHTREE CITY BEAUTIFUL

Barbara McElroy	KPTCB - Misc. Filing Fees	200.00
Awin Management (Allied Waste)	KPTCB - Misc. Filing Fees	2,900.00
Bulldog Supply, Inc.	KPTCB	25.00
Frank W. Cawood & Associates	KPTCB	500.00
Miscellaneous Cash Donation	KPTCB	10.00
Partners Pizza	KPTCB	100.00
Flash Foods	KPTCB	100.00

GENERAL

TRI-PTC	Bridge - Drake Field to All Children's Playground	12,000.00
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TOTAL AS OF JUNE 30, 2008	<u>\$ 32,702.50</u>
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**PEACHTREE CITY FIRE/EMS DEPARTMENT
2008 MONTHLY REPORT**

	May. 08	Jun. 08	2008 FY-T-D	2007 FY-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	1	2	22	20
Actual Business/Industrial Fires	2	2	9	9
Rescue/EMS Assist	138	156	1322	1277
Vehicle/Golfcart Accidents	27	17	160	203
False Alarms	34	22	207	221
¹ Other	26	28	256	253
Total Engine Response	228	227	1976	1983
Dispatched Fire Calls	64	60	501	539
Response Time Fire	5:26	5:02	5:00	5:00
RESCUE/EMS				
Trauma	37	38	263	315
Medical	150	134	1205	1273
Total # Patients	187	172	1468	1588
Patients Transported	63	91	693	797
Dispatched EMS Calls	174	165	1478	1439
² Total Medic Response	212	221	1836	1964
Response Time EMS	4:41	4:37	4:39	4:33
Dispatched Fire/EMS Total	238	225	1979	1978
EMS BILLING				
Patients Billed	63	91	685	679
Revenue Generated	* 36,225	*52,325	334,643	280,083
³ Total Revenue Received	28,760	25,473	242,124	206,807

¹Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

²Includes Fire Assist Responses

³Revenue Received on All Outstanding Accounts

*Estimated Revenue Generated in May, Council Approved Outsourcing effective May 1, 2008

LEISURE SERVICES MONTHLY REPORT

Jun-08

<u>Activity Description</u>	<u>Unit</u>	<u>June 2008</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
Library				
Books Circulated	number	45,646	328,967	300,729
Internet Usage	visits	3,799	33,332	31,012
Computer Lab Use	hours	29	276	260

Recreation

Class/Program Revenue	\$	\$13,487	\$39,093	\$34,410
Playing Surface Mowing	hours	*0	1,385	1,887
Playing Field Preparations	hours	907	6,074	5,984
Building Maintenance	hours	524	4,172	4,003
Litter Removal	hours	320	2,535	2,708
Complaints answered	number	5	**35	8

* Started Outsourced Sports Field Mowing in April 08. Will be zero from now on.

** Increased complaints centered around playground sand @ Bluesmoke and Huddleston Pond

**PEACHTREE CITY POLICE DEPARTMENT
2008 MONTHLY REPORT**

	MAY 2008	JUNE 2008	2008 CYTD	2007 CYTD
PART I CRIMES				
Criminal Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	4	4	2
Aggravated Assault	1	2	4	4
Arson	0	0	0	0
Motor Vehicle Theft	13	9	50	34
Theft	29	30	176	127
Burglary	1	9	30	19
TOTAL PART I CRIMES	44	54	264	186
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	13	14	92	98
DUI – ADULT	11	14	85	87
DUI – UNDERAGE	2	0	7	11
MINOR IN POSSESSION OF ALCOHOL	11	9	45	28
DRUG ARRESTS:				
MARIJUANA	1	9	36	28
METHAMPHEDIMINE	0	0	1	4
COCAINE	0	1	5	0
OTHER (opium, herion, etc)	1	0	2	7
ARRESTS				
PROPERTY CRIMES	12	18	81	78
PERSON CRIMES	5	4	25	41
CITY ORDINANCES	44	37	180	221
TRAFFIC OFFENSES	30	29	232	308
OTHER	30	54	212	263
AVERAGE RESPONSE TIME	5.54	6.04	5.76	5.74
CALLS ANSWERED	5,419	5,020	32,136	32,726

TRAFFIC

CITATIONS ISSUED	566	533	3340	3828
WARNINGS	605	619	4020	3807
ACCIDENTS	114	84	580	603

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	7
HWY 54 / PEACHTREE PARKWAY	4
HWY 54 / PLANTERRA WAY	3
HWY 54 / MACDUFF PARKWAY	3
HWY 54 / HUDDLESTON DRIVE	2

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / HWY 74	48
HWY 54 / PEACHTREE PARKWAY	16
HWY 54 / HUDDLESTON DRIVE	12
HWY 74 / CLOVER REACH	11
HWY 74 / KELLY DRIVE	11

PUBLIC SERVICES MONTHLY REPORT

JUNE 2008

<u>Activity Description</u>	<u>Unit</u>	<u>June- 08</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
Street Patching	Hrs.	172	1,228	1,533
Street Crack Sealing	Hrs.	113	289	560
Street Crack Sealing	Mi.	0.94	2.65	~
Street General Maintenance	Hrs.	136	3,637	1,414
Storm Water Maintenance	Hrs.	623	4,469	3,625
Cart Path Paving	Ft.	1,815	29,024	30,590
Cart Path Prepped for Paving	Ft.	1,576	28,616	15,696
Cart Path Litter Removal	Hrs.	30	1,036	1,187
Cart Path Drainage Maintenance	Hrs.	0	544	1,212
Cart Path General Maintenance	Hrs.	858	4,248	1,957
R.O.W. Mowing	Hrs.	586	2,221	3,261
R.O.W. Litter Removal	Hrs.	286	3,869	4,438
R.O.W. General Maintenance	Hrs.	242	5,094	2,242
Subdivision Entrance Maintenance	Hrs.	875	2,890	3,907
Landscape Maintenance	Hrs.	126	3,978	898
Landscape Planting/Mulching	Hrs.	4	2,484	2,254
Subdivision Sign Maintenance	Hrs.	43	350	694
Traffic Sign Maintenance	Hrs.	120	991	789
Vandalism Repairs	Hrs.	68	422	265
Vandalism Repairs	Dis.	1,767	10,639	4,313
Citizen Complaints Answered	Num	75	616	700
Community Service	Hrs.	16	234	80

RECYCLING SITE

Manhours	Hrs.	102	1,099	464
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PARTICIPANTS

Recycling	Num.	268	2,660	2,261
Composting	Num.	1,031	9,582	8,645
Mulch Pick Up	Num.	65	434	555

Streets Adopted for Litter Pickup	Miles	7.35		
Cart Paths Adopted for Litter Pickup	Miles	62.75		

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk 

DATE: July 7, 2008

SUBJECT: Alcohol License – Change in License Representative – Kroger #654
August 7, 2008, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a change in the alcohol license.

Discussion:

Kroger #654, a grocery store located at 100 North Peachtree Parkway, has submitted a request for a change in the alcohol license. Ms. Ann L. Szczepanski has requested she be appointed as the License Representative. She will attend the meeting on Thursday, August 7, to answer any questions you may have.

Budgetary Impact:

The change will have no impact on the budget.

BT:pd

Attachments

Application For Alcoholic Beverage License

Business Name: KROGER #654	Business Location: 100 N. PEACHTREE PKWY.	PEACHTREE CITY, GA
Nature of Business: GROCERY STORE/RETAIL	Mailing Address: 2175 PARKLAKE DR. ATLANTA, GA 30345	Business Phone Number: (678) 364-0318
Name of Licensee: TIMOTHY F. BROWN	Home Address: 420 BETHANY GREEN COVE ALPHARETTA, GA 30004	Home Phone Number: (770) 569-4400
Name of License Representative: ANN L. SZCZEPANSKI	Home Address: 142 CHADWICK DR. PEACHTREE CITY, GA 30269	Home Phone Number: (770) 632-1817

Please indicate type of licenses applying for:

Retail Consumption Dealer	Retail Package Dealer	Wholesale Dealer
Malt Beverage	☒ Malt Beverage	Malt Beverage
Wine	☒ Wine	Wine
Distilled Spirits	☐ Distilled Spirits	Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home <u>and</u> Business Phone Numbers for individuals listed:
NATHAN L. BUCKLES	600 BRENTS COVE STOCKBRIDGE, GA 30281	(678) 583-4182

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES **NO**

If YES, Please Provide Name of Employee: _____

State of Georgia

City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Ann L. Szczepanski

142 Chadwick Dr.
Peachtree City, GA 30269

has been investigated and found not to have been convicted of, nor to have entered a plea of nolo
contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal
narcotics or drugs within five (5) years prior to the date of the application for this license.



H.C. "Skip" Clark II
Chief of Police

7/3/08
Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: July 16, 2008

SUBJECT: Alcohol License – Change in License Representative –
Sequoia Golf, LLC dba Flat Creek Golf Club
August 7, 2008, Regular Meeting Agenda

Recommendation:

Staff recommends Council consider the attached application for a change in License Representative.

Discussion:

Sequoia Golf, LLC, dba Flat Creek Golf Club, 100 Flat Creek Road, has submitted an application for a change in License Representative. Mr. Joseph Langford has requested that he be appointed as the License Representative. Mr. Langford will attend the Thursday, August 7th, meeting to answer any questions you may have.

Budgetary Impact:

The change in License Representative will have no impact on the budget.

BT:pd

Attachments



CITY HALL
 151 WILLOWBEND ROAD
 PEACHTREE CITY, GA 30269
 PHONE: 770-487-7657
 FAX: 770-631-2505
 WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: Flat Creek Country Club		Business Location: 100 Flat Creek Road Peachtree City, GA 30269			
Nature of Business: Private Golf Club		Mailing Address: 924 Shaw Road Sharpsburg, GA 30277		Business Phone Number: 770-855-4140	
Name of Licensee: Joe Guerra		Home Address: 80 Summerhill Place Newman, GA 30263		Home Phone Number: 770-253-0475	
Name of License Representative: Joseph Langford		Home Address: 3028 Summer Breeze Dr Villa Rica, GA 30180		Home Phone Number: 678-840-4504	
Please indicate type of licenses applying for:					
Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage
☒	Wine	☐	Wine	☐	Wine
☒	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits
Please complete information below (use separate sheet if necessary):					
NAME		ADDRESS		PHONE NUMBERS	
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.		Please provide Home Addresses for the individuals listed:		Please provide Home and Business Phone Numbers for individuals listed:	
Joe Guerra		80 Summer Hill Place Newman, GA 30263		770-253-0475	
Seawing Golf LLC		37 L Column Hwy Ste 200 Newman, GA 30263		678 873 10315	
Is any person who owns an interest in the license an employee of the City of Peachtree City? YES/NO (NO)					
If YES, Please Provide Name of Employee: _____					



CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

State of Georgia

City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Joseph William Langford

3028 Summer Breeze Drive
Villa Rica, GA 30180

has been investigated and found not to have been convicted of, nor to have entered a plea of nolo
contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal
narcotics or drugs within five (5) years prior to the date of the application for this license.

H.C. "Skip" Clark II
Chief of Police

7/8/08

Date

Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA:

City Manager

FROM: Acting City Clerk

DATE: July 16, 2008

SUBJECT: Alcohol License – Change in License Representative –
Sequoia Golf, LLC dba Braelinn Club
August 7, 2008, Regular Meeting Agenda

Recommendation:

Staff recommends Council consider the attached application for a change in License Representative.

Discussion:

Sequoia Golf, LLC, dba Braelinn Golf Club, 500 Clubview Drive, has submitted an application for a change in License Representative. Mr. Joseph Langford has requested that he be appointed as the License Representative. Mr. Langford will attend the Thursday, August 7th, meeting to answer any questions you may have.

Budgetary Impact:

The change in License Representative will have no impact on the budget.

BT:pd

Attachments



CITY HALL
 151 WILLOWBEND ROAD
 PEACHTREE CITY, GA 30269
 PHONE: 770-487-7657
 FAX: 770-631-2505
 WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: Braelinn Golf Club		Business Location: 500 Club View Drive Peachtree City, GA 30269		770-631-3100	
Nature of Business: Private Golf Club		Mailing Address: 924 Shaw Road Shorebrook, GA 30277		Business Phone Number: 770-463-3949	
Name of Licensee: Joe Guerra		Home Address: 1955 Hwy 34 East Newman, GA 30265		Home Phone Number: 678-854-0600	
Name of License Representative: Joseph Langford		Home Address: 3028 Summer Breeze Dr Villa Rica, GA 30180		Home Phone Number: 678-840-4504	
Please indicate type of licenses applying for:					
Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage
☒	Wine	☐	Wine	☐	Wine
☒	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits
Please complete information below (use separate sheet if necessary):					
NAME		ADDRESS		PHONE NUMBERS	
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.		Please provide Home Addresses for the individuals listed:		Please provide Home and Business Phone Numbers for individuals listed:	
Seaview Golf LLC		37 L Calumet Parkway SE 200 Newman, GA 30262		678-854-0600	
Joe Guerra		1955 Hwy 34 East Newman, GA 30265		678-873-6315	
Is any person who owns an interest in the license an employee of the City of Peachtree City? YES ☒ NO ☐					
If YES, Please Provide Name of Employee: _____					



CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

State of Georgia

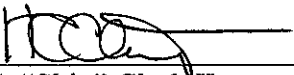
City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Joseph William Langford

3028 Summer Breeze Drive
Villa Rica, GA 30180

has been investigated and found not to have been convicted of, nor to have entered a plea of nolo
contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal
narcotics or drugs within five (5) years prior to the date of the application for this license.



H.C. "Skip" Clark II
Chief of Police

7/8/08
Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: July 16, 2008

SUBJECT: Alcohol License – Change in License Representative –
Sequoia Golf Planterra Ridge, LLC
August 7, 2008, Regular Meeting Agenda

Recommendation:

Staff recommends Council consider the attached application for a change in License Representative.

Discussion:

Sequoia Golf Planterra Ridge, LLC, 500 Clubhouse Road, has submitted an application for a change in License Representative. Mr. Joseph Langford has requested that he be appointed as the License Representative. Mr. Langford will attend the Thursday, August 7th, meeting to answer any questions you may have.

Budgetary Impact:

The change in License Representative will have no impact on the budget.

BT:pd

Attachments



CITY HALL
 151 WILLOWBEND ROAD
 PEACHTREE CITY, GA 30269
 PHONE: 770-487-7657
 FAX: 770-631-2505
 WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: Planterra Ridge Golf Club	Business Location: 500 Clubhouse Drive Peachtree City, GA 30269	770-487-8141
Nature of Business: Private Golf Club	Mailing Address: 924 Shaw Road Sharpsburg, GA 30277	Business Phone Number: 770-463-3949
Name of Licensee: Joe Guerra	Home Address: 1955 Hwy 34 East Newnan, GA 30261	Home Phone Number: 678-854-0600
Name of License Representative: Joseph Langford	Home Address: 3028 Summer Breeze Dr Villa Rica, GA 30180	Home Phone Number: 678-840-4504

Please indicate type of licenses applying for:

Retail Consumption Dealer	Retail Package Dealer	Wholesale Dealer
☒ Malt Beverage	☐ Malt Beverage	☐ Malt Beverage
☒ Wine	☐ Wine	☐ Wine
☒ Distilled Spirits	☐ Distilled Spirits	☐ Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
Scandinavia Golf	37 C Calumet + Highway SE 200 Newnan, GA 30261	678-854-0600
Joe Guerra	1955 Hwy 34 East Newnan, GA 30265	678-873-6315

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO NO

If YES, Please Provide Name of Employee: _____

State of Georgia

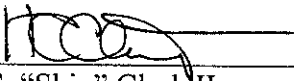
City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Joseph William Langford

3028 Summer Breeze Drive
Villa Rica, GA 30180

has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



H.C. "Skip" Clark II
Chief of Police

7/8/08
Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: July 17, 2008

SUBJECT: Alcohol License – Change in License Representative –
Rite Aid #11778
August 7, 2008, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a change in the license representative.

Discussion:

Rite Aid #11778, 2228 Highway 54 East, has submitted an application for a change in the alcoholic beverage license. Ms. Elayne Wolf has requested she be appointed as the License Representative. She will attend the meeting on Thursday, August 7th, to answer any questions you may have.

Budgetary Impact:

There is no impact to the budget due to the change in alcohol license.

BT:pd

Attachments



CITY HALL
 151 WILLOWBEND ROAD
 PEACHTREE CITY, GA 30269
 PHONE: 770-487-7657
 FAX: 770-631-2505
 WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: DBA Rite Aid #11778		Business Location: 2228 Highway 54 East		Peachtree City GA
Nature of Business: Retail Pharmacy		License Dept PO Box 3165 Harrisburg PA 17105		Business Phone Number: 770/487-6877
Name of Licensee: MICHAEL PODGURSKI/ECKERD CORP.		30 Hunter Lane Camp Hill PA 17011		Home Phone Number: 717/761-2633
Name of License Representative: P. ELAYNE WOOLF		41 JOHNSON ROAD WACO, GA 30182		Home Phone Number: 585/228-7323
Please indicate type of licenses applying for:				
Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer
☐	Malt Beverage	☒	Malt Beverage	☐
☐	Wine	☒	Wine	☐
☐	Distilled Spirits	☐	Distilled Spirits	☐
Please complete information below (use separate sheet if necessary):				
NAME		ADDRESS		PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.		Please provide Home Addresses for the individuals listed:		Please provide Home and Business Phone Numbers for individuals listed:
Eckerd Corporation		30 Hunter Lane Camp Hill PA 17011		717/761-2633
Please see attached Officer Listing				
Licnese Contact - James Akers PO Box 3165 Harrisburg PA 17011				
Jakers@riteaid.com				
717/214-8851				
Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO				
If YES, Please Provide Name of Employee: _____				



CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

State of Georgia

City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Patricia Elayne Wolf

41 Johnson Road
Waco, GA 30182

has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

H.C. "Skip" Clark II
Chief of Police

7/16/08

Date

Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: July 17, 2008

SUBJECT: Alcohol License – Change in License Representative –
Rite Aid #11779
August 7, 2008, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a change in the license representative.

Discussion:

Rite Aid #11779, 101 City Circle, has submitted an application for a change in the alcoholic beverage license. Mr. Michael Morgan has requested he be appointed as the License Representative. Mr. Morgan as served as the License Representative for Rite Aid #11778, 2228 Highway 54 East for the last year. He will attend the meeting on Thursday, August 7th, to answer any questions you may have.

Budgetary Impact:

There is no impact to the budget due to the change in alcohol license.

BT:pd

Attachments



CITY HALL
 151 WILLOWBEND ROAD
 PEACHTREE CITY, GA 30269
 PHONE: 770-487-7657
 FAX: 770-631-2505
 WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: DBA Rite Aid #11779		Business Location: 101 City Circle		Peachtree City GA	
Nature of Business: Retail Pharmacy		License Dept PO Box 3165 Harrisburg PA 17105		Business Phone Number: 770/486-9776	
Name of Licensee: Michael Podgurski/Eckerd Corp.		30 Hunter Lane Camp Hill PA 17011		Home Phone Number: 717/761-2633	
Name of License Representative: Michael Morgan		1519 Crestwood Drive Griffin, GA 30223		Home Phone Number: 770/412-4288	
Please indicate type of licenses applying for:					
Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☐ Malt Beverage		☒ Malt Beverage		☐ Malt Beverage	
☐ Wine		☒ Wine		☐ Wine	
☐ Distilled Spirits		☐ Distilled Spirits		☐ Distilled Spirits	
Please complete information below (use separate sheet if necessary):					
NAME		ADDRESS		PHONE NUMBERS	
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.		Please provide Home Addresses for the individuals listed:		Please provide Home and Business Phone Numbers for individuals listed:	
Eckerd Corporation		30 Hunter Lane Camp Hill PA 17011		717/761-2633	
Please see attached Officer Listing					
Licnese Contact - James Akers PO Box 3165 Harrisburg PA 17011					
Jakers@riteaid.com					
717/214-8851					
Is any person who owns an interest in the license an employee of the City of Peachtree City? YES ☒ NO ☐					
If YES, Please Provide Name of Employee: _____					



CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
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WWW.PEACHTREE-CITY.ORG

State of Georgia

City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Michael Wayne Morgan

1519 Crestwood Drive
Griffin, GA 30223

has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

H.C. "Skip" Clark II
H.C. "Skip" Clark II
Chief of Police

7/16/08
Date

Major R.M. Nufre
Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council
VIA: Bernie McMullen, City Manager 
Paul Salvatore, Finance Director P.S.
FROM: H.C. Clark II, Chief of Police 
DATE: July 30, 2008
SUBJECT: Donation of Funding for K-9 Program
City Council Agenda, August 7

Recommendation:

That the City Council approve the donation of \$13,000 from the Panasonic Corporation to the Police Department to start a K-9 Program.

Discussion:

The Peachtree City Police Department has always been considered a progressive organization and a leader in the the law enforcement community, especially with regards to the service and programs that we are able to offer to the citizens of Peachtree City.

Starting costs for a K-9 program are approximatley \$36,000 for two K-9's to include; the actual dogs; training; outfit patrol vehicles; kennels; and other associated equipment. It would be optimal to start with two K-9 units as we would have two trained dog handlers to support each other; two dogs that can train together; and greater availblility of a K-9 when needed. The Police Department intends to solicit donations for the initial costs and cover ongoing costs through donations and the department operating budget.

It is a proven fact that K-9 programs are and continue to be an extremely effective tool in many areas of law enforcement. Not only are they useful in our fight against illegal narcotics, but they are also highly effective in apprehending criminals and deterring crime by their mere presence. With the rise of criminal activity most notably associated with metropolitan areas, it is our belief that this type of program would be a valuable tool to keep Peachtree City the safe secure community the citizens are accustomed to and the Police Department has always been proud to provide. Currently, the Peachtree City Police Department does not have an active K-9 program. However, the need for an active K-9 program in our agency is becoming more and more apparent.

One of the more common use of K-9's is their use in narcotics interdiction. Courts have repeatedly supported the use of these highly trained dogs in the area of illegal narcotics detection. Highways are major travel arteries used by drug traffickers when transporting narcotics. Peachtree City is uniquely positioned in which two major highways, State Highways 74 and 54, bisect the city from both north to south and from east to west. As has already been pointed out, there are several jurisdictions that are showing marked increases in drug-related activity. However, vehicles are not the only means in which narcotics are transported. Airports and large package distribution centers are also utilized to transport narcotics. Peachtree City presently has both of these types of facilities.

Although several surrounding law enforcement agencies already employ K-9 programs, these being Fayette County Sheriff's Department, Coweta County Sheriff's Department, Senoia Police Department, and Fayetteville Police Department; they are rarely readily available for our use. Case law on traffic stops states that an officer may only detain a driver that he or she suspects is transporting narcotics for a "reasonable" amount of time. It has been our experience that when we need a K-9 unit, the response time from surrounding jurisdictions is far too long to be considered a "reasonable" amount of time to detain the suspect. Having our own K-9 program would immediately eliminate that problem.

Of course, narcotics interdiction is only one of several duties a K-9 unit can perform. In cases where suspects have fled crime scenes or traffic stops, K-9 units have been utilized for tracking purposes with very successful results. We believe there is a clearly demonstrated need for the implementation of a K-9 program within the Peachtree City Police Department, given the current and projected trends in criminal activity within Peachtree City.

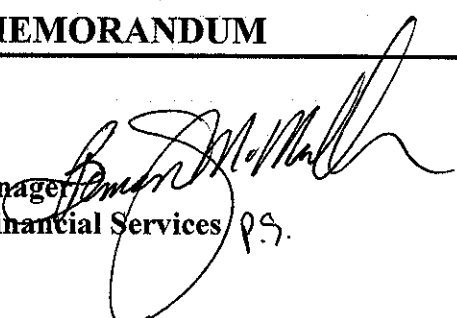
In situations involving search and rescue operations, one or more K-9 units would be absolutely invaluable. Just in recent months, we have had situations where officers searched for lost persons. One of these incidents involved very young children lost for several hours in a swampy area. Numerous officers searched a large target area and eventually the children were discovered unharmed and healthy. However, if this situation had occurred during the winter months, or if any number of other factors had been different, it could have turned into a life-or-death situation very quickly. K-9 units are able to narrow large search areas very quickly, locating lost or injured persons, and more efficiently utilizing law enforcement personnel. This search ability is also a great tool when used to search very large buildings quickly. Peachtree City is home to dozens of large companies that have extremely large facilities. In cases when one of these buildings needs to be searched by officers, K-9's would greatly increase efficiency and safety.

We believe that the K-9 Program would be a welcome crime fighting tool for the Police Department as well as an asset to the community. The program would enable the Peachtree City Police Department to continue to provide the best quality of service and be the progressive agency that our citizens have come to expect.

CITY OF PEACHTREE CITY

INTRAOFFICE MEMORANDUM

TO: Mayor & City Council

VIA: Bernard McMullen, City Manager 
Paul Salvatore, Director of Financial Services P.S.

FROM: Chief Eiswerth 

DATE: July 14, 2008

SUBJECT: Consider Surplus Sale of Engine 85
August 7, 2008, City Council Meeting

Recommendation

Authorize contract with FIRETEC to sell Engine 85 (VIN# 4P1CT02U4RA000263) (ID#2214) (Tag GV79455) (1994 Pierce). Engine 85 will become surplus on arrival of new Rescue/Pumper expected in Oct-Nov timeframe.

Discussion

The intent is to try and sell on GovDeals.com for timeframe of 30 days. If this is not successful, the city will sign a contract with FIRETEC. Gov.Deals retains 7.5% of the selling price. GovDeals is an online auction service with Peachtree City setting the minimum acceptable bid of \$49,900. This price is based on review of other similar fire engines for sale or sold on this auction website and other fire service magazines.

FIRETEC has been successful in selling four surplus apparatus in the past that the City no longer needed. They have sold one ladder truck and three engines in the past 6 years for the City. They retain 10% of the final sales price. FIRETEC is one of the largest companies that resell used fire vehicles. Based on the market (amount of used fire trucks now available), model, year, and mileage on Engine 85 we are starting out at \$85,000. As in the past, I suggest we start a little high initially. As we get closer to the arrival date of the new Rescue/Pumper we can lower the price. The contract is the same used over the past four sales.

As soon as City Council agrees to the surplus; we will work with GovDeals for 30 days and if needed move to FIRETEC and have them list the fire truck.

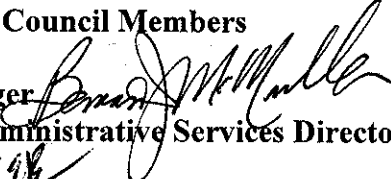
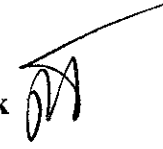
Budget Impact

There is no specific amount of revenue in the budget related to the sale of this surplus fire engine.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manger 
Acting Administrative Services Director/City Clerk 
Fire Chief 

FROM: Fire Marshal 

DATE: July 22, 2008

SUBJECT: Ordinance modification for the use of private fire hydrants
August 7, 2008, City Council Meeting

Recommendation:

That council approve the attached ordinance amendment that will identify a section of the existing International Fire Code, which will govern the fire departments right to make immediate access to any privately owned fire hydrants.

Discussion:

The intent of the ordinance modification is to allow emergency access to privately owned fire hydrants and water in the event of a fire at adjacent or nearby properties. The code section that allows such access by the fire department is noted in the International Fire Code 2006 Edition, Section 105.6.35.

This section was originally omitted by the authorities at the State level within the State Fire Marshals' Office regulations as well as the Department of Community Affairs. Private hydrants are no different than ordinary public hydrants seen along roadways. Private hydrants are so called due to their specific location as in within the legal property boundaries. As an example a large fire within the natural area of a section of Aberdeen Parkway may require access to a fire hydrant owned by the Dolce (formerly Aberdeen Woods Conference Center). Because these hydrants are private, we could be required to obtain permission to access the hydrant and water supply. With this ordinance in place, we can take necessary action to control the fire without obtaining the permission of the property owner to do so. Also according to Mr. Tony Parrott at the Fayette County Water Department, no charges would be due to a property with private hydrants for water used for fire protection.

Presently under the adopted fire codes in the city, property owners that have private hydrants on their site are required to maintain them as a part of their overall fire protection services including fire sprinkler systems. The purpose of this ordinance is to formerly enhance our availability of water supply access as it relates to the ISO inspection and grading schedule.

Budget Impact:

None

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO ADOPT THE NATIONAL FIRE CODES AND THE INTERNATIONAL FIRE CODE; AND FOR OTHER PURPOSES.

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Chapter 38 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

Sec. 38-31. Adopted.

There is adopted by the council, for the purpose of prescribing regulations governing conditions to life and property from fire, explosion and hazardous materials and conditions, those certain codes known as the National Fire Codes, published by the National Fire Protection Association (NFPA), and the International Fire Code (IFC), 2003 or more recent edition, both as modified and adopted as the state minimum fire safety standards, except whereas those State governing agencies have omitted Section 105 Permits in the International Fire Code 2006, the city hereby recognizes said section. Additionally, NFPA Standard 1, Fire Prevention Code, 2000 or more current edition, also now known as the Unified Fire Prevention Code, will continue as a standard. The fire chief/fire marshal and the office of the city clerk will maintain copies of these codes. These codes are adopted and incorporated as fully as if set out at length in this section; and the provisions of such codes shall be controlling within the city, subject to all amendments, modifications, deletions, and conflicting provisions in this Code that do not provide standards less stringent than the state minimum fire safety standards.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause

and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2008.

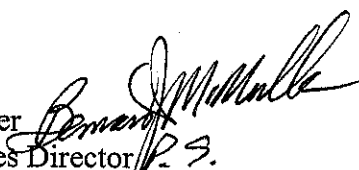
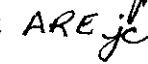
Harold K. Logsdon, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

FROM: Bernard J. McMullen, City Manager 
Paul J. Salvatore, Financial Services Director 
Angela R. Egan, Purchasing Agent 

DATE: July 31, 2008

SUBJECT: Request to Surplus Obsolete Equipment

City Council Agenda August 7, 2008

Recommendation:

It is recommended that the Council Members approve the surplus of City-owned property from the Tennis Center as listed on the attachment to this memo.

Discussion:

The Tourism Association has brought to the City's attention the need to dispose of various cubicle pieces and miscellaneous office furniture, much of it water damaged. Neither the City nor the Tourism Association has room to store this equipment for a future County auction.

Staff will research the most economical method of disposal for the City. City Manager will give final approval for disposal.

Budget Impact:

The budget impact is minimal and unknown at this time. Any proceeds from the sale of these assets will be deposited in the City's General Fund as required by City regulations.

Tennis Center Surplus Inventory**7/28/08**

Quantity	Description
28	Gray Cloth Cubicle Panels 4' x 5' 4" -Water Damaged
25	Gray Cloth Cubicle Panels 30 1/2" x 5' 4" -Water Damaged
6	Wood Grain Veneer Desk Sections for cubicles w/ drawer and file cabinet- Water Damaged
10	Cubicle Overhead Light and Storage module 5' x 35 1/4"
3	Cubicle overhead section storage units 45" x 16.5"
5	Electrical units for cubicles 240-120 single face
5	Wood grain veneer/metal legs corner desks with computer tray 5' x 5'
12	Metal Beige Desk 45"x 29 1/2" with File drawer and 2 storage drawers

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *[Signature]*
Developmental Services Director *CWA*

FROM: City Planner/ Zoning Administrator *David*

DATE: July 30, 2008

SUBJECT: Request for variance – Northlake office building
August 7, 2008 City Council Agenda

Recommendation:

Staff recommends that City Council approve the variance request for the Northlake Woods office building as follows:

1. *A variance to Section 723.5 (b) of the Buffer Ordinance to allow an enhanced swale within the required 50' undisturbed buffer adjacent to Aberdeen Parkway;*
2. *A variance to Section 1109 (g) of the Landscape Ordinance to allow a reduction in the required planting area between the parking lot and the adjoining property line from ten feet to five feet;*
3. *A variance to Section 909.3 of the Parking Ordinance to allow a reduction in the minimum number of parking spaces for this development from 44 to 36.*

Discussion:

As discussed at the July 17 City Council meeting, Staff has been working with the developers of the proposed Northlake Woods office building to determine the extent of the variances that may be necessary in order to develop this site. Staff prepared a schematic site plan identifying how the building, parking and internal drives might work without encroaching into the required buffer adjacent to Aberdeen Parkway. The Applicant then worked with their consultant to determine if the proposed site plan would work and meet their intentions for the site.

The Applicant submitted a revised conceptual site plan to Staff on July 24, which was similar to the plan prepared by Staff but included detailed grading and stormwater facilities. The revised site plan preserves the required 50' undisturbed buffer adjacent to Aberdeen Parkway and meets the required 40' front building setback from both Aberdeen Parkway and Northlake Drive.

Request for variance – Northlake Woods office building

July 30, 2008

Page 2

Because the amount of impervious surface on the overall site has been reduced the Applicant was able to reduce the stormwater requirements for the overall site. As opposed to providing both water quality and stormwater facilities, the Applicant is now able to utilize enhanced swales to handle their stormwater.

Based on the revised conceptual site plan, the Applicant has modified their variance application and is requesting variances from the following specific ordinance sections (Attachment "A"):

Section 723.5 (b) within the Buffer Ordinance requires a continuous 50-foot-wide (minimum) undisturbed natural buffer for any nonresidential development adjacent to Aberdeen Parkway (scenic road). The site plan identifies that one of the two enhanced swales will be located on the west side of the access drive from Aberdeen Parkway within this buffer.

Staff position:

Staff supports this variance request. The clearing and grading required to accommodate the installation of the access drive from Aberdeen Parkway will require the removal of the majority of existing vegetation within this area. The enhanced swale can be located within this area and landscaped to screen views into the site. Because of the existing vegetation on the adjoining site as well as existing vegetation within the right-of-way of Aberdeen Parkway, vegetation within this area would need to be removed in order to create a safe sight line into and out of the property from Aberdeen Parkway.

Section 1109 (g) within the Landscape Ordinance requires a planting area with a minimum width of ten feet measured from back of curb between all parking lots, driveways or service courts and the adjoining property line. The site plan proposes to reduce these buffers to five feet.

Staff position:

Staff supports this variance request. The property to the west is developed and preserves a large natural area between their building and the property line. The property to the south is an existing family cemetery. The intent of requiring a ten foot landscape strip between parking lots and the property lines is to create an area that will be large enough to support landscaping between developments. In this case, the parcels to the west and south are already developed and contain a significant amount of natural vegetation.

Section 909.3 within the Parking Ordinance requires the provision of a minimum of 1 parking space for every 250 square feet of gross floor area for a professional office. The proposed building would be a total of 11,000 SF, which requires the provision of a minimum of 44 parking spaces. The Applicant is proposing to reduce this number and provide a total of 36 parking spaces.

Request for variance – Northlake Woods office building

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Staff position:

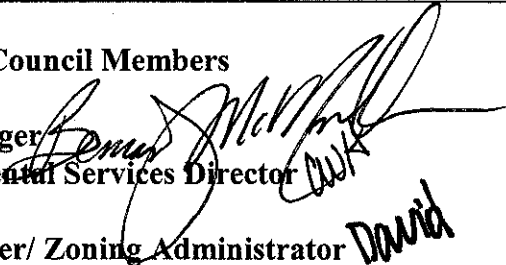
Staff supports this variance request. The Applicant has indicated that 36 parking spaces will be sufficient for the uses within the proposed building. The city's parking requirements are based on the minimum necessary for specific uses. In most cases, developers request to increase the total number of parking spaces. There are some developments where we have permitted less than the minimum number of parking spaces based on requests from the developer. Providing a lower number of parking spaces on the site would produce less impervious surface, require less clearing, and would have less of an impact to the adjoining properties.

Staff will continue to work with the Applicant to ensure the revised conceptual site plan and the final site plan meet these requirements.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Developmental Services Director 

FROM: City Planner/ Zoning Administrator  David

DATE: July 29, 2008

SUBJECT: Proposed amendments to Article X, Requirements by district of the Zoning Ordinance, updating permitted uses within various zoning districts, and for other purposes.
August 7, 2008 City Council Agenda

Recommendation:

Staff recommends that Council adopt the proposed amendments to the following zoning ordinances as proposed by City Staff and the Planning Commission:

Sec. 1001	R-10, R-12, R-15 and R-22	One-family residential districts
Sec. 1002	R-43	One-family residential district
Sec. 1002A	VR	Villa residential district
Sec. 1003	ER	Estate residential district
Sec. 1004	GR	General residential district
Sec. 1005	LC	Limited commercial district
Sec. 1005A	OI	Office institutional district
Sec. 1006	GC	General commercial district
Sec. 1006A	LUC	Limited use commercial district
Sec. 1007	LI	Limited industrial district
Sec. 1008	GI	General industrial district
Sec. 1009	OS	Open space and conservation district
Sec. 1010	AR	Agricultural reserve district
Sec. 1011	R-1	One-family residential district

Discussion:

In response to several comments received during the public input portion of the comprehensive plan as well as in response to discussions at City Council Retreat, Staff has been reviewing our existing zoning ordinances as well as researching ordinances from various jurisdictions. The purpose of this was to determine how we might enhance and strengthen our existing ordinances, many of which have not been updated since the zoning ordinance was adopted in 1977.

Proposed amendments to Article X, Requirements by district

July 29, 2008

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The primary goal of this exercise was to establish and identify specific uses that would be appropriate in each of our zoning districts, which would allow staff, property owners, developers and the public to know exactly what was or what was not permitted within a particular district. An additional goal was to bring consistency to each of the ordinances and to include regulations specific to that particular district as opposed to having to reference various ordinance sections to determine what uses might be approved within a specific district.

The proposed amendments have been discussed at a joint City Council/ Planning Commission workshop as well as numerous Planning Commission workshops. Following the Planning Commission workshops, Staff conducted additional research to refine specific ordinances as requested. The proposed amendments were discussed in a Public Hearing at the June 9, June 23, July 14 and July 28 Planning Commission meetings (Attachments "A", "B", "C" and "D"). The Planning Commission voted unanimously to forward all of the proposed amendments to City Council with a recommendation that they be approved.

Budget impact:

There are no budget impacts associated with this request.

**EXCERPT OF APPROVED MINUTES
PLANNING COMMISSION MEETING
June 9, 2008**

PH-08-08

Proposed Amendments to Article X, Requirements by district of the Zoning Ordinance updating definitions and permitted uses within the following zoning districts:

<i>R-10, R-12, R-15 and R-22</i>	<i>One-family residential districts</i>
<i>R-43</i>	<i>One-family residential district</i>
<i>VR</i>	<i>Villa residential</i>
<i>ER</i>	<i>Estate residential district</i>
<i>GR</i>	<i>General residential district</i>
<i>LC</i>	<i>Limited commercial district</i>
<i>OI</i>	<i>Office institutional district</i>
<i>GC</i>	<i>General commercial district</i>
<i>LI</i>	<i>Limited industrial district</i>
<i>GI</i>	<i>General industrial district</i>
<i>OS</i>	<i>Open space and conservation district</i>
<i>AR</i>	<i>Agricultural reserve district</i>
<i>R-1</i>	<i>One-family residential district</i>

Mr. Rast explained that, in an effort to differentiate between uses that were permitted within specific zoning districts, Staff had researched zoning ordinances from various communities to determine what types of uses were consistently located within specific zoning districts. These uses had been compiled into a spreadsheet and were evaluated to determine how specific uses within the various zoning districts within Peachtree City might be improved and better defined.

Mr. Rast noted that a workshop on this subject was held with City Council following the special called meeting on May 19, 2008. At that time, Staff was provided guidance as to what changes were appropriate. The Planning Commission had been provided zoning ordinances reflecting the changes discussed during the workshop. He noted that the additions to the various ordinances were underlined (example) and the text that would be removed was stricken through (~~example~~).

Mr. Rast further explained that the changes were related to permitted uses in each of the zoning districts. He noted that some of the ordinance sections had not been updated since the Zoning Ordinance was adopted in 1977.

Mr. Rast pointed out that a parcel-by-parcel inventory had been prepared of all property within the city. As part of Staff's presentation, the parcels for each zoning district were depicted on a screen visible to all those in attendance. He noted that most of the recommendations were more of a housekeeping exercise. He stated that after looking at the ordinances of other jurisdictions, Staff found some additional items they thought should be included in Peachtree City's Zoning Ordinance. Mr. Rast reviewed the proposed changes to each of the following zoning districts:

Excerpt from Approved minutes
Planning Commission Meeting
June 9, 2008

R-10, R-12, R-15, and R-22 one-family residential districts

- Delete one-family dwelling for ministry from the conditional uses as there were no churches that had on-site rectories except the Catholic Church.
- Delete riding stables as a conditional use. There currently were none in this district and all of the lots had been developed. Consequently, there was no area where this use would be suitable.
- Delete cemeteries as a conditional use as there were no cemeteries on these lots, only isolated gravesites.
- On-site sewage disposal would remain as a permitted use since there were a few lots in this area that were large enough for a septic system.

R-43 [one-family] residential district

- Delete private boat docks from the permitted uses since none of these lots had lake frontage.
- Delete guest house as a permitted use. Guest houses would be allowed as a conditional use if they met nine specific conditions. Mr. Rast reviewed those conditions and explained that some of them were seen in other jurisdictions and it was thought they should also be included in ours. He suggested using the same language that had been used for the ER zoning district. The Planning Commissioners thought this would be appropriate.

VR Villa Residential district

Mr. Rast stated that the only tract of land zoned VR Villa Residential was the TDK house on Peachtree Parkway. He noted that the size of that property did not meet the minimum size requirements for the VR district, and it would be impossible to develop it to those standards.

Mr. Rast stated that City Council wanted to delete the district from the Zoning Ordinance, and Staff was researching how to do that. He added that the LC Limited Commercial district was another district that probably would not be used again. Mr. Rast added that Staff was working with the City Attorney relative to language to delete those portions of the ordinance.

In response to a question from Mr. Mullin, Mr. Rast stated that the original intention of the VR zoning district was to develop a series of smaller dwelling units for business professionals who came to the city. The only place where that had occurred was the TDK house which was located on Peachtree Parkway North between Flat Creek and Walt Banks Roads. If the Majestic Estates tract and the ones beside it had been combined, it would have created a five- to six-acre parcel for VR. However, that was not going to happen.

Mr. Mullin mentioned the Tinsley Mill village which, although dated, he thought was very charming. He liked the concept of the VR zoning and hated to lose it only because it had never been used. Mr. Rast explained that it was possible to do this type of development in the LUR Limited Use Residential zoning district. Within that zoning, the developer might be allowed a

Excerpt from Approved minutes
Planning Commission Meeting
June 9, 2008

higher density but the City would also have more control over the project. He added that this was similar to what SANY was doing in creating housing on the property for executives and people traveling to and from their facility.

Mr. Scott thought the less complicated the zoning, the better. Mr. Mullin was not sure that was accurate. The theory was that suburban sprawl was the result of conventional zoning. He thought if options were removed from developers, development would be very "vanilla." Mr. Scott agreed with Mr. Rast that the options would be under the LUR zoning. Mr. Staples said the Limited Use zoning would force the developer to have a more refined package, but it also might lessen the likelihood of something like that being presented.

Mr. Mullin wondered if it was possible to fix what was wrong with the VR zoning and leave it on the books rather than delete it just because it basically had not been used. He liked the concept of it and was disappointed that there were no examples of this type of development. He stated that at the time he moved here, Tinsley Mill Village was one of the few places that had some charm and character and was also affordable. He wondered if deleting the zoning would eliminate the ability to develop another community like North Cove.

Mr. Rast did not think so at all. He noted that the intent of the VR zoning was for development of low density guest villa residential purposes. However, there were very few options available for this type development. Rather than limiting the ability to do another North Cove, he thought the City was getting to a point where developers who wanted to do something other than the traditional cul-de-sac subdivision were being encouraged to look at mixed-use. This would involve LUC Limited Use Commercial or LUR Limited Use Residential and also allow the City and the Planning Commission to add those assurances that would hopefully make sure the project was done correctly and protect the city and its aesthetics.

Mr. Mullin said he had been convinced in this case and agreed with the points that had been presented. He felt the City was developer friendly if the developer wanted to do it right. He thought the Limited Use category should be encouraged. He wondered if there should be an overlay district for each of the zoning categories.

Mr. Mullin pointed out that part of the charm of North Cove subdivision was its diversity; there were guest houses, townhouses, and several different types of single-family houses. He noted that the initial plan for North Cove actually included a commercial area that would continue along the lake. A wooden boardwalk would have been provided so residents could walk to the shops and restaurants in that area. However, the zoning would not allow it.

Mr. Rast thought there would be more and more LUC and LUR zoning requests in areas for redevelopment. In this way, something different but something that would benefit the city could be developed.

Mr. Mullin agreed and noted that the LUC and LUR zoning districts allowed the city to get more qualitative developments. He noted that he also agreed with the proposal to delete the VR zoning, stating that its intent was very limited.

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ER Estate Residential

Mr. Rast explained that the changes recommended to this zoning district included the following and were mostly for general housekeeping.

- Add a guest house provision as a conditional use.
- Delete cemeteries.
- Keep riding stables since there were property owners in Camp Creek Estates who owned horses.

In response to a question from Mr. Mullin, Mr. Rast stated that a guest house could not share a physical wall with the main house.

GR General Residential

This district encompassed a lot of the older subdivisions of the city as well as Centennial, Cedarcroft, some of Pinegate, Ardenlee, and all of the development along Georgian Park. Mr. Rast explained that the base zoning was General Residential and the number associated with the zoning designated the number of units per acre.

Mr. Rast noted that instead of cross referencing, details relative to the permitted uses were included in each zoning district. He noted that patio dwellings, two-family attached, townhouse, cluster, and multi-family were uses that were also identified in the multi-family moratorium so he would need to check with the City Attorney to find out whether there was any particular verbiage that would need to be added.

Other changes that were recommended included the following:

- A church must be included as a conditional use in each zoning district and would need to be added to this one. The City would set the parameters that would need to be met in order for the church to be permitted.
- Since there were a couple of tracts in GR with septic systems, this also was added as a conditional use.
- The conditional uses identified in the R-10, R-12, R-15, and R-22 zoning districts would be deleted as would private school, nursery, and day care.

Mr. Rast noted that Staff received a lot of calls from people who wanted to open adult day care and smaller convalescent homes. Staff did not feel this should be a permitted use within established subdivisions as there already were areas that were zoned for larger nursing facilities.

- The maximum building height would be reduced from ten stories to three.

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Ms. Lynda Wojcik wondered if City Council approval should be required if the maximum height exceeded 35'. Mr. Staples stated that Staff would be adding language that was consistent with what was recently added relative to building height in the GC General Commercial zoning district.

LC Limited Commercial

Mr. Rast explained that the Sherwin Williams and Gala Davis Chiropractic facilities on Highway 74 were the only tracts that were zoned LC Limited Commercial. He noted that this zoning district was set up for the smaller lots in the city that did not meet the minimum lot size for GC. This allowed them to develop as OI Office Institutional or Commercial, but there were fairly stringent guidelines relative to the size of the structure, the setbacks, parking, etc. He was going to try to combine this district with the GC zoning district and thus eliminate the LC district as there were no other lots that would be so zoned.

OI Office Institutional

Mr. Rast went on to explain that Staff had been asked to identify specific types of offices that would be permitted within OI as opposed to having a blanket description of "business, professional, and government office facilities." A lot of the jurisdictions that were researched had been doing this to try to give a good feel for what types of uses could occur in OI. He noted that OI was a fairly small component of the city's development and included the Starrs Mill Professional Center; some tracts of land along Highway 54, i.e., Eastbrook Bend, Petrol Point, and Stevens Entry; as well as Kedron Office Park and some lots along Highway 74 North such as the Delta Community Credit Union. He noted that Westpark and some of the other offices were zoned LUC Limited Use Commercial.

Comments were made by Ms. Wojcik but because she did not come to the microphone, those comments were inaudible.

In response to Ms. Wojcik's comments, Mr. Rast stated that he was referring to the older office buildings in Eastbrook Bend, Aberdeen Corners, Jefferson Woods, and along Prime Point and Petrol Point. He noted that these properties were continually on the market for lease or for sale, and someone could purchase them and then want to rezone them.

Mr. Mullin asked about the reason OI had been so concentrated in this area of Highway 54. Mr. Rast stated this was the original zoning of this property.

Mr. Rast pointed out that there was office space throughout the city, but a lot of it was within GI or GC. However, these tracts were the ones that were zoned OI.

Mr. Rast stated that educational facilities were being added as a conditional use in OI. He noted that two colleges had opened satellite campuses in office parks. Small retail facilities that served the tenants of office buildings were also being added as a conditional use.

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LI Limited Industrial

Mr. Rast wanted to rename this zoning district Light Industrial so there would be no confusion with Limited Use Industrial. Mr. Rast said Staff would also like to add indoor and/or outdoor athletic training facilities to the conditional uses for LI. There were six specific conditions the property owner would have to meet in order to operate that type of use in one of these buildings.

Mr. Rast explained that initially the desire was to separate the children's gyms and related activities from the industrial park, but it was found that a lot of the uses were better suited for the industrial buildings with their higher ceilings and bigger expanses of open space. City Council asked Staff to look at this to try to come up with some provisions specific to a tenant space to which both the tenant and the owner of the building would have to comply. These were presented at the joint Planning Commission/City Council workshop on May 19, and they felt this was the right direction. The provisions Staff proposed were primarily the following:

- A dedicated parking area,
- A dedicated entrance,
- Dedicated bathroom facilities, separated from other uses in the building by appropriate firewalls and a fire sprinkling system designed for assembly,
- A self-contained HVAC system, and
- An area inside the building for parents and children to gather while they waited to be picked up.

Each of these conditions would have to be met in order for the use to be permitted.

Mr. Staples said the City should modify the language used for an athletic training facility because in the state of Georgia, "athletic training" had a specific licensed meaning that was much more restrictive than the City was intending. He suggested "sports training facility" or "sports and activities."

Mr. Mullin noted that the City's Tennis Center, soccer fields, etc., fit this description. He wanted to state for the record that it had always been a big concern of his that these facilities were so isolated from where people lived. He wanted them in his back yard so that children could ride bikes to the soccer field and parents would not have to drive them.

Mr. Rast explained that this was not saying that these type facilities had to go in this area but rather that they could go there. He noted that this referred more to private recreation facilities. He confirmed that the City's recreation facilities would still be located in Open Space. However, uses such as golf training, dance studios, cheerleading academies, gymnastics, batting cages, etc., which had certain space requirements could go in the industrial park if they met the six conditions. Mr. Mullin was afraid it would be interpreted to mean that the only place the City wanted these types of facilities was in the industrial park. He thought the issue was fixing the buildings for these types of facilities so that they could be better integrated into residential neighborhoods.

Excerpt from Approved minutes
Planning Commission Meeting
June 9, 2008

Mr. Staples said that economic constraints required that these buildings be located in an industrial setting due to the cost of the land, the type of building, and the cost per square foot.

Mr. Rast reiterated that these types of facilities were not being forced into the LI zoning; they were also permitted in the GC zoning. Mr. Mullin said he also wanted to take churches out of the industrial zoning. He thought this type of language eroded the fabric of our communities. He said there was a bigger picture, and he was concerned that this change would start to put all of the activities that children go to in the lighter industrial areas and would thus require parents to drive them.

Mr. Staples pointed out that this use would also be in the GC zoning district. He added that these facilities would either go where they could afford to be in business or they would not be in business.

Mr. Rast explained that these type facilities were permitted in GC, the residential districts, and OS. If the only space the developer could find was in the industrial park, they would have to meet the additional six conditions in order to do so. Mr. Mullin did not think the industrial park was an appropriate place for indoor/outdoor athletic training facilities and churches. He thought the GC or residential zoning districts were more appropriate.

Mr. Roach pointed out that this was permissive, not restrictive. He did not see a problem permitting this type of use.

Mr. Scott noted that economics would determine where these businesses would be located. Mr. Mullin said his concern was that if this was the only place available in the city as well as the least expensive property, this would be where the churches and the recreation facilities would be located.

Mr. Mullin wanted to go on record as not only voting against this proposal but also objecting to the specifics of it, i.e., allowing recreation facilities in the industrial park.

Mr. Rast continued his presentation with discussion of the GI General Industrial zoning district. He noted that the majority of the property in the industrial park was GI; only a couple of tracts were LI.

OS Open Space

Mr. Rast explained that the Planning Commission reviewed this portion of the ordinance a couple of months ago, and at that time, golf courses were a permitted use. However, at this time, Staff was working to rezone the property where the Planterra Ridge Golf Course was located to OS to be consistent with the zoning classifications of the other golf courses in the city. Consequently, it was recommended that golf courses be deleted from the permitted uses of the GI zoning district.

Excerpt from Approved minutes
Planning Commission Meeting
June 9, 2008

Mr. Rast stated that the language relative to the indoor/outdoor sports training facility was also added to this portion of the ordinance. He noted that the language regarding building height that had previously been used in the GC zoning district would also be used in this portion of the ordinance.

Mr. Rast explained that a significant amount of property was zoned OS, i.e., all City-owned property, schools, floodplains, wetlands, greenbelts, parks, fire stations, and anything owned and/or managed by the city or another governmental entity. He stated that the Permitted Uses were being cleaned up and public or private dock was being added where permitted through deed restrictions. He noted that a couple of the Council members recommended that "public" be added so that when Lake McIntosh was constructed, the City would have the ability to do some type of marina if desired.

Golf courses, telecommunication towers, and cemeteries were also being added as permitted uses. He noted that all existing cemeteries had previously been rezoned to OS. A par 3 golf course, forestry and horticulture, a wildlife refuge, and a private or semi-public campground were being deleted because no such uses currently existed and since this was primarily city-owned property, it was unlikely that there would be any. In addition, private marina, assembly facilities, and cemeteries were being deleted from the conditional uses. Mr. Rast noted that he would have to check with the City Attorney about whether Riding Stables should be deleted from the Conditional Uses as well.

It was also recommended that radio and television stations and transmission towers be deleted as they were covered in the City's Telecommunications ordinance. Mr. Rast stated that these changes were primarily housekeeping in nature as some of the items had been in the ordinance for many years.

Ms. Wojcik thought that a new zoning district should be created for some of the open space. She noted that the intent of the OS district was to "establish certain land and water areas to provide outdoor recreation activities, provide open space for the city's residents, possess great natural beauty, are of historical significance" She thought this indicated there was to be no building in Open Space. However, this was being interpreted as being open to any public building. She did not think that was the intent of the OS zoning and proposed that there be an Open Space Restricted zoning as well as an Open Space Unrestricted zoning. She thought it was unrestricted when building was allowed to occur in OS zoning districts.

In response to a question from Mr. Scott, Ms. Wojcik stated that Mr. Dar Thompson recently attended a City Council meeting where he presented his proposal for a 180,000 SF recreational facility on land that was currently zoned OS. She pointed to the land where City Hall was built as another example of Unrestricted Open Space. Ms. Wojcik felt the intent of the OS zoning was great natural beauty. Buildings could be attractive but they were not natural beauty. She felt all of the property zoned OS could potentially be developed. She proposed that the land that was currently developed with buildings be rezoned OS Unrestricted and that the undeveloped land that was zoned OS be rezoned to OS Restricted. The Planning Commissioners thought this was an excellent idea.

Excerpt from Approved minutes
Planning Commission Meeting
June 9, 2008

Mr. Rast stated that City Staff was actually doing some research on this very thing. He agreed that the intent was for true, undeveloped open space. Staff would continue to look at this to determine a way to differentiate between the two types of open space.

AR Agricultural Reserve

Mr. Rast said there were very few tracts that remained in this zoning district. He noted that the intent of the district had been written in the mid-70's when a lot of this property was undeveloped. Consequently, Staff had rewritten the intent of the district based on the way the property was being used. Additional language had also been added to the permitted uses. Non-commercial agriculture with conditions, guest house with conditions, on-site sewage with conditions, and riding stable had been added to the conditional uses. A church remained a conditional use with the conditions consistent with the other zoning districts.

Mr. Rast stated that in the future this might be a zoning district for annexed property that did not yet have a zoning designation.

Mr. Rast stated that the zoning districts that had not been discussed at this meeting would be discussed at the meeting on June 23. All of these recommended changes would be presented to City Council in July.

Mr. Roach thought that, in general, the recommended changes looked good and he recognized that a lot of hard work had gone into this presentation. It was agreed that all of the proposed amendments including the changes recommended at this meeting would be presented for endorsement at the next Planning Commission meeting and they would then be forwarded to City Council for approval.

After discussion, a motion was made by Mr. Scott, seconded by Mr. McCann, and unanimously adopted to continue Public Hearing PH-08-08 to the June 23, 2008, Planning Commission meeting.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
June 23, 2008**

PH-08-08

Proposed Amendments to Article X, Requirements by district of the Zoning Ordinance updating definitions and permitted uses within the following zoning districts:

<i>R-10, R-12, R-15 and R-22</i>	<i>One-family residential districts</i>
<i>R-43</i>	<i>One-family residential district</i>
<i>VR</i>	<i>Villa residential</i>
<i>ER</i>	<i>Estate residential district</i>
<i>GR</i>	<i>General residential district</i>
<i>LC</i>	<i>Limited commercial district</i>
<i>OI</i>	<i>Office institutional district</i>
<i>GC</i>	<i>General commercial district</i>
<i>LI</i>	<i>Limited industrial district</i>
<i>GI</i>	<i>General industrial district</i>
<i>OS</i>	<i>Open space and conservation district</i>
<i>AR</i>	<i>Agricultural reserve district</i>
<i>R-1</i>	<i>One-family residential district</i>

Mr. Rast gave an overview of what had been discussed at the Planning Commission meeting on June 9, 2008. At that time, Staff presented proposed amendments to various zoning districts. We discussed removing both VR Villa Residential and LC Limited Commercial from the zoning ordinance as these two districts would not have additional development.

Staff felt that both VR and LC should be amended to a "residual zoning district" which meant the property that was currently zoned VR and LC can remain zoned as they were but no additional property would be rezoned to these districts.

Mr. Rast also stated that OS Open Space zoning district should be amended to include specific districts for conservation areas and government buildings. Mr. Rast proposed that the OS zoning remain but there should be an additional of OS-C Open Space Conservation and OS-G Open Space-Government. Both would still be considered open space but would not require additional zoning.

Mr. Rast stated that Staff would present minor recommendations to the LUC Limited Use Commercial, LUR Limited Use Residential and LUI Limited Use Industrial zoning districts at the July 14 Planning Commission meeting prior to submitting all of the proposed amendments to City Council for approval on July 17.

The Chairman asked if anyone wished to speak in favor or against the proposed changes. No one came forward to speak in favor or against the proposed changes.

Unapproved Minutes from Meeting

June 23, 2008

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Mr. Mullin asked if there was any open space not owned by the City. Mr. Rast responded that school sites were owned by the County but currently zoned open space.

Mr. Rast stated that the majority of the zoning would be considered "housecleaning". Internal checks and balances would be used to ensure that the proper zoning was assigned to each parcel. He felt that this process would be beneficial to everyone.

Mr. Rast also took the uses of LC Limited Commercial and added the uses to GC General Commercial.

After discussion, a motion was made by Mr. Scott seconded by Mr. Staples, and unanimously adopted that the proposed amendments to zoning ordinance, modifying uses permitted within various zoning districts, and for other purposes be forwarded to City Council with a recommendation that it be approved.

**EXCERPT OF APPROVED MINUTES
PLANNING COMMISSION MEETING
July 14, 2008**

PH-08-09

Proposed Amendments to Article X, Requirements by district of the Zoning Ordinance updating definitions and permitted uses within the following zoning districts:

Sec. 1001	R-10, R-12, R-15 and R-22	One-family residential districts
Sec. 1002	R-43	One-family residential district
Sec. 1002A	VR	Villa residential district
Sec. 1003	ER	Estate residential district
Sec. 1004	GR	General residential district
Sec. 1005	LC	Limited commercial district
Sec. 1005A	OI	Office institutional district
Sec. 1006	GC	General commercial district
Sec. 1006A	LUC	Limited use commercial district
Sec. 1007	LI	Limited industrial district
Sec. 1008	GI	General industrial district
Sec. 1009	OS	Open space and conservation district
Sec. 1010	AR	Agricultural reserve district
Sec. 1011	R-1	One-family residential district

Mr. Bernard explained that the Planning Commission would need to adopt each of the zoning classifications and that individual motions would be required. He reviewed the permitted and conditional uses allowed in each of the zoning districts as they had been discussed at the meetings of June 9 and 23.

Sec. 1001 R-10, R-12, R-15, and R-22 one-family residential districts

The verbiage relative to noncommercial horticulture had been refined to include trees, nuts, and vegetables provided they were not located in the front setback area. Conditional uses included a church or other place of worship and on-site sewage disposal systems.

Sec. 1002 R-43 One-family residential district

The verbiage relative to noncommercial horticulture had been refined. Conditional uses included noncommercial agriculture, guest houses, on-site sewage disposal systems, and churches or other places of worship.

Excerpt from Approved Minutes
Planning Commission meeting
July 14, 2008

Sec. 1002A VR Villa residential district

Mr. Bernard noted that this was one of the residual zoning districts and only the TDK house on Peachtree Parkway was zoned VR. It was residual in that no other property could be zoned VR in the future.

Sec. 1003 ER Estate residential district

This was basically the same verbiage as R-43. Day care was removed as a conditional use except for those that were existing. Noncommercial agriculture, guest houses, on-site sewage disposal systems, riding stables, churches and other places of worship were allowed if certain conditions were met.

Sec. 1004 GR General residential district

Churches or other places of worship and on-site sewage disposal systems were allowed if certain conditions were met.

Sec. 1005 LC Limited commercial district

This was another residual zoning district where no additional parcels would be so zoned. Small retail businesses would be permitted, but there would be no conditional uses.

Sec. 1005A OI Office institutional district

Permitted uses were listed individually. Conditional uses included churches or other places of worship as well as retail/service facilities and indoor sit-down restaurants located within an OI building which catered to their employees, students, or clients.

Sec. 1006 GC General commercial district

Conditional uses included retail businesses occupying more than 10,000 SF, private schools, automotive service stations, grocery and convenience stores, churches or other places of worship, rental or storage facilities, and commercial recreation facilities. Special use permit applications were also described.

Sec. 1006A LUC Limited use commercial district

Permitted uses included hotels and motels as well as private or semi-private clubs. There would be no conditional uses. Specific uses would be established as part of the rezoning process.

Excerpt from Approved Minutes
Planning Commission meeting
July 14, 2008

Sec. 1007 LI Limited industrial district

This zoning district was being renamed to Light industrial. Permitted uses were listed individually. Conditional uses included open yard storage, churches or other places of worship as well as indoor and outdoor athletic training facilities.

Sec. 1008 GI General industrial district

Permitted uses were listed individually. Conditional uses were the same as those listed for the LI district.

Sec. 1009 OS Open space and conservation district

Mr. Bernard stated that Staff was still working on this zoning district differentiating between conservation and government building open space. He asked that the Planning Commission advise Staff of any recommendations they might have and he would address them at the next meeting.

Sec. 1010 AR Agricultural reserve district

The permitted uses for this zoning district had been limited to those permitted in the other residential zoning districts. Conditional uses included noncommercial agriculture, guest houses, on-site sewage disposal systems, riding stables, and churches or other places of worship.

Sec. 1011 R-1 One-family residential district

Mr. Bernard noted that most of the residential property located around Lake Peachtree was zoned R-1. Other permitted uses included neighborhood recreation centers, horticulture, and private boat docks. A church would be a conditional use in the zoning district.

Mr. Mullin asked what the process would be for those instances where a proposed use was not included in the Zoning ordinance.

Mr. Bernard stated that the Zoning ordinance would have to be changed in order to allow a use that was not identified as a permitted use. Variances were not permitted to allow specific uses.

Mayor Logsdon stated that some type of action would be required by the Planning Commission, City Council, or the City Attorney if the use was not permitted.

Excerpt from Approved Minutes
Planning Commission meeting
July 14, 2008

Ms. Phyllis Aguayo, a resident of Peachtree City, wondered if a document was available that delineated the changes that had been made to the original zoning. Mr. Bernard said both the old and the new language were posted on the website but not in one document as to do so created a very busy document that was hard to read.

In response to another question from Ms. Aguayo, Mr. Bernard pointed out that poultry was a conditional use in the R-43 zoning district if the lot was a minimum of three acres in size and met the other conditions identified in the ordinance.

No one else spoke in favor of or in opposition to the proposed ordinance amendments.

The Chairman closed the public hearing.

Mr. Scott wondered if a church would require a special use permit. Mr. Bernard explained that a church could not be restricted to a certain zoning district. However, certain conditions could be imposed that a church must meet in order to locate within a zoning district and consequently would be a conditional use.

A motion was made by Mr. Scott, seconded by Mr. McCann, and unanimously adopted to continue discussion of the proposed amendments to Article X, Section 1009 (OS Open space and conservation district) to the Planning Commission meeting of July 28, 2008.

A motion was made by Mr. Scott, seconded by Mr. McCann, and unanimously adopted that the proposed amendments to Article X, Section 1001 (R-10, R-12, R-15, and R-22 One-family residential districts) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. McCann, and unanimously adopted that the proposed amendments to Article X, Section 1002 (R-43 One-family residential district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1002A (VR Villa residential district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1003 (ER Estate residential district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

Excerpt from Approved Minutes
Planning Commission meeting
July 14, 2008

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1004 (GR General residential district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1005 (LC Limited commercial district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1005A (OI Office institutional district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1006 (GC General commercial district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1006A (LUC Limited use commercial district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1007 (LI Limited industrial district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1008 (GI General industrial district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1010 (AR Agricultural reserve district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

A motion was made by Mr. Scott, seconded by Mr. Roach, and unanimously adopted that the proposed amendments to Article X, Section 1011 (R-1 One-family residential district) of the Zoning Ordinance be forwarded to City Council with a recommendation for approval.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
July 28, 2008**

PH-08-09

**Proposed amendments to Article X, Requirements by district of the
Zoning Ordinance updating definitions and permitted uses within
Section 1009, OS open space and conservation district.**

Mr. Rast explained that the OS open space and conservation district was the last of the proposed amendments to the zoning ordinance to be presented. In reviewing the changes at a previous workshop meeting it was suggested by Ms. Lynda Wojak that the OS open space zoning district should be geared to more specific uses. Mr. Rast stated that Staff research determined that several jurisdictions did have various zoning districts for OS open space.

Mr. Rast proposed that two new zoning districts be created. OS-C open space conservation and OS-P open space public. OS-C would be for all of the property where development would not occur and would limit future development of those particular tracts of land. The permitted uses within OS-C would be:

- Undeveloped natural land
- Paved multi-use paths or natural surface trails
- Boardwalks, scenic overlooks, playgrounds and picnic areas
- Archeological or historic sites
- Cemeteries established prior to the adoption of the ordinance
- Building facility or land for the distribution of utility services
- Stormwater detention facilities

Mr. Rast stated that Staff looked at areas such as the Flat Creek Nature Area, Line Creek Nature Area, city greenbelts and conservation areas that currently existed to determine what uses were currently allowed.

OS-C open space conservation zoning district would be established to preserve and protect natural areas, floodplains, wetlands, historical sites, wildlife habits and lands agreed to be left undisturbed and undeveloped as a part of the site plan approval process or as identified in the city's master plan. The regulations which apply for uses in this district are designed to protect the open nature of the landscape and discourage encroachment by residential, commercial, industrial or other uses capable of adversely affecting the undeveloped character of the district. The primary purpose of designating these areas is to raise the degree of assurance that designated open space will remain open.

Mr. Rast stated that it was intended that the OS-P zoning district be established to conserve and protect natural areas and to control development on certain land and water areas which provide for public parks and/ or buildings, scenic areas or open spaces, to protect watersheds and water supply reservoirs and to allow for recreational uses. The regulations which apply to uses in this

Unapproved Excerpt
Planning Commission Meeting
July 28, 2007

district are designed to protect the open nature of the landscape and discourage encroachment by residential, commercial, industrial or other uses capable of adversely affecting the undeveloped character of the district.

The permitted uses within OS-P would be:

- Undeveloped, natural land
- Paved, multi-use paths or natural surface trails.
- Boardwalks, scenic overlooks, playgrounds and/ or picnic areas.
- Archaeological or historic sites.
- Cemeteries established prior to the adoption of this ordinance.
- Publicly owned building, facility or land.
- Building, facility or land for the distribution of utility services.
- Building, facility or land for non-commercial park, recreation, thoroughfare, or open space purposes.
- Public or private boat dock, fishing pier, boathouse and related accessory concession and support facilities, where permitted through deed restrictions.
- Public and/ or private golf course, including clubhouses, swimming pools, tennis courts or other associated activities located thereon, but not including miniature golf courses.
- Stormwater detention facilities.

No one else spoke in favor or in opposition of the proposed rezoning.

After discussion, a motion was made by Mr. Staples, seconded by Mr. McCann, and unanimously adopted that the amendments to Article X, requirements by district of the Zoning Ordinance updating definitions and permitted uses within Section 1009, OS open space and conservation district be forwarded to City Council with a recommendation for approval.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *[Signature]*
Developmental Services Director *[Signature]*

FROM: City Planner/ Zoning Administrator *David*

DATE: July 29, 2008

SUBJECT: Request to approve Step One annexation application – Peachtree East retail center
August 7, 2008 City Council Agenda

Recommendation:

Based on the requirements identified within the city's Annexation Review Process, Staff is providing information to City Council for consideration of the applicant's request. After careful review of this information and discussion with the applicant, Council must then decide if the application should move forward to Step Two of the annexation process.

Background information:

In 2004, the city repealed its moratorium on annexations and initiated a two-step process for review and consideration of annexation requests. The first step was written to provide a general overview of the proposed annexation and to identify how the annexation and proposed development may or may not be compatible with the established goals within the city's Comprehensive Plan.

Following the review of this information, City Staff and the Applicant present this information to City Council, who then decides if the application moves to Step Two of the application process, which requires the submittal of additional and detailed information pertaining to the annexation request and the proposed development. **Allowing a developer to move forward to Step Two in no way implies that City Council will ultimately approve the property for annexation.** Rather, it provides Staff the opportunity to work with the Applicant to develop a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

Request to approve Step One annexation application – Peachtree East retail center

July 29, 2008

Page 2

Application:

GDC Properties, Inc. desires to annex the existing Peachtree East retail center into the city limits of Peachtree City. The overall tract is 17.819 acres and includes five buildings and 22 retail shops totaling 147,602 SF of retail space. The current zoning designation in Fayette County is C-C Community Commercial, and the current land use designation is Commercial.

The overall tract is bordered by the Bank of Georgia to the north, Shiloh mobile home park to the east and the Westminster Cemetery to the south. Access is provided by two signalized intersections off of SR 54 East as well as two curb cuts off of SR 54. Additionally, two private drives traverse the property to provide access to the Shiloh mobile home park.

The information submitted by the applicant complies with the requirements identified within the Step One submittal guidelines and is being presented to City Council for consideration. A copy of this application is attached. Staff and the Applicant will be present at the City Council meeting to answer questions about this proposal.

Should City Council authorize the application to move forward, Staff will officially notify the County that an annexation application has been submitted.

Budget impact:

Budget impacts associated with this request include, but are not limited to, the provision of additional fire and police protection that will be necessary to service the existing development. These impacts will be further refined and analyzed if the application is allowed to move forward through the Step Two process.

Attachments

Step One: Initial annexation information

The following information is to be completed by the property owner and/ or their agent and submitted to the City Planner for review and distribution. This form provides basic project information that will allow City Staff to determine if the annexation request and proposed development may or may not be compatible with the established goals within the City's Comprehensive Plan.

I. Contact information:

Owner(s) of property: Keepport Associates, LLC; GDC Greenbriar, LLC
 Envoy Associates, LLC
Mailing address: 245 Saw Mill River Road
City, State, Zip: Hawthorne, New York 10532
Telephone: 914-747-4000
Fax: 914-747-1237
E-mail address:

Agent(s) for owner: Richard DeMarco
Mailing address: 485 North Keller Road, Suite 444
City, State, Zip: Maitland, Florida 32751
Telephone: 407-478-7600
Fax: 407-478-7602
E-mail address: rdemarco@gdcproperties.com

Agent(s) for owner: Richard P. Lindsey
Mailing address: 400 Westpark Court, Suite 220
City, State, Zip: Peachtree City, Georgia 30269
Telephone: 770-631-1811
Fax: 770-631-1771
E-mail address: rlindsey@webb-firm.com

(Note: A certified letter must be submitted by all Owners of Record of the subject property indicating they are aware of this request and that they acknowledge this application is being submitted by their agent, if applicable.)

II. Project information

Gross acreage: 17.819 acres

Acreage of lakes, floodplain, wetland, streams and associated buffers, etc.: 0.0 acres

Net developable acreage: 17.819 acres

Current zoning classification (include copy of appropriate zoning ordinance and current Zoning Map of general vicinity):

Current Fayette County zoning is C-C (Community Commercial). The attached zoning map of Peachtree City shows that there is a mix of LUC, GC and residential zoning in our proposed area of annexation. (See attached Zoning Map) The applicant has submitted a copy of the County's zoning ordinance governing C-C zoning. The County does not maintain zoning maps.

Current Land Use designation (include copy of appropriate land use description and current Land Use Map of general vicinity):

Fayette County's Land Use Map calls for Commercial Use. The applicant has submitted a copy of the County's land use map and the comprehensive plan regarding the property.

Location of property:

(Note: A Legal Description and a Boundary Survey identifying the relationship between the current city limits and the property being considered for annexation must be submitted as a part of this application.)

The property is located on SR 54 East across from the Lexington Circle mixed-use development, extending from Bank of Georgia to the Westminster Cemetery. (See attached Boundary Survey and Legal Description)

Brief description of proposed project:

(Note: Identify type of development or uses, such as commercial, industrial, residential, etc.; and provide projected size of development, such as floor area in square feet, number of employees, number of lots or housing units, etc.)

Peachtree East was constructed in 1995 and serves as a neighborhood retail center for a large portion of Kedron and Glenloch villages. Tenants include Publix, Stein Mart, Kaufmann Tire, and Starbucks as well as other retail and service establishments. Peachtree East is comprised of 5 buildings, 22 shops and 147,602 square feet. No significant changes in the layout, design or amount of developed square feet are anticipated.

Relationship to Comprehensive Plan

Provide a brief overview as to how the annexation request and proposed development may or may not be compatible with the established goals within the City's Comprehensive Plan:

▪ Housing

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to satisfy the needs of new and future residents while ensuring natural pleasing surroundings.

(If applicable, identify the type and number of residential units that are proposed, current and projected on-site and adjacent zoning and densities, price ranges, amenities, etc.)

No residential housing is associated with this annexation.

▪ Commercial

Provide commercial facilities concentrated in the four village centers already established that serve the needs of the residents of that Village. Ensure that these facilities do not adversely affect the adjoining residential areas, the environment, or existing traffic patterns.

(If applicable, identify the projected square footage of proposed retail and commercial development and how this might impact the existing Village retail centers. Additionally, identify projected traffic impacts and how this might impact existing roadways.)

Peachtree East is located outside of the city limits and adjacent to Glenloch and Kedron Villages. The Peachtree Crossings retail center at the intersection of SR 54 E and Peachtree Parkway was constructed circa 1980 and serves as the village retail center for Glenloch Village. This retail center includes a Kroger grocery store, etc and provides retail and commercial needs of the residents of the general vicinity. Peachtree East, constructed in 1995, serves the residents of the general vicinity and, if the annexation is allowed, will sit at the edge of the city limits. The annexation will not adversely impact Peachtree Crossings or any existing commercial areas of Peachtree City.

The shopping center has several well positioned access points, including two signalized access points at Broken Bow Drive and Shiloh Drive. There are no planned changes to the ingress or egress of the shopping center. The two roads named above are private and are maintained by the owner of the trailer park. No additional traffic is anticipated if the annexation is permitted.

The shopping center is already built and contains 147,602 square feet.

▪ **Economic Development**

To maintain a diversified economy that encourages high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment.

(Explain how the proposed annexation may impact existing population, employment, tax revenue, etc.)

Peachtree East is comprised of 5 buildings, 22 shops and 147,602 square feet. The shopping center, anchored by Publix and Stein Mart, has a useful mix of both service and retail tenants to serve the surrounding neighborhoods. The shopping center has historically been well occupied.

The shopping center will have an immediate tax revenue increase to Peachtree City. Previously an estimate was made using the 2005 tax rates to estimate the tax impact the annexation would have. If the shopping center had been in Peachtree City in 2005, the tax consultant retained by the applicant estimated that the taxes would have been \$194,944. This was based on the 2005 assessed value found in the county tax office and the 2005 PTC millage rate.

▪ **Transportation**

Establish and maintain a comprehensive system of transportation that provides for safe and convenient circulation through and around the city including roads, cart paths and ride share services.

(Identify how the proposed annexation and subsequent development might impact existing traffic patterns, roadways, etc. and what is planned to mitigate these impacts, how the property will be interconnected with the City's multi-use path system, and what measures will be implemented to reduce traffic congestion associated with the proposed development.)

No new roads or transportation improvements are planned as a part of this annexation.

The applicant understands that the City is in the planning process for designing multi-use paths in the general vicinity of Peachtree East. A possible bridge over SR 54 is also being considered. The applicant will cooperate with the City if it is determined that the bridge should cross SR 54 in front of the shopping center.

▪ **Recreation**

Continue to provide a full range of recreational facilities and programs which serve to satisfy the needs of individual neighborhoods, and the community as a whole.

(If applicable, identify what recreational amenities will be incorporated into the proposed development and how this will serve the needs of the existing residents of Peachtree City.)

There are no recreational facilities in the existing shopping center; however, the 22 shops provide a good mix of services for the residents in the surrounding areas.

Land Use

Establish appropriate land uses in areas that are suitable for development that would not endanger but protect the surrounding environment and aesthetics.

(Identify what type of land use would be proposed for the development and how this would be compatible with the existing land use patterns within the general vicinity.)

No additional land will be developed in conjunction with this application and annexation. The property is situated on the edge of Peachtree City and across SR 54 from current zoning of LUC-16. Additionally, the property abuts other lands which are currently zoned LUC and GC and are actively used for commercial purposes.

▪ Natural Resources

Protect the natural environment by prohibiting development in identified environmentally sensitive areas and continuing to expand city greenbelts and open space areas.

(Identify wetland areas, flood plains, streams and other environmentally sensitive areas and what measures would be taken to protect these areas from development. Also, identify what, if any, property might be donated to the City as greenbelt.)

The site generally slopes down from northwest to southeast with an elevation change of approximately 30 feet. Drainage for the entire site is directed to a retention pond in the southeast corner of the property behind Publix. The retention pond is privately owned by the owners of the shopping center and is maintained by it. As far as the applicant knows, the retention pond only serves the shopping center. There are no streams or wetlands that are located on or border the property.

▪ Community Service and Facilities

Continually provide adequate levels of service in all areas as needed for the residents of Peachtree City.

(Identify projected impacts the proposed development might have on emergency services, including police and fire, as well as sanitary sewer and water services.)

The applicant anticipates that the existing shopping center will have limited impact on police and fire emergency services. Currently, the City's Police and Fire Departments render mutual emergency aid along with the county to the shopping center. If the property is annexed, the City's Police Department will begin patrols of the shopping center and will respond to shoplifting, auto theft and other such crimes to which it does not currently respond. The Fire Department will also begin monitoring the shopping center for fire safety which it currently does not do. If the property is annexed into the City, both departments will respond under "automatic aid" as opposed to "mutual aid" to emergency calls. The shopping center presently serves many PTC residents. The act of annexation into the city will have no affect on the number of incidents at the shopping center; however, having the shopping center served by PTC police, fire and EMS should improve the response times and, thus, better serve the City residents who patronize the businesses at the shopping center. (Please see the

attached summary of all 911 calls to the shopping center from January 1, 2003 through August 31, 2006.)

▪ **Community Aesthetics**

To preserve and enhance the visual image and appearance of the community.

(Identify how the proposed development will blend in with the existing development throughout the community, to include buffers, landscaping, signage, architectural detail, etc. and whether or not you intend to adopt architectural standards or an overlay district for the proposed development.)

The retail shopping center was developed in 1995 and there are no planned changes to the aesthetics of the shopping center. Currently, the property has mature landscaping in the parking field, an attractive road frontage and a handsome stucco/brick façade. Professional landscaping maintenance and management contracts are in place which will ensure the property is continually inspected and maintained. The applicant will work with City staff on all non-conforming matters such as buffers, setbacks, signage, and telecommunications tower to determine an appropriate course of action should the Council permit the application to proceed.

▪ **Planning**

To continue to provide the city with a planning process that encourages citizen participation in every decision.

(Identify how you plan to develop the overall plan for the proposed development, to include workshops, design charrettes, neighborhood meetings, etc. and how you plan to garner public support for the proposed development.)

Since no changes in the shopping center are planned, there should be no need for such meetings; however, the applicant is willing to conduct and participate in such meetings if the City so desires.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *Bernard J. McMillan*
Developmental Services Director *AWK*

FROM: City Planner/ Zoning Administrator *David*

DATE: July 29, 2008

SUBJECT: Request to approve Step One annexation application – Hardy/ Kidd/
Whitlock/ Wilksgrove tracts (Wilksmoor Village)
August 7, 2008 City Council Agenda

Recommendation:

Based on the requirements identified within the city's Annexation Review Process, Staff is providing information to City Council for consideration of the applicant's request. After careful review of this information and discussion with the applicant, Council must then decide if the application should move forward to Step Two of the annexation process.

Background information:

In 2004, the city repealed its moratorium on annexations and initiated a two-step process for review and consideration of annexation requests. The first step was written to provide a general overview of the proposed annexation and to identify how the annexation and proposed development may or may not be compatible with the established goals within the city's Comprehensive Plan.

Following the review of this information, City Staff and the Applicant present this information to City Council, who then decides if the application moves to Step Two of the application process, which requires the submittal of additional and detailed information pertaining to the annexation request and the proposed development. **Allowing a developer to move forward to Step Two in no way implies that City Council will ultimately approve the property for annexation.** Rather, it provides Staff the opportunity to work with the Applicant to develop a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

Request to approve Step One annexation application – Hardy/ Kidd/ Whitlock/ Wilksgrove tracts (Wilksmoor Village)

July 29, 2008

Page 2

Application:

Scarborough and Rolader Development, LLC desires to annex a combined 35-acre tract of land into the city limits of Peachtree City. The overall tract is located within Wilksmoor Village and includes the Hardy tract (9.133 acres), Kidd tract (5.785 acres), Whitlock tract (17.870 acres) and a portion of the Wilksgrove Baptist Church tract (2.213 acres), all of which are currently located within unincorporated Fayette County. The property is contiguous to the recently annexed Wieland and Scarborough tracts as well as the existing city limits of Peachtree City.

The current zoning designation in Fayette County is A-R Agricultural Residential and the current land use designation is Low-density Residential. The Applicant is not proposing to rezone or develop the property at this time, and would request a zoning designation of AR Agricultural Reserve until the use of the property is determined.

The information submitted by the applicant complies with the requirements identified within the Step One submittal guidelines and is being presented to City Council for consideration. A copy of this application is attached. Staff and the Applicant will be present at the City Council meeting to answer questions about this proposal.

Should City Council authorize the application to move forward, Staff will notify the County that an official annexation application has been submitted.

Budget impact:

Budget impacts associated with this request include, but are not limited to, the provision of additional fire and police protection that will be necessary to service the existing development. These impacts will be further refined and analyzed if the application is allowed to move forward through the Step Two process.

Attachments

West Village Annexation Request

Step One: Initial Annexation Information

1. Contact information

Victoria and Victor Hardy
113 Tapestry Tr.
Peachtree City, GA 30269
(770) 487-1430 Home
trivivi@bellsouth.net

Stephen D. and Nancy M. Kidd
P. O. Box 2117
Peachtree City, GA 30269
(770) 487-4075
Kiddples@bellsouth.net

Ms. Orville Whitlock
225 Valleyview Rd.
Peachtree City, GA 30269
(770) 487-3420

Pastor Anthony Guthrie / Deacon Kent Williamson
Wilks Grove Baptist Church
182 Senoia Rd.
Peachtree City, GA 30269
(770) 631-0591

Agent for All Owners:
Scarbrough and Rolader Development, LLC
270 North Jeff Davis Drive
Fayetteville, GA 30214
Phone: (770) 461-0478
Fax (770) 461-3491
Donna_black@sandrdevelopment.com

II Project Information

Gross Acreage:

Gross Acreage to be annexed: 35 acres

Gross Acreage to be rezoned: 0 acres

Acreage of lakes, floodplain, streams and associated buffers: 0 ac

Net developable acreage: 35 ac

<u>Parcels:</u>	<u>Current Zoning:</u>	<u>Current Land Use Designation</u>
Hardy (Parcel 0745 011)	Agricultural	Low Density Residential
Kidd (Parcel 0745 010)	Agricultural	Low Density Residential
Whitlock (Parcel 0745 002)	Agricultural	Low Density Residential
Wilksgrrove Baptist Church (Parcel 0735 011)	Agricultural	Low Density Residential

Location of Property:

The properties are located between the west side of CSX rail line that is west of Senoia Rd in Land lot 166 of the 7th District. They are between the Peachtree City city limits and the Tyrone town limits. The eastern line of the Kidd, Whitlock, and Wilksgrrove Church properties are coincident with the Peachtree City city limits line. See attached legal description.

Brief description of the project:

The proposal is for annexation of these above four properties to Peachtree City. No rezoning is proposed at this time, although the properties may apply for rezoning at a later date. The existing Fayette County 'Agricultural -Residential' zoning will be translated to 'Agricultural Reserve' zoning in the City, effectively maintaining the same zoning classification. As stated in Article X, Sec. 1010 Agricultural Reserve... "is an interim zoning classification until such time as it is appropriate to convert the land to its ultimate use in accordance with the [City's] plan."

III. Relationship to the Comprehensive Plan

Housing:

No change in land use is proposed. There will be no impact on housing

Commercial:

No commercial use is proposed.

Economic Development:

There will be a nominal economic impact as these properties will bring approximately \$396 dollars per year in additional property taxes to the city.

Transportation:

No development is proposed for these properties at this time so there will be no impact on transportation. However, the parcels are currently land locked or have only an access easement available for ingress/egress. By bringing the parcel into the city limits, future access to the proposed MacDuff Parkway Extension can be properly planned for.

Recreation:

No impact on recreation is proposed.

Land Use:

Regarding annexation, Article VII Sec. 704 states that "Priority [for annexation to the City] will be given to raw land that can be developed consistent with current city standards." With the initiation of a new Village (ie Wilksmoor Village) it is beneficial to have all of the raw land in the area brought into the city limits so land planning may be coordinated for the entire area. This will result in the best use for the City, the residents, and the owners of these specific properties.

Natural Resources:

No impact is proposed on Natural Resources.

Community Services:

This section of the County has long been a problem for delivery of emergency service for Fayette County. There is currently no way for County Emergency Services to access this unincorporated area without passing through the City limits then back into the unincorporated area of the County. This is not an efficient or expeditious method of providing emergency services. Annexation of the property will allow it to be served by Peachtree City emergency services.

Community Aesthetics:

No development is proposed at this time.

Planning:

The hearing and approval process for this application shall be held in public forums in compliance with Peachtree City's public planning process.

Hardy/Kidd/Whitlock/Wilksgrove Baptist Church

All that tract or parcel of land lying and being in Land Lot 166 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

BEGINNING at the common land lot corner of Land Lots 155, 156, 166, and 167 of the 7th District;

Thence S 00°05'08" E along the common line of Land Lots 156 and 166 which is the line coincident with the Fayette County/Peachtree City boundary line for a distance of 224.64' to a point;

Thence S 00°05'08" E for a distance of 608.28' to a point;

Thence S 00°05'08" E for a distance of 905.17' to a 3" iron rod;

Thence S 89°51'29" W for a distance of 872.66' to a 3" iron rod;

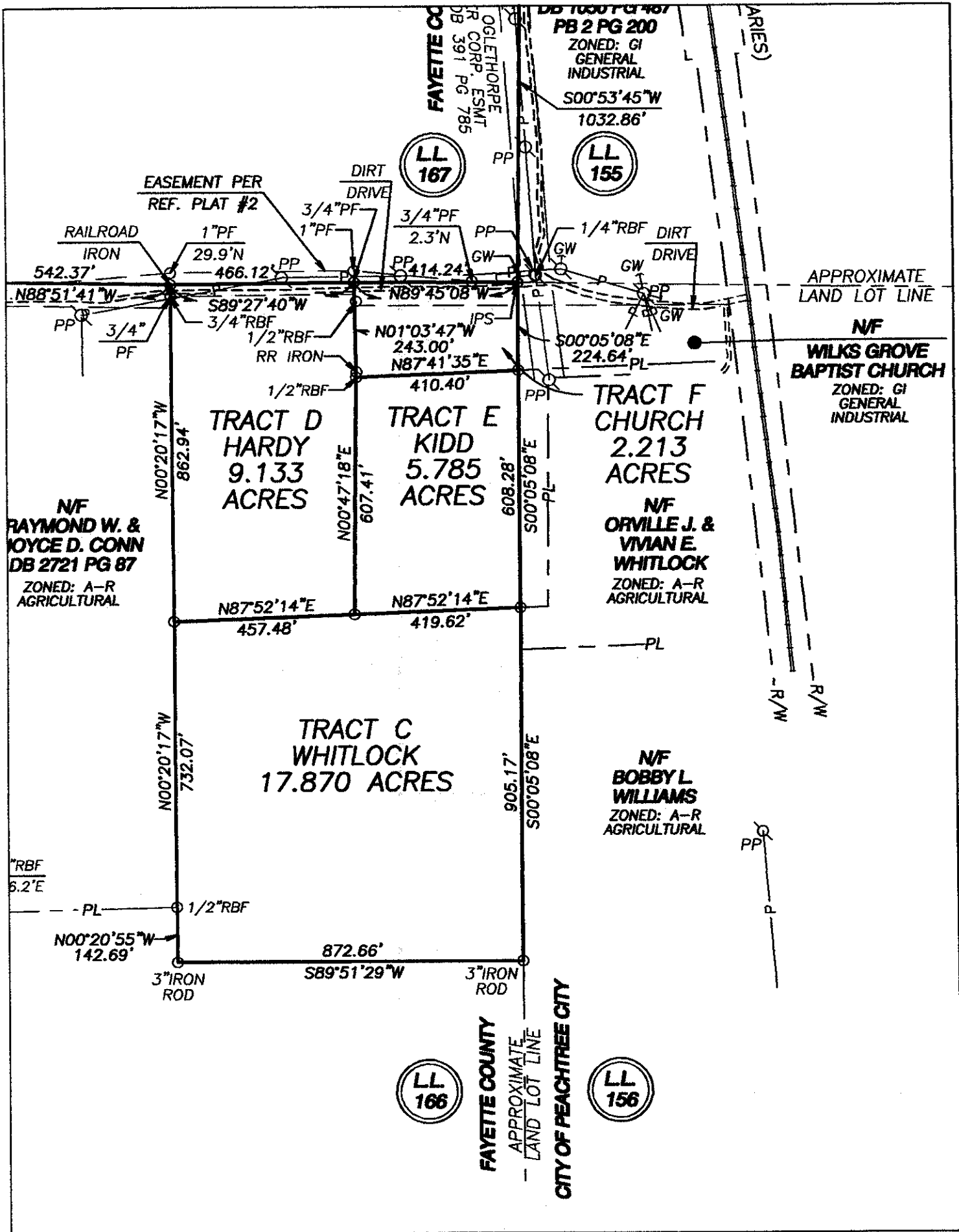
Thence N 00°20'55" W for a distance of 142.69' to a point;

Thence N 00°20'17" W for a distance of 862.94' to a ¾" pin found;

Thence S 89°27'40" W for a distance of 466.12' to a ¾" pin found;

Thence N 89°45'08" W for a distance of 414.24' to a point being the POINT OF BEGINNING.

This tract comprising 35.001 acres.



CERTIFICATION

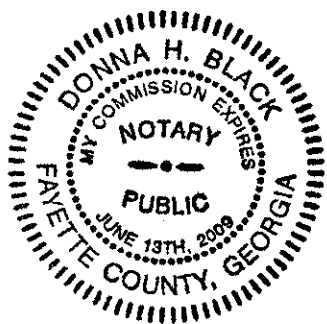
I, Stephen D. Kidd and Nancy M. Kidd, owner of the property seeking annexation (Parcel 07-45-010-01) by the City of Peachtree City, hereby certify that I am aware of, and authorize this annexation request.

Further, I appoint Scarbrough and Rolader Development as my agent for the purposes of this annexation.

Signed, this 20th day of June, 2008.

Stephen Kidd
Stephen D. Kidd

Nancy M. Kidd
Nancy M. Kidd



Donna H. Black

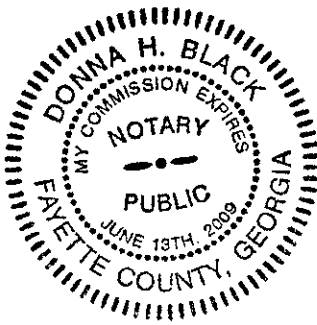
CERTIFICATION

I, Vivian E. Whitlock, owner of the property seeking annexation (Parcel 07-45-02) by the City of Peachtree City, hereby certify that I am aware of, and authorize this annexation request.

Further, I appoint Scarbrough and Rolader Development as my agent for the purposes of this annexation.

Signed, this 20th day of June, 2008.

Vivian E. Whitlock
Vivian E. Whitlock



Donna H. Black

CERTIFICATION

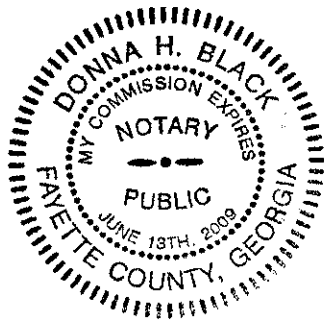
I, Victoria and Victor Hardy, owner of the property seeking annexation (Parcel 07-045-11) by the City of Peachtree City, hereby certify that I am aware of, and authorize this annexation request.

Further, I appoint Scarbrough and Rolader Development as my agent for the purposes of this annexation.

Signed, this 20th day of June, 2008.

Victoria Hardy
Victoria Hardy

Victor Hardy
Victor Hardy



Donna H. Black

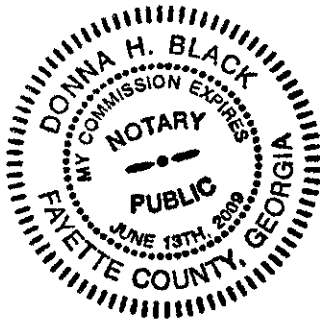
CERTIFICATION

I, Kent Williams Sr representing Wilkes Grove Baptist Church, 182 Senoia Rd, Peachtree City, a property seeking annexation by the City of Peachtree City, hereby certify that I/we am aware of, and authorize this annexation request.

Further, I/we appoint Scarbrough and Rolader Development as my/our agent for the purposes of this annexation.

Signed, this 7th day of July, 2008.

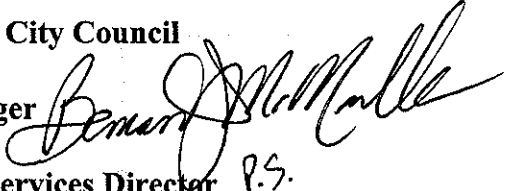
Kent C. Williams Sr.



Donna H. Black

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council
VIA: City Manager 
FROM: Financial Services Director P.S.
DATE: July 30, 2008
SUBJECT: FY 2009 Budget Resolution

August 7, 2008 City Council Meeting

Recommendation:

Adopt the attached FY 2009 Budget Resolution, and confirm the supporting budget summaries.

Discussion:

Council has already conducted several budget workshop meetings and held a public hearing on the proposed FY 2009 Budget, pursuant to O.C.G.A. 36-81-5, and is now ready to adopt the budget. The resolution and supporting documents are consistent with the information presented at the July 17 public hearing on the budget. The only exception is that the estimated Ad Valorem Tax revenue amounts were adjusted based upon the final digest figures received from Fayette County. This caused a \$148,306 reduction in the amount of cash reserves used to balance the General Fund budget, and also generated an additional \$11,851 in the Bond Debt Service Fund.

Budgetary Impact:

Upon adoption of the budget resolution, staff will be authorized to set up the FY 2009 budget based upon the budget summaries attached to the resolution.

BUDGET RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2009 FOR EACH FUND OF PEACHTREE CITY, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEMS OF ANTICIPATED FUNDING SOURCES, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES FROM EXCEEDING ACTUAL FUNDING SOURCES.

WHEREAS, a proposed budget for each of the various funds of the City has been presented to the City Council and,

WHEREAS, appropriate advertised public hearings have been held on the FY 2009 Proposed Budget, as required by Federal, State and Local Laws and Regulations; and,

WHEREAS, the City Council has reviewed the proposed budget and has made certain amendments to funding sources and appropriations; and,

WHEREAS, the budget for each fund includes appropriations for Fiscal Year 2009, incorporates certain levies, assessments, fees and charges to finance these expenditures and fits the anticipated funding sources; and

WHEREAS, each of the funds has a balanced budget, such that anticipated funding sources equal proposed expenditures; and,

WHEREAS, there are adequate funds available in cash reserves to cover any unanticipated revenue shortfall;

NOW, THEREFORE, BE IT RESOLVED that this budget, a summary of which is hereto attached, is hereby adopted specifying the anticipated funding sources for each fund and making appropriations for proposed expenditures to the Divisions named in each fund.

SO RESOLVED, in open session assembled pursuant to law. This ____ day of _____, 2008.

Mayor

ATTEST: _____
Betsy Tyler, Acting City Clerk

General Fund FY 2009 Budget Summary

Sources of Funds:

Estimated Revenues

Taxes	\$22,436,984
Licenses & Permits	\$817,749
Intergovernmental (Grants)	\$199,000
Charges for Services	\$1,019,140
Fines & Forfeitures	\$998,236
Investment Income	\$472,620
Miscellaneous	\$53,766

Total Estimated Revenues: **\$25,997,495**

Other Sources (Transfer from Hotel/Motel Tax Fund) **\$337,540**

Surplus Carryover: **\$1,146,656**

Total Sources of Funds:	\$27,481,691
--------------------------------	---------------------

Uses of Funds:

Appropriations

Departmental Operating Expenses

Administrative Services	\$1,544,644
Financial Services/ I.T.	\$1,104,603
Public Safety	\$12,266,788
Public Works	\$4,056,360
Culture & Recreation	\$5,062,314
Developmental Services	\$1,425,950

Total Departmental Appropriations: **\$25,460,659**

Salary Vacancy/ Other Savings **-\$636,516**

General Administration

Council Contingency	\$50,000
Not-for-Profit Organizations	\$20,000
General Liability Insurance	\$99,310
Miscellaneous Legal Fees	\$125,675
Legal Claims & Other Contingencies	\$75,000

Total General Administration: **\$369,985**

Transfers to Other Funds/Authorities

Transfer to PIP	\$262,968
Transfer to Debt Service	\$1,989,595
Development Authority of Peachtree City	\$35,000

Total Transfers: **\$2,287,563**

Total Uses of Funds	\$27,481,691
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Account Title	Proposed FY 2009 Budget
<u>Taxes</u>	
Ad Valorem (Real) Property - Current	\$9,119,256
Ad Valorem (Real) Property - Prior Yrs.	\$10,000
Motor Vehicle	\$590,617
Real Estate Transfer Tax	\$57,369
Recording Intangible Tax	\$183,363
GA Power Franchise Tax	\$887,434
Coweta Fayette EMC	\$830,122
Atlanta Gas Franchise Tax	\$257,928
Comcast	\$256,695
Newnan Utilities	\$5,626
Communications Franchise Tax	\$232,054
Local Option Sales Tax	\$7,024,351
Alcoholic Beverage Tax	\$610,984
Mixed Drink Tax	\$88,282
Business/Occupational Tax	\$408,804
Insurance Premium Tax	\$1,781,730
Financial Institutions	\$92,369
Total Taxes:	\$22,436,984
<u>Licenses & Permits</u>	
Alcoholic Beverage Licenses	\$267,175
Alcohol Server Registration Fees	\$29,597
Golf Cart Registration	\$49,913
Building Permits	\$309,736
Plumbing Permits	\$36,170
Electrical Permits	\$48,139
HVAC Permits	\$34,137
Soil Erosion Permits	\$11,410
Notice of Intent - EPD	\$1,441
Zoning/Subdivision Fees	\$8,104
Sign Permits	\$2,357
Kedron Development Fees	\$9
Burn Permits	\$0
Blasting Permits	\$577
Miscellaneous Fire Permits	\$92
Certificates of Occupancy	\$3,014
Site Follow Up - Fire	\$150
Reinspection Fee	\$962
New Construction Plan Review	\$13,845
Fire Sprinkler Plan Review	\$921
Total Licenses & Permits:	\$817,749
<u>Intergovernmental</u>	
Matching Grants	\$5,000
L.A.R.P Grants - GA DOT	\$0
FCBOE Reimb.- Resource Officers	\$44,000
Fayette County Recreation Grant	\$150,000
Federal Grants	\$0
Police FAST Grants	\$0
Total Intergovernmental:	\$199,000
<u>Charges for Services</u>	
Court Restitution	\$5,434

Account Title	Proposed FY 2009 Budget
Development Fee Collected	\$142
Fire Report Copy Revenue	\$5
Sale of Maps/Caps	\$1,591
Donations	\$13,592
EMS Revenues (Ambulance Fees)	\$306,710
Tower Lease	\$139,278
Recycling Revenues	\$8,502
Facility Rentals	\$22,103
Tourism Events/Activities/Energy Prog.	\$14,000
Recreation Program Fees	\$422,469
TAG Program Revenues	\$7,292
Tournament Fees	\$430
Other Charges for Services	\$58,563
Youth Council - Ticket Sales	\$1,221
Amphitheater Reimbursements	\$8,423
DAPC/WASA Reimbursements	\$5,326
Charges for Services - PCTA	\$4,059
Total Charges for Services:	<u>\$1,019,140</u>
<u>Fines & Forfeitures</u>	
Municipal Court Fines	\$891,358
Security Forfeitures	\$5,722
Court Fees	\$24,248
Court Administrative Fees	\$35,914
Library Fines	\$40,994
Total Fines & Forfeitures:	<u>\$998,236</u>
<u>Investment Income</u>	
Interest Earnings	\$472,620
Total Investment Income:	<u>\$472,620</u>
<u>Miscellaneous</u>	
Other Revenues	\$3,935
Insurance Reimbursements	\$9,666
Merchandise Sales	\$165
Sale of Fixed Assets	\$40,000
Total Miscellaneous:	<u>\$53,766</u>
<u>Other Financing Sources</u>	
Operating transfer from H/M Tax Fund	\$337,540
Operating transfer from PIP Fund	\$0
Total Other Financing Sources:	<u>\$337,540</u>
 General Fund Totals	 \$26,335,035
 Surplus Carryover/ (Reserve Increase)	 \$1,146,656
 Total Sources of Funds	 \$27,481,691
Uses of Funds:	\$27,481,691
Diff:	\$0

General Fund Expenditures

Proposed FY 2009 Budget
--

Departmental Operating Budgets

Mayor & Council	\$69,692
City Manager	\$398,416
Human Resources	\$220,646
Public Information	\$212,111
City Clerk	\$289,177
Municipal Court	\$354,602
Total Administrative Services	\$1,544,644
 Finance Department	 \$648,859
Purchasing Department	\$145,796
Information Technology	\$309,948
Total Financial Services/ I.T.	\$1,104,603
 Police Department/Communications	 \$6,319,703
Fire Department	\$5,678,785
Emergency Medical Services	\$268,300
Total Public Safety	\$12,266,788
 Public Works	 \$3,700,920
Mosquito Control	\$1,000
Stormwater Management	\$354,440
Total Public Works	\$4,056,360
 Recreation Administration	 \$2,860,118
Kedron Fieldhouse	\$936,650
Gathering Place Senior Center	\$191,093
Library Administration	\$1,074,453
Total Culture & Recreation	\$5,062,314
 Engineering	 \$329,468
Planning & Zoning	\$280,015
Code Enforcement	\$297,906
Building Department (Inspections)	\$518,561
Total Developmental Services	\$1,425,950
 Total Departmental Budgets:	 \$25,460,659

General Fund Expenditures

Proposed FY 2009 Budget
--

Total Departmental Budgets:**General Administration Budget**

Liability Insurance (GIRMA)	\$99,310
Not-for-Profit Organizations	\$20,000
Bad Debt Expense	
Council Contingency	\$50,000
Contingency - Legal Services	\$125,675
Contingency - Technology	\$25,000
Contingency - General Administration	\$50,000

Total General Administration:	\$369,985
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Operating Transfers

Transfer to PIP Fund	\$262,968
Transfer to Debt Service Fund	\$1,989,595
Development Authority	\$35,000
Total Interfund Transfers:	\$2,287,563

General Fund Totals:	\$28,118,207
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Salary Vacancy/ Other Savings:	-\$636,516
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Total Uses of Funds:	\$27,481,691
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**Public Improvement Program Fund
FY 2009 Budget Summary**

Revenues:

Transfer from General Fund	\$262,968
Equipment/Lease-Purchase Loans	\$934,774
Bricks & Mortar Loans	\$500,000
State Grants	\$0
Interest/Other Revenue	\$8,442
Developer Contributions	\$0
Carryover of FY 2008 Impact Fees	\$130,000
Citywide Development Impact Fees	\$20,678

Total Revenues:	\$1,856,862
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Appropriations:

Public Works	\$337,088
Leisure Services	\$70,500
Public Safety	\$849,274
Administration	\$500,000
Contingency	\$100,000

Total Appropriations:	\$1,856,862
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2009 Public Improvement Program

Expenditures		5 Year Plan	Debt Svce.	Term	Grant Amount	Local Share
Division: Public Services						
Street Sweeper - small		\$65,000	\$16,680	5 yrs.		
SR 74 Path Repl. (Paschall to 54- west side)		\$272,088				
<u>Cart Path Extensions</u>						
Various		\$0				
Public Services Total		\$337,088				
Division: Leisure Services						
Replace 3 Ford Pickup Trucks		\$70,500	\$18,088	5 yrs.		
Leisure Services Total		\$70,500				
Division: Public Safety						
F.D. Emergency Pre-plans Software (Phase III)		\$50,000				
SCBA's Upgrade/Replacements		\$144,000	\$32,729	5 yrs.		
Replace Cr Vic w/ Expedition		\$41,760	\$10,716	5 yrs.		
Rescue 8 (replace)		\$379,089	\$64,519	7 yrs.		
P.D. Debt Service increase for P.D. renovations (\$800K)		\$0	\$76,128	15 yrs.		
1 Ford Explorer		\$19,425	\$4,188	5 yrs.		
5 Replacement Police Vehicles @ \$43K		\$215,000	\$48,866	5 yrs.		
Public Safety Total		\$849,274				
Administrative & Financial Services						
City Hall Renovations		\$500,000	\$47,580	15 yrs.		
(underpinning, seal coat, security access system)						
Total Financial Services		\$500,000				
Contingency Funds						
PIP Contingency		\$100,000				
Total Expenditures		\$1,856,862				
Revenue Sources						
General Fund Transfer			\$262,968			
Equipment Lease Loan Proceeds		\$934,774				
Bricks & Mortar Loan Proceeds		\$500,000				
State Grants						
Interest Revenue		\$8,442				
Developer Contribution (Faison-Georgian Pk Signal)						
Transfer from FY 2008 PIP Fund		\$130,000				
Citywide Development Impact Fees		\$20,678				
Total Revenues			\$1,593,894			
Total Revenues & Transfers			\$1,856,862			

Equipment Lease/Purchase Program
Bricks & Mortar Loans

**Debt Service Funds
FY 2009 Budget Summary**

	Fund 410 G.O Bonds	Fund 400 Other Debt	Total
Revenues:			
Ad Valorem Taxes	\$779,471		\$779,471
Surplus Carryover		450,000	
Transfer from General Fund		\$1,989,595	\$1,989,595
Total Revenues	\$779,471	\$2,439,595	\$3,219,066

Appropriations:			
General Obligation Bond Expenses	\$779,471		\$779,471
Revenue Bond (DAPC)		\$142,148	\$142,148
GMA Bricks & Mortar Loans		\$1,064,689	\$1,064,689
Equipment Lease-Purchase Loans		\$1,232,758	\$1,232,758
Total Appropriations	\$779,471	\$2,439,595	\$3,219,066

**Peachtree City
Bond Digest Projections**

<u>Ad Valorem Tax Projections</u>	<u>FY 2009 Budget</u>
Digest	\$1,896,524,063
Projected Digest Increases	2.56%
One mill =	\$1,896,524
Proposed millage rate	0.411
 Millage Rate Percent Increase (Decrease)	 -25.00%
Millage Increase (Decrease)	-0.137
 Tax Revenue Generated	 \$779,471
Tax Revenue % Increase (Decrease)	-23.08%

Intangible Tax

Bond Debt Service Detail

<u>Description/Budget Year</u>	<u>FY 2009</u>
<u>Bonds:</u>	
2003 Refunding (G.O. Bonds)	\$197,731
Airport G.O. Bond	\$159,705
Library G.O. Bond	\$407,193
Administrative Expense- Bonds	\$1,850
Total Bonds:	<u>\$766,479</u>
 Miscellaneous Expense	 \$12,992
 Total G.O Bond Fund Expenses	 \$779,471

**Debt Service Detail
FY 2009 - 2013**

Lease Sched.	Description/Budget Year	FY 2009
	Bonds:	
	DAPC Revenue Bond	140,298
	Administrative Expense- Bonds	1,850
	Total Bonds:	<u>142,148</u>

GMA Bricks & Mortar Loans:

2009	Police Station Construction (2000)	228,524
	City-wide Capital Improv. (2001)	169,567
	Tennis Center/Amph. Improv. (2001)	247,367
	Land - Hwy 54W/Wynnmeade (2002)	86,880
	Satellite Auto & Citywide Improv (2007)	208,643
	Police Station Renovations (2009)	76,128
	City Hall Renovations (2009)	47,580
	South End Fire Station (2011/2012)	
	West Side Fire Station (2013)	

Total B & M Loans: 1,064,689

Equipment Lease-Purchase Loans:

Public Works Department

BoA #3	Asphalt Roller (2002)	
BoA #4	Public Works Backhoe (2003)	11,682
BoA #4	P.W. F-450 Service Vehicle (2003)	5,897
BoA #4	Asphalt Paver (2003)	6,105
BoA #4	Asphalt Planer/Recycler (2004)	16,747
BoA #4	C-30 Landscape Bed Truck (2004)	6,638
AP #1	(2) F-650 Dump Trucks (2004)	19,884
AP #1	(6) 40 H.P. Tractors (repl.) (2004)	8,654
AP #2	Skid Loader (2005)	5,160
AP #2	Asphalt Paver (2005)	10,391
	Street Sweeper - small (2009)	16,680
	Replace 8 F-250 (6 CNG) (2010)	
	555G Track Loader (2010)	
	Replace 1 Ford F-250 #3002 (2010)	
	LT9000 Tandem Dump Truck (replace)	
	Front End Wheel Loader (2011)	
	C80A Motor Grader (2011)	

Total Public Works: 107,838

Recreation Department

BoA #3	Turf Mowers (2002)	
BoA #3	Bobcat (2002)	
	Replace 3 Ford Pickup Trucks (2009)	\$18,088
	Replace Kedron Pool Bubble (2010)	

Recreation Department Totals: 18,088

Police Department

BoA #2	30 P.D. Vehicle Replacements (2003)	
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**Debt Service Detail
FY 2009 - 2013**

Lease Sched.	Description/Budget Year	FY 2009
AP #3	10 P.D. Vehicle Replacements (2006)	89,184
AP #5	11 P.D. Vehicles (7 repl., 4 new) (2007)	90,335
	Mobile Data Terminals (2007)	35,065
	Simulated FATS Equipment (2008)	34,646
	6 P.D. Vehicle Replacements (2008)	54,972
	10 P.D. Vehicle Replacements (2009)	48,866
	1 Ford Explorer	4,188
	Vehicle Replacements for FY 2010	
	Vehicle Replacements for FY 2011	
	Vehicle Replacements for FY 2012	
	Vehicle Replacements for FY 2013	

Police Department Totals: 357,256

Fire Department

BoA #1	Fire Tower Truck/Ambulance (2002)	
BoA #3	F-450 Hose Wagon (2002)	
BoA #4	2 Generators (2002)	11,107
AP #1	Technical Rescue Vehicle (2003)	6,919
AP #1	Ambulance Repl. Medic 84 (2004)	20,310
AP #1	Life Pac 12 (2004)	5,816
AP #1	Quint 83 & Equipment (2004) (2005)	111,202
AP #2	Spartan Rescue/ Pumper (2005)	89,289
AP #2	LifePak 12 (2005)	5,778
AP #6	Replace Fire Engine 85 (2006)	86,539
	Emergency Pre-Plans Software (2007)	24,546
	Replace Fire Engine 82 (2008)	107,046
	Replace Cr Vic w/SUV (2009)	10,716
	Rescue 8 Replace/Surplus (2009)	64,519
	SCBA's Upgrade/Replacement (2009-11)	32,729
	Replace Medic 84 (2010)	
	Quint - South End Fire Station (2010)	
	Medic 85 - South End Station (2011)	
	Fire Engine 86 - West Side Fire Station	
	Replace Fire Engine 85 (2013)	

Fire Department Totals: 576,516

General Administration

BoA #3	City-wide Telephone System (2002)	
BoA #4	City Hall Generator Repl. (2003)	17,227
AP #4	Energy Performance Contract	155,833
	Relplace/Upgrade C.H. Phone System	

Total General Administration: 173,060

Total Equipment Lease: 1,232,758

Sub-total 2,439,595

Debt Service Detail
FY 2009 - 2013

**Lease
Sched.**

Description/Budget Year

FY 2009

Surplus Carryover:

Spend-down of D/S Fund Balance -450,000

Grand Totals:

1,989,595

Loans already drawn down

Bank of America

All Points Capital

**City of Peachtree City
Special Revenue Funds**

	FY 2006 Actual	FY 2007 Actual	FY 2008 Amended Budget	FY 2008 Actual 04/30/2008	FY 2008 Estimated Year End	FY 2009 Proposed Budget
<u>Hotel/Motel Tax Fund</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues - Hotel/Motel Taxes	1,033,631	932,868	979,420	569,754	992,766	1,012,621
Operating Transfers Out:						
Peachtree City Tourism Association	(689,087)	(621,912)	(652,947)	(379,836)	(661,844)	(675,081)
City General Fund	(344,544)	(310,956)	(326,473)	(189,918)	(330,922)	(337,540)
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Neighborhood Parks Fund</u>						
Beginning Cash/Fund Balance	\$ 1,465	\$ 3,308	\$ 3,904	\$ 3,904	\$ 3,904	\$ 4,904
Revenues	10,602	973	836	920	1,000	-
Expenditures	(8,759)	(377)	(4,740)	-	-	-
Ending Cash/Fund Balance	<u>\$ 3,308</u>	<u>\$ 3,904</u>	<u>\$ -</u>	<u>\$ 4,824</u>	<u>\$ 4,904</u>	<u>\$ 4,904</u>
<u>D.A.R.E. Program Fund</u>						
Beginning Cash/Fund Balance	\$ 1,102	\$ 1,411	\$ 5,850	\$ 5,850	\$ 5,850	\$ 5,516
Revenues	4,793	8,907	-	69	4,100	-
Expenditures	(4,484)	(4,468)	(5,850)	(4,434)	(4,434)	-
Ending Cash/Fund Balance	<u>\$ 1,411</u>	<u>\$ 5,850</u>	<u>\$ -</u>	<u>\$ 1,485</u>	<u>\$ 5,516</u>	<u>\$ 5,516</u>
<u>Federal Seizure Fund</u>						
Beginning Cash/Fund Balance	\$ 9,072	\$ 10,485	\$ 12,378	\$ 12,378	\$ 12,378	\$ 13,846
Revenues	1,606	1,893	-	1,268	1,468	-
Expenditures	(193)	-	(12,378)	-	-	-
Ending Cash/Fund Balance	<u>\$ 10,485</u>	<u>\$ 12,378</u>	<u>\$ -</u>	<u>\$ 13,646</u>	<u>\$ 13,846</u>	<u>\$ 13,846</u>
<u>HAZMAT Fund</u>						
Beginning Cash/Fund Balance	\$ 2,424	\$ 905	\$ 1,220	\$ 1,220	\$ 1,220	\$ -
Revenues	92	1,385	1,628	1,669	1,710	-
Expenditures	(1,611)	(1,070)	(2,848)	(2,021)	(2,930)	-
Ending Cash/Fund Balance	<u>\$ 905</u>	<u>\$ 1,220</u>	<u>\$ -</u>	<u>\$ 868</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Library Sales Tax Fund</u>						
Beginning Cash/Fund Balance	\$ 11,333	\$ 8,434	\$ 5,417	\$ 5,417	\$ 5,417	\$ 5,617
Revenues	505	82	-	115	200	-
Expenditures	(3,404)	(3,099)	(5,417)	-	-	-
Ending Cash/Fund Balance	<u>\$ 8,434</u>	<u>\$ 5,417</u>	<u>\$ -</u>	<u>\$ 5,532</u>	<u>\$ 5,617</u>	<u>\$ 5,617</u>
<u>Police Department Tuition Fund</u>						
Beginning Cash/Fund Balance	\$ 4,012	\$ 4,038	\$ 4,410	\$ 4,410	\$ 4,410	\$ 4,360
Revenues	211	372	-	94	150	-
Expenditures	(185)	-	(4,410)	(120)	(200)	-
Ending Cash/Fund Balance	<u>\$ 4,038</u>	<u>\$ 4,410</u>	<u>\$ -</u>	<u>\$ 4,384</u>	<u>\$ 4,360</u>	<u>\$ 4,360</u>
<u>Youth Council Fund</u>						
Beginning Cash/Fund Balance	\$ 1,136	\$ 1,155	\$ 1,027	\$ 1,027	\$ 1,027	\$ -
Revenues	488	698	-	22	35	-
Expenditures	(469)	(826)	(1,027)	-	(1,062)	-
Ending Cash/Fund Balance	<u>\$ 1,155</u>	<u>\$ 1,027</u>	<u>\$ -</u>	<u>\$ 1,049</u>	<u>\$ -</u>	<u>\$ -</u>

**City of Peachtree City
Special Revenue Funds**

	FY 2006 Actual	FY 2007 Actual	FY 2008 Amended Budget	FY 2008 Actual 04/30/2008	FY 2008 Estimated Year End	FY 2009 Proposed Budget
<u>Fire/EMS Grants Fund</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues	18,329	-	-	-	-	-
Expenditures	(18,329)	-	-	-	-	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Police Grants/Donations Fund</u>						
Beginning Cash/Fund Balance	\$ -	\$ 5,918	\$ 2,488	\$ 2,488	\$ 2,488	\$ 3,492
Revenues	20,820	24,075	23,503	11,411	24,004	-
Expenditures	(14,902)	(26,452)	(25,991)	(7,625)	(23,000)	-
Equity Transfer Out	-	(1,053)	-	-	-	-
Ending Cash/Fund Balance	<u>\$ 5,918</u>	<u>\$ 2,488</u>	<u>\$ -</u>	<u>\$ 6,274</u>	<u>\$ 3,492</u>	<u>\$ 3,492</u>
<u>Explorer Troop Fund</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ 587	\$ 587	\$ 587	\$ 640
Revenues	-	587	-	31	600	-
Expenditures	-	-	(587)	(547)	(547)	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ 587</u>	<u>\$ -</u>	<u>\$ 71</u>	<u>\$ 640</u>	<u>\$ 640</u>
<u>Athletic Association Funds</u>						
Beginning Cash/Fund Balance	\$ 37,778	\$ 58,542	\$ 65,575	\$ 65,575	\$ 65,575	\$ 65,575
Revenues	41,769	43,120	8,742	33,606	40,000	-
Expenditures	(21,005)	(36,087)	(74,317)	(26,739)	(40,000)	-
Ending Cash/Fund Balance	<u>\$ 58,542</u>	<u>\$ 65,575</u>	<u>\$ -</u>	<u>\$ 72,442</u>	<u>\$ 65,575</u>	<u>\$ 65,575</u>
<u>Special Events Fund (Keep Peachtree City Beautiful)</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ 1,107	\$ 1,107	\$ 1,107	\$ 439
Revenues	-	54	2,900	22	3,122	-
Equity Transfer In	-	1,053	-	-	-	-
Expenditures	-	-	(4,007)	(890)	(3,790)	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ 1,107</u>	<u>\$ -</u>	<u>\$ 239</u>	<u>\$ 439</u>	<u>\$ 439</u>
<u>Special Events Fund (50th Anniversary)</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues	-	-	-	-	-	-
Expenditures	-	-	-	-	-	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Total Special Revenue Funds</u>						
Beginning Cash/Fund Balance	\$ 68,322	\$ 94,196	\$ 103,963	\$ 103,963	\$ 103,963	\$ 104,389
Revenues	1,132,846	1,015,014	1,017,029	618,981	1,069,155	1,012,621
Operating/Equity Transfers In	-	1,053	-	-	-	-
Expenditures	(73,341)	(72,379)	(141,572)	(42,376)	(75,963)	-
Operating/Equity Transfers Out	(1,033,631)	(933,921)	(979,420)	(569,754)	(992,766)	(1,012,621)
Ending Cash/Fund Balance	<u>\$ 94,196</u>	<u>\$ 103,963</u>	<u>\$ -</u>	<u>\$ 110,814</u>	<u>\$ 104,389</u>	<u>\$ 104,389</u>

**City of Peachtree City
Hotel/Motel Tax Fund Budget
FY 2009**

	FY 2008 Budget	FY 2008 Projected	** %	FY 2009 Budget
Estimated Revenue:				
Hotel/Motel Taxes	\$979,420	\$992,766	2.0%	\$1,012,621
	<u>\$979,420</u>	<u>\$992,766</u>		<u>\$1,012,621</u>
Operating Transfers Out:				
Peachtree City Tourism Association	\$652,947	\$661,844		\$675,081
City General Fund:	\$326,473	\$330,922		\$337,540
Total:	<u>\$979,420</u>	<u>\$992,766</u>		<u>\$1,012,621</u>

**Stormwater Utility Fund
Operating & Capital Budget
Fiscal Year 2009**

Revenues

Fund 521	Description	Amount
	Charges for Services	\$ 1,304,091
	Investment Income	43,200
	Miscellaneous Revenue	1,000
	<i>Total Stormwater Revenues:</i>	\$ 1,348,291

Appropriations

Fund 521	Description	Amount
	Personnel Services & Benefits	\$ 623,900
	Purchased/Contracted Services	245,764
	Supplies	81,516
	Capital Outlay	80,000
	Depreciation & Amortization	-
	Other Costs (Bad Debt Expense)	15,000
	Debt Service	274,689
	Other Financing Uses	-
	<i>Total Stormwater Appropriations:</i>	\$ 1,320,869
	Available for Renewal & Extension Fund	27,422

**City of Peachtree City
Stormwater Utility Fund
Sources Uses of Cash for Bond Coverage
Fiscal Year 2008 and 2009**

	2008 Adopted Budget	2008 Projected Year-End	2009 City Manager Proposed
Sources of Operating Cash:			
Stormwater Billings	\$ 1,305,842	1,311,707	1,317,869
Bad Debt Expense	(44,902)	(15,000)	(15,000)
Stormwater Credits	(13,462)	(14,105)	(13,778)
Miscellaneous Revenue	-	1,025	1,000
Interest Earnings (1)	9,532	21,848	7,200
Sources of Cash	<u>1,257,010</u>	<u>1,305,475</u>	<u>1,297,291</u>
Use of Operating Cash			
Salaries and Benefits	583,398	532,990	623,900
Other - Operating (2)	357,429	416,163	327,280
Debt Service	274,878	274,878	274,689
	<u>1,215,705</u>	<u>1,224,031</u>	<u>1,225,869</u>
Net Increase (Decrease) in Cash before Capital Items	41,305	81,444	71,422
Capital Items (3)	91,000	89,993	80,000
Net Increase (Decrease) in Cash after Capital Items	<u>\$ (49,695)</u>	<u>\$ (8,549)</u>	<u>\$ (8,578)</u>
 Net Revenue Available for Debt Service	 \$ 316,183	 \$ 356,322	 \$ 346,111
2008 Debt Service Payments	274,878	274,878	274,689
Coverage (4)	1.15	1.30	1.26

- (1) Only includes interest earnings on operations, not on bond proceeds investments.
(2) Does not include \$65,000 in professional services from bond proceed - 2008 budget.
(3) Only includes those items not reimbursed by bond proceeds.
(4) Bond covenants require minimum debt service coverage ratio of 1.15

CITY OF PEACHTREE CITY
SPLOST FUND
OCTOBER 1, 2008

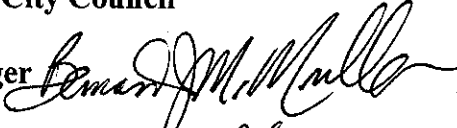
SPLOST PROJECTS	Original Budget SPOST Only	Estimated Total Project Costs at 05/08/2008	Prior Years' Expenditures	FY 2008 Actual at 05/08/2008	FY 2008 Encumbered at 05/08/2008	Projected Total SPLOST Budget at 10/01/2008
Bridges						
Highway 54 Gateway Multi-Use Bridge (2005 project)	\$ 138,920	\$ 1,478,388	42,905	\$ (21,666)	\$ 28,579	\$ 1,428,570
Highway 74 North Multi-Use Bridge (delayed for grant)	926,100	1,518,562	-	-	-	1,518,562
Highway 54 East Multi-Use Bridge Widening (2009 project) (widening at Lake Peachtree)	121,560	851,700	-	-	-	851,700
Highway 54 East Multi-Use Bridge (delayed for grant)	216,970	1,518,562	-	-	-	1,518,562
Intersections						
TDK at Dividend Drive (delayed)	104,190	104,190	-	-	-	104,190
Peachtree Parkway at Walt Banks (2006 project - design)	66,920	511,400	15,884	6,893	79,495	409,128
Upgrade RR Crossings Signals (2007 project)	868,220	868,220	-	-	-	868,220
Highway 54 at Stevens Entry - Signal (2006 project - complete)	546,980	167,250	160,100	-	7,150	-
Highway 74 at Wisdom Road - Signal (2007 project - construction)	121,560	148,150	9,200	8,750	130,200	-
Crosstown Drive at Robinson Road (2010 project)	153,160	153,160	-	-	-	153,160
Highway 74 at Cooper Circle South - Turn Lanes/ Traffic Signal (cancelled - GDOT project)	603,050	-	-	-	-	-
Peachtree Parkway at Braelinn Road (2010 project)	120,610	120,610	-	-	-	120,610
Redwine Road at Robinson Road (2011 project)	603,050	603,050	-	-	-	603,050
Roadways						
Rockaway Road Realignment (cancelled - GDOT project)	596,180	-	-	-	-	-
Peachtree Parkway North (2009 & 2010 project) (turn lanes @ Tinsley Mill/Loring Lane)	405,170	405,170	4,000	4,000	-	397,170
MacDuff Parkway Improvements (cancelled)	425,430	31,563	31,563	-	-	-
Park Place Drive Extension (2010 project)	201,020	201,020	-	-	-	201,020
Highway 74 South Frontage Road (2008 project)	335,030	335,030	-	-	-	335,030
Street Resurfacing (Multiple Streets - Multiple Years)	4,359,071	4,409,928	1,648,136	1,805,237	272,995	683,560
Streetscape/Paths						
MacDuff Parkway Landscaping (2007 project - complete)	115,770	191,988	181,488	4,000	6,500	-
Market Place/Westpark Multi-Use Tunnel (2006 project) cancelled?	109,400	-	-	-	-	-
Paschall Road/Highway 74 Tunnel/ Design (2006 project)	109,400	774,400	10,565	14,545	950	748,340
Upgrade Cartpath System (Multiple Years)	778,223	1,255,051	754,382	316,974	30,990	152,705
Sub-Total	12,025,984	15,647,392	2,858,223	2,138,733	556,859	10,093,577
Total	\$ 12,025,984	\$ 15,647,392	\$ 2,858,223	\$ 2,138,733	\$ 556,859	\$ 10,093,577

CITY OF PEACHTREE CITY
SPLOST FUND
OCTOBER 1, 2008

	Original Budget SPLOST Only	Estimated Revenue Sources at 05/08/2008	Prior Years' Revenue	FY 2008 Actual Revenue 05/08/2008	Projected SPLOST Revenue at 10/01/2008
Funding Sources					
SPLOST Tax Revenue:					
SPLOST	\$ 12,025,984	\$ 11,102,422	\$ 5,188,700	\$ 1,211,092	\$ 4,256,738
Interest Earnings (from County)	-	-	1,608	-	-
Interest Earnings (City earnings)	-	-	220,670	64,640	50,000
Private Contributions:					
Peachtree Parkway at Walt Banks	-	102,000	-	-	102,000
Peachtree Parkway North (Intersection Improvements)	-	397,170	-	-	397,170
Grants:					
LARP Funding (FY 2008 Projects)	-	100,000	102,393	106,581	-
Q23 Grant - Peachtree Parkway at Walt Banks	-	228,000	-	-	228,000
State Grant - LCI - Gateway Bridge	-	518,400	-	-	518,400
State Grant - Hwy 74 North Multi-Use Bridge (to be applied for)	-	1,214,850	-	-	1,214,850
State Grant - Hwy 54 East - Multi-Use Bridge	-	769,700	-	-	769,700
(widening at Lake Peachtree) (to be applied for)	-	-	-	-	-
State Grant - Hwy. 54 East Multi-Use Bridge (to be applied for)	-	1,214,850	-	-	1,214,850
Surplus Carryover	-	-	-	-	1,341,869
	<u>\$ 12,025,984</u>	<u>\$ 15,647,392</u>	<u>\$ 5,513,371</u>	<u>\$ 1,382,313</u>	<u>\$ 10,093,577</u>

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council
VIA: City Manager 
FROM: Financial Services Director P.S.
DATE: July 30, 2008
SUBJECT: Public Hearing – 2008 Millage Rates

August 7, 2008 City Council Meeting

Recommendation:

Hold the third and final public hearing required by state law to gain public input on the proposed Peachtree City millage rates for 2008.

Discussion:

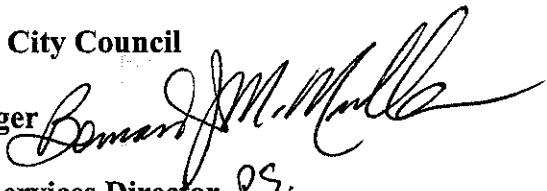
Staff will present a brief Powerpoint presentation explaining the proposed millage rates for the 2008 tax levy and will answer any questions. Members of the public will then be invited to speak on the matter. After the public hearing is declared closed, Council will then be asked to take action to adopt the 2008 millage rates under a separate agenda item.

Budgetary Impact:

N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council
VIA: City Manager 
FROM: Financial Services Director P.S.
DATE: July 30, 2008
SUBJECT: Adoption of 2008 Millage Rates

August 7, 2008 City Council Meeting

Recommendation:

Adopt the Bond millage rate at .411 mills and the Maintenance and Operation millage rate at 5.122 mills, with .019 mills of the M & O millage rate dedicated to funding the annual appropriation to the Development Authority of Peachtree City.

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 2008 tax levy. As explained at the public hearings, the bond millage rate was reduced by .137 mills and the M & O millage rate was increased by the same .137 mills. The combined millage rate for Peachtree City will therefore remain the same at 5.533 mills.

The net tax digest for Peachtree City grew by about 2.5% from the 2007 digest. Most of the digest growth (93%) was due to new growth and only 3% was due to reassessment of existing property. The digest growth will generate approximately \$262K more than the 2007 tax levy.

State law permits municipalities to levy up to 3 mills of property tax to fund the operations of a Development Authority. Since the proposed budget includes an appropriation of \$35,000 to fund DAPC operations, .019 mills of the 2008 M&O millage rate must be dedicated to fund this obligation.

Budgetary Impact:

Approval of the proposed millage rates will authorize the 2008 tax levy, which is expected to generate \$10,489,344 in tax revenue.



Department of Revenue
Local Government Services Division
4245 International Parkway, Suite A
Hapeville, Georgia 30354-3918
Telephone: (404) 968-0720
FAX: (404) 968-0778
<http://www.etax.dor.ga.gov/ptd/index.aspx>

CITY & INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2008

This form also provides the Local Government Service's Division with the millage rates for the distribution of Railroad Equipment Tax and the Homeowner Tax Relief Grant. **Complete this form once the levy is determined, and if zero, report this information in Columns 1, 3 & 5. Mail a copy to the above address or fax to (404) 968-0778 and distribute a copy to your County Tax Commissioner and Clerk of Court.** Should you have any questions, please contact us at the above number.

City Name: City of Peachtree City P. O. Box Address: _____
City Clerk: Betsy Tyler Street Address: 151 Willowbend Road
FEI No.: 58- 1079955 City, State, Zip: Peachtree City, GA 30269
(FEI number must be provided for HTRG Credit)
Office Phone No.: (770)487-7657 FAX No.: (770)631-2505
Office Days / Hours: Mon-Fri., 8AM - 5PM Contact No. When Office Is Closed: (404)798-0599
(City Clerk / Mayor)

Are taxes billed and collected by (check one): ☐ City (if checked, list contact person, phone no. and vendor name
Name: _____ Phone No.: _____
☒ County Tax Commissioner Vendor Name: _____

List below the amount & qualifications for each LOCAL homestead exemption granted by the City and Independent School System.

CITY		INDEPENDENT SCHOOL	
Exemption Amt.	Qualifications	Exemption Amt.	Qualifications
\$5,000	Age 65 or older and Federal AGI does not exceed \$30,000		

If City and School assessment is other than 40%, enter percentage millage is based on ____%.
Please state in the spaces below the millage rate in terms of mills. Example: 7 mills is shown as 7.000

CITY				
Column 1 Gross Millage for Maintenance & Operation	Column 2 **Less Rollback for Local Option Sales Tax	Column 3 Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Column 4 Bond Millage (If Applicable)	Column 5 Total Millage (Column 3 + Column 4)
8.872	3.75	5.122	.411	5.533

** Local Option Sales Tax - Proceeds must be shown as a mill rate rollback if applicable to City.

INDEPENDENT SCHOOL SYSTEM				
Column 1 Gross Millage for Maintenance & Operation	Column 2 **Less Rollback for Local Option Sales Tax	Column 3 Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Column 4 Bond Millage (If Applicable)	Column 5 Total Millage (Column 3 + Column 4)

** 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: 1. Fayette 2. _____ 3. _____

I hereby certify that the tax rate indicated above is the official rate applicable to all property for tax year 2008.

Signature of Person Completing Form: _____ Date: _____

COMPUTATION OF MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES FOR YEAR 2008

COUNTY	FAYETTE	TAXING JURISDICTION	CITY OF PEACHTREE CITY
--------	---------	---------------------	------------------------

INFORMATION FOR THE SHADED PORTIONS OF THIS SECTION MUST BE ENTERED

This information will be the actual values and millage rates certified to the Department of Revenue for the applicable tax years.

DESCRIPTION	2007 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2008 DIGEST
REAL	1,619,834,365	3,281,316	24,472,576	1,647,588,257
PERSONAL	200,610,218		12,639,481	213,249,699
MOTOR VEHICLES	109,030,030		10,981,440	120,011,470
MOBILE HOMES	0		0	0
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	61,333		-33,782	27,551
GROSS DIGEST	1,929,535,946	3,281,316	48,059,715	1,980,876,977
EXEMPTIONS	81,254,429	0	3,903,485	85,157,914
NET DIGEST	1,848,281,517	3,281,316	44,156,230	1,895,719,063
	(PYD)	(RVA)	(NAG)	(CYD)
2007 MILLAGE RATE >>>	4.985		2008 PROPOSED MILLAGE RATE >>>	

THIS SECTION WILL CALCULATE AUTOMATICALLY UPON ENTRY OF INFORMATION ABOVE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2007 Net Digest	PYD	1,848,281,517	
Net Value Added-Reassessment of Existing Real Property	RVA	3,281,316	
Other Net Changes to Taxable Digest	NAG	44,156,230	
2008 Net Digest	CYD	1,895,719,063	(PYD+RVA+NAG)
2007 Millage Rate	PYM	4.985	
Millage Equivalent of Reassessed Value Added	ME	0.009	(RVA/CYD) * PYM
Rollback Millage Rate for 2008	RR	4.976	PYM - ME

COMPUTATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2008 Proposed Millage Rate for this Taxing Jurisdiction exceeds the 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. Section 48-5-32.1(c) (2)	Rollback Millage Rate	4.976
	2008 Millage Rate	5.122
	Percentage Increase	2.93%

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. Section 48-5-32.1 for the taxing jurisdiction for tax year 2008 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2008 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 2008 exceeds the rollback rate, I further certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. Sections 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published five year history and current digest advertisement, 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 2008 does not exceed the rollback rate, I further certify that the required five year history and current digest advertisement have been published in accordance with O.C.G.A. Section 48-5-32 as evidenced by the attached copy of such advertised report.

Signature of Responsible Party

Title

Date

COMPUTATION OF MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES FOR YEAR 2008

COUNTY	FAYETTE	TAXING JURISDICTION	CITY OF PEACHTREE CITY (BOND)
--------	---------	---------------------	-------------------------------

INFORMATION FOR THE SHADED PORTIONS OF THIS SECTION MUST BE ENTERED

This information will be the actual values and millage rates certified to the Department of Revenue for the applicable tax years.

DESCRIPTION	2007 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2008 DIGEST
REAL	1,619,834,365	3,281,316	24,472,576	1,647,588,257
PERSONAL	200,610,218		12,639,481	213,249,699
MOTOR VEHICLES	109,030,030		10,981,440	120,011,470
MOBILE HOMES	0		0	0
TIMBER - 100%	0		0	0
HEAVY DUTY EQUIP	61,333		-33,782	27,551
GROSS DIGEST	1,929,535,946	3,281,316	48,059,715	1,980,876,977
EXEMPTIONS	80,339,429	0	4,013,485	84,352,914
NET DIGEST	1,849,196,517	3,281,316	44,046,230	1,896,524,063
	(PYD)	(RVA)	(NAG)	(CYD)
2007 MILLAGE RATE >>>	0.548	2008 PROPOSED MILLAGE RATE >>>		

THIS SECTION WILL CALCULATE AUTOMATICALLY UPON ENTRY OF INFORMATION ABOVE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2007 Net Digest	PYD	1,849,196,517	
Net Value Added-Reassessment of Existing Real Property	RVA	3,281,316	
Other Net Changes to Taxable Digest	NAG	44,046,230	
2008 Net Digest	CYD	1,896,524,063	(PYD+RVA+NAG)
2007 Millage Rate	PYM	0.548	
Millage Equivalent of Reassessed Value Added	ME	0.001	(RVA/CYD) * PYM
Rollback Millage Rate for 2008	RR	0.547	PYM - ME

COMPUTATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2008 Proposed Millage Rate for this Taxing Jurisdiction exceeds the 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. Section 48-5-32.1(c) (2)	Rollback Millage Rate	0.547
	2008 Millage Rate	0.411
	Percentage Increase	-24.86%

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. Section 48-5-32.1 for the taxing jurisdiction for tax year 2008 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2008 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 2008 exceeds the rollback rate, I further certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. Sections 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published five year history and current digest advertisement, 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 2008 does not exceed the rollback rate, I further certify that the required five year history and current digest advertisement have been published in accordance with O.C.G.A. Section 48-5-32 as evidenced by the attached copy of such advertised report.		
Signature of Responsible Party	Title	Date

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: July 17, 2008

SUBJECT: Alcohol License – NEW – Kane Yama Japanese Steakhouse
August 7, 2008, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a new alcohol license.

Discussion:

Kane Yama Japanese Steakhouse, a restaurant to be located at 620 Crosstown Drive (former Ginza restaurant in Braelinn Village), has submitted a request for a new alcohol license. Mr. Tom Y.C. Huang has requested he be appointed as the Licensee and the License Representative. He will attend the meeting on Thursday, June 7th, to answer any questions you may have. Mr. Huang opened Chin Chin's and served as the Licensee and License Representative until the restaurant was purchased by Hin Ming (Ricky) Yeung.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for a pouring license, \$5,000, plus \$500 for Sunday Sales.

BT:pd

Attachments

Application For Alcoholic Beverage License

Business Name: KANE YAMA GROUP INC	Business Location: 620 CROSSTOWN DRIVE	PEACHTREE CITY 30269
Nature of Business: RESTAURANT	Mailing Address: 620 CROSSTOWN DRIVE	Business Phone Number:
Name of Licensee: TOM Y.C. HUANG	Home Address: ALPHARETTA, GA	Home Phone Number:
Name of License Representative: SAME	Home Address: SAME	Home Phone Number:

Please indicate type of licenses applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage
☒	Wine	☐	Wine	☐	Wine
☒	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
TOM Y.C. HUANG	12832 WATERSIDE DR ALPHARETTA, GA	(770) 356-9556

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES ☒ NO

If YES, Please Provide Name of Employee: _____



CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

State of Georgia

City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Tom Yenceng Huang

12832 Waterside Dr.
Alpharetta, GA 30004

has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

H.C. "Skip" Clark II
H.C. "Skip" Clark II
Chief of Police

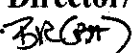
7/16/08
Date

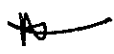
Miguel R. M. Duran
Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Bernard McMullen, City Manager 
Paul Salvatore, Financial Services Director 
Betsy Tyler, Acting Administrative Services Director/City Clerk 
Brenda Rogers, Human Resources Manager 

FROM: H.C. "Skip" Clark II, Chief of Police 

DATE: July 28, 2008

SUBJECT: Consider Position Reclassifications
August 7, 2008, City Council Meeting

Recommendation:

Staff recommends that Council reclassify the following positions, effective with the pay period beginning August 4, 2008:

Current Position/Grade

Proposed Position/Grade

- | | |
|--|---|
| 1. Staff Assistant-Police Department
Grade 72/step 32 \$45,363.24 | Administrative Assistant
Grade 73/step32 \$47,658.83 |
| 2. Staff Assistant-Police Department
Grade 72/step 17 \$36,283.85 | Administrative Assistant
Grade 73/step17 \$38,119.99 |

Discussion:

The current positions and pay grade do not accurately reflect the job duties and workload currently being performed by the Staff Assistants at the Police Department. Currently, our two Staff Assistants are cross training with our Administrative Assistant so that all duties can be equally redistributed among the three of them. This reclassification will allow more flexibility and availability when payroll, various reports and other specific duties need to be completed in addition to assisting the public and answering the phones.

Budget Impact:

The reclassification of the Staff Assistant Positions will have a minimum impact on the FY 2008 budget. To accommodate this reclassification on an annual basis, one Staff Assistant's increase at step 32 will affect a budget increase of \$2,295.59. The Staff Assistant at step 17 will have a budget impact of \$1,836.14. There will also be an annual increase of approximately \$398.71 to cover additional FICA/Medicare and Pension benefits, for a total annual budget impact of \$4,530.44 for both reclassifications. For the remainder of FY 2008, the prorated budget impact will amount to approximately \$700.00

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Bernie McMullen, City Manager 

DATE: July 31, 2008

SUBJECT: Funding of Interchange Modification Report
Council Agenda, August 7, 2008

Recommendation:

That Council fund the remaining \$10,000 from Council Contingency for the SR74 and I-85 Interchange Modification Report (IMR).

Discussion:

Attached is a request from the Tri-County Alliance (TCA) to fund an Interchange Modification Report (IMR) for the SR-74 and I-85 interchange. As stated in their letter to Mayor Logsdon, the TCA is focused on improving access and mobility in Fayette, South Fulton, and Coweta communities. The TCA request was forwarded to the Association of Fayette County Governments (AFCG) and placed on the July 29, 2008 AFCG agenda. As a result of this request, Fayette County approved \$40,000 of this request at their July 24, 2008 Board of Commission meeting with funding coming from their SPLOST funds. Approval of these funds will enable TCA to initiate the IMR, which is the first step in getting this project seriously considered for implementation by Georgia Department of Transportation.

Budget Impact:

The current balance in the 2008 Council Contingency account is \$79,900. Funding this request will leave a balance of \$69,900.

Attachments

The Tri-County Alliance

April 7, 2008

Mayor Harold Logsdon
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Transmitted via email

Subject: Tri County Alliance Request for Funding

Dear Mayor Logsdon:

As you are aware, the Tri County Alliance (TCA) is focused on improving access and mobility in Fayette, South Fulton and Coweta communities. While all of the projects under consideration by the three counties and associated towns and cities are critical, the I-85/SR 74 Interchange improvement project has been identified by the TCA as a priority project. The first step in getting this project seriously considered for implementation funding is the completion of an Interchange Modification Report (IMR) by GDOT. IMRs are required by FHWA for any modification to an Interchange.

To initiate the IMR, GDOT requires a letter from the jurisdiction in which the project is located with a commitment of funding. Based on TCA estimates gathered from GDOT approved consultants these projects are approximately \$100,000. The TCA has raised half of this amount (\$50,000) from the City of Fairburn and the South Fulton Community Improvement District (CID). We hope to have funding secured and an IMR underway no later than September, 2008.

We request that your City Council also earmark funding for this important project. With strong leadership and support such as yours, we are confident that this important project will continue to move forward.

Sincerely,



Jay Knight
Tri County Alliance Chairman

c: Bernie McMullen, Peachtree City Manager
Joddie Gray, South Fulton CID Administrator

The Tri-County Alliance

>> The Tri-County Alliance of Fayette, Coweta, and South Fulton cordially invites you to a legislative breakfast.

Please drop in for breakfast, coffee and conversation...

- > Celebrating our partnership
- > Honoring your leadership
- > Sharing our vision for the region

Tuesday, March 18, 2008
8:00 a.m. - 10:00 a.m.
State Capitol, Room 216

Please R.S.V.P. to:
Mark Sanders
(404) 456-7078
marksanders@mindspring.com

in partnership with our Tri-County Alliance members

The South Fulton
Community
Improvement
District



in partnership
with our Tri-County
Alliance members

Fulton County
Coweta County
City of Peachtree City
City of Senola
Town of Tyrone
City of Fairburn
City of Union City

South Fulton Community Improvement District



Tri County Alliance

Traffic congestion is an emerging issue in South Metro Atlanta. Congestion impacts not only commute times, but it also hinders economic development. To address these concerns, the SR 74 Alliance formed in July of 2005 to address access and mobility in Fayette, South Fulton and Coweta communities.

The Congestion Relief Accord, an inter-governmental Memorandum of Understanding was signed by representatives from Fulton and Coweta counties, City of Peachtree City, City of Senoia, City of Union City and the City of Fairburn as well as the South Fulton Community Improvement District (CID). It identified these projects as a top priority:

- Improvements to the State Route 74/I-85 interchange and
- Implementation of vanpooling and park and ride lot site identification
- Representation from the jurisdictions within South Metro Atlanta on the Atlanta Regional Commission's Regional Freight Study
- Consider studies of I-85 area interchanges



The group recently developed a mission statement which states:

The Tri County Alliance (TCA) is a forum of government and community members from South Fulton, Fayette and Coweta counties working together to discuss and promote access and mobility solutions on regionally significant corridors in the tri-county area. Collaborating with regional and state partners, the Alliance leverages resources and experiences to preserve and improve transportation, economic development and quality of life for the South Fulton, Fayette and Coweta communities. For additional information you may visit the web site at <http://southfultoncid.com/TriCounty.aspx>.

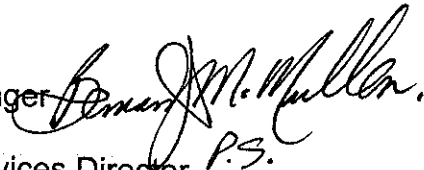
See the following news articles on this innovative alliance of communities working together:

- Leaders coming together to solve traffic problems
The Citizen
- Southside leaders band together to ease traffic
07/20/2005 - Atlanta Journal-Constitution
- For future traffic, Hwy. 74 Alliance is a good idea
09/21/2005 - Fayette Citizen
- Hwy. 74 Alliance moving forward
11/03/2005 - The Citizen
- Shop ♦til you drop . . . in Fairburn
11/09/2005 - The Citizen
- Coweta signs off on traffic relief; Fayette waits
11/25/2005 - The Citizen
- Name game
12/20/2005 - The Citizen
- Tr-County Alliance gets update On Hwy. 74
06/19/2006 - The Citizen

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager 

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

DATE: August 4, 2008

SUBJECT: Auditing Services

Council Agenda – August 7, 2008

Recommendation:

That City Council accept the proposal from the firm of Moore & Cubbedge, LLP for professional auditing services for the City of Peachtree City for the fiscal years ending September 30, 2008, 2009, and 2010, 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 June 30, 2008, by mailing letters of notice to thirteen (13) auditing firms and placing the RFP on the City's web site. Eight of the thirteen firms contacted City staff to indicate either an interest in submitting a proposal or that they were not proposing on the auditing services. On July 18, 2008, the City received proposals from the following firms:

Mauldin & Jenkins, LLC of Macon and Atlanta, Georgia
Moore & Cubbedge, LLP of Marietta, Georgia
Bates, Carter & Co. of Gainesville, Georgia
J. K. Boatwright & Co., P.C. of Peachtree City and LaGrange, Georgia
Fulton Kozak of Morrow, Georgia
Geer & Associates of Albany and Duluth, Georgia

The Financial Services Director and the Assistant Finance Director evaluated the technical portion of the six (6) proposals first. Although Mauldin & Jenkins, the City's current auditors, presented the best overall technical proposal and received the entire 75 points allocated to the technical portion of the proposal, Mauldin & Jenkins price proposal for three years (\$159,650) was nearly the highest of all of the proposals received.

Moore & Cubbedge's technical proposal was assigned 70 points. However, Moore & Cubbedge provided one of the lowest price proposals for the three year period (\$119,785). The technical

proposal points coupled with the price proposal points provided the best overall point total to Moore & Cubbedge. References were checked for Moore & Cubbedge that included Cobb County, the City of Marietta, and the City of Smyrna. All references were very positive in regards to the professional staff of Moore & Cubbedge, the ability for them to conduct the City's annual financial audit, and the timely completion of all necessary financial reports by the firm. Based on this information, City staff recommends entering into a one-year contract with Moore & Cubbedge, LLP with the option of extending the contract two additional years.

Budget Impact:

Adequate funds have been budgeted in fiscal year 2009 to cover the annual costs associated with a contract with Moore & Cubbedge, LLP.

**CITY OF PEACHTREE CITY
PROPOSALS - AUDIT SERVICES
AUGUST 4, 2008**

	<u>Technical Proposal (75 Points)</u>	<u>Three-Year Price Proposal</u>	<u>Three-Year Price Proposal (25 Points)</u>	<u>Total Points (100 Points)</u>
Moore & Cubbedge	70	\$ 119,785	23.8	93.8
Mauldin & Jenkins	75	159,650	17.9	92.9
Bates, Carter & Co.	70	158,809	17.9	87.9
Fulton Kozak	60	145,000	19.7	79.7
Boatwright & Co.	60	147,575	19.3	79.3
Geer & Assoc.	30	114,000	25.0	55.0

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *BTM*
Developmental Services Director *WJW*

FROM: City Planner *David*

DATE: August 5, 2008

SUBJECT: Request from SouthTree Enterprises for a water line easement on city-owned property
August 7, 2008 City Council Agenda

Recommendation:

Staff recommends that Council approve the request from SouthTree Enterprises for a 20'-wide water line easement extending from Waterwood Bend to the Whitlock Financial Center tract subject to the following understandings and conditions:

- 1. The portion of the multi-use path disturbed by construction shall be reconstructed to current city standards immediately following construction activities.*
- 2. The entire easement shall be fine graded, seeded and strawed immediately following construction activities.*
- 3. The Applicant shall be responsible for paying all recording fees for the subject easement.*

Discussion:

SouthTree Enterprises is constructing a new building for the Whitlock Financial Center on the site of the former Edward Jones building. The new building will exceed 5,000 SF in size. The city's recently adopted Automated Fire Sprinkler Systems Ordinance requires the installation of an automatic fire sprinkler system. Rather than request a variance from this ordinance, the owner of the building will be including an automatic fire sprinkler system in the design of the building.

The water line running parallel to SR 54 is located on the opposite side of the road, which would require jacking and boring underneath the state highway. The Applicant has indicated this would be cost-prohibitive. Instead, the Applicant is proposing to tie into the existing water line adjacent to Waterwood Bend and extend service to the subject tract. In order to do so, the Applicant must

Request from SouthTree Enterprises

August 5, 2008

Page 2

first secure an easement from the city, as the water line and associated easement would be located within a city-owned greenbelt.

The Applicant has staked the centerline of the easement in the field to verify that installation would not impact a large, specimen tree on the property. The construction would require the demolition of a portion of an existing multi-use path on the property. Following construction, the multi-use path would be reconstructed and the easement would be fine graded and re-seeded.

Budget impact:

There are no budget impacts associated with this request.

After recording, return to:

Theodore P. Meeker, III
Davis & Meeker, LLC
6631 Watson Street
Union City, GA 30291

**STATE OF GEORGIA
COUNTY OF FAYETTE**

DEED OF EASEMENT

THIS INDENTURE, made and entered into this _____ day of _____ in the year 2008, between the City of Peachtree City, a political subdivision of the State of Georgia as party of the first part, hereinafter referred to as "GRANTOR", and SouthTree Enterprises, as party of the second part, hereinafter referred to as "GRANTEE" (GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESS THAT: Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these present does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following:

20' WATER LINE EASEMENT: A perpetual non-exclusive easement under certain property described below being a permanent easement approximately 0.104 acres as described within the plat prepared for SouthTree Enterprises, dated July 31, 2008 (Exhibit "A"). Such exhibit is, by this reference, incorporated herein and made a part hereof. That certain property, upon which this easement crosses, is more fully described in the Legal Description (Exhibit "B") attached hereto and is, by this reference, incorporated herein and made a part hereof. The purpose of the grant of easement is to allow the Grantee, through its agents and employees, the right and privilege to install, construct and maintain an underground water line under the subject property. The permanent easement herein granted shall be perpetual in duration.

The Grantor shall assume no liability for injuries or damages to public users of the City's easements, and Grantor shall forfeit no other property rights by virtue of the existence of this easement on his property. Grantee shall indemnify Grantor for any and all claims that arise from the Grantee's use of the easement rights conveyed herein.

This instrument shall be binding upon the heirs, successors and assigns of the Grantor and Grantee herein and shall inure to the benefit of the successors in interest of the Grantor and Grantee herein.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, have caused this document to be executed by its duly authorized officers and its seal to be hereunto affixed, as of this day and the year first above written.

OWNER: City of Peachtree City

By: _____
Mayor

Signature

Signed sealed and delivered,
In the presence of

Witness

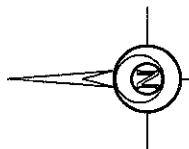
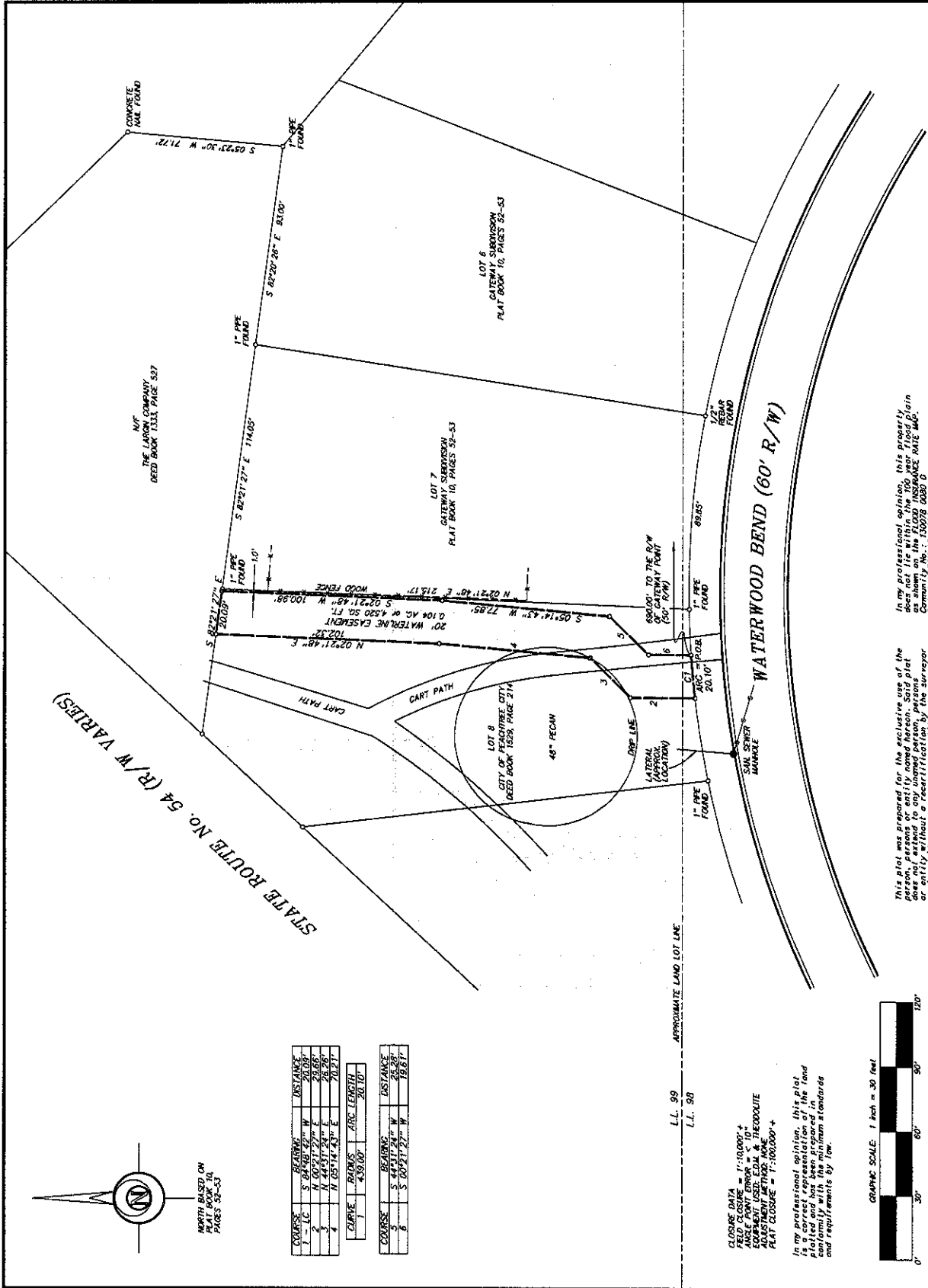
NOTARY:

Printed name

Signature

My Commission expires:

SEAL



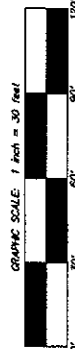
NORTH BASED ON
PLAT BOOK 10,
PAGES 52-53

COURSE	BEARING	DISTANCE
1 - LC	S 84°48'42" W	20.00'
2 - N	N 00°11'27" E	29.66'
3 - N	N 00°11'27" E	29.66'
4 - N	N 00°11'27" E	29.66'

CURVE	BEARING	ARC LENGTH
1	45.000°	20.10'

COURSE	BEARING	DISTANCE
5	S 44°11'27" W	20.20'
6	S 10°21'27" W	19.61'

CLOSURE DATA
FIELD CLOSURE = 1:10000+
EQUIPMENT USED: EDM & THEODOLITE
ADJUSTMENT METHOD: ADJUST
PLAT CLOSURE = 1:100000+
In my professional opinion, this plat is a correct representation of the land plotted and has been prepared in accordance with the minimum standards and requirements by law.



This plat was prepared for the exclusive use of the land surveyors and is not to be used as evidence in any court of law or in any other proceeding without a recertification by the surveyor showing said person, persons or entity.

In my professional opinion, this property is correctly shown as shown on the FLOOD INSURANCE RATE MAP, Community No. 130028 0080 0, dated March 16, 1994.

W.D. Gray and Associates, Inc.

land surveyors - planners
160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

SOUTH-TREE ENTERPRISES

PREPARED FOR:

LAND LOTS: 98 & 99	DATE OF SURVEY: 07/30/08
7th DISTRICT	DATE OF DRAWING: 07/31/08
CITY OF PEACHTREE CITY	REF.
FAYETTE COUNTY, GA.	
SCALE: 1" = 30'	JOB NO. 0807021

Legal Description

All that tract or parcel of land lying and being Land Lots 98 and 99 of the 7th District of Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way of Waterwood Bend (60' right-of-way) that is 690.00 feet from the intersection of northeasterly right-of-way of Waterwood Bend and the easterly right-of-way of Gateway Point (50' right-of-way) as measured along the northerly right-of-way of Waterwood Bend; **THENCE** along the northerly right-of-way of Waterwood Bend along a curve to the left having a radius of 439.00 feet, a delta of 02 degrees 37 minutes 22 seconds, an arc length of 20.10 feet, and a chord which bears South 84 degrees 48 minutes 42 seconds West having a chord distance of 20.09 feet to a point; **THENCE** leaving the right-of-way of Waterwood Bend North 00 degrees 21 minutes 27 seconds East a distance of 29.66 feet to a point; **THENCE** North 44 degrees 31 minutes 24 seconds East a distance of 26.26 feet to a point; **THENCE** North 05 degrees 14 minutes 43 seconds East a distance of 70.21 feet to a point; **THENCE** North 02 degrees 21 minutes 48 seconds East a distance of 102.32 feet to a point; **THENCE** South 82 degrees 21 minutes 27 seconds East a distance of 20.09 feet to a point; **THENCE** South 02 degrees 21 minutes 48 seconds West a distance of 100.98 feet to a point; **THENCE** South 05 degrees 14 minutes 43 seconds West a distance of 77.85 feet to a point; **THENCE** South 44 degrees 31 minutes 24 seconds West a distance of 25.28 feet to a point; **THENCE** South 00 degrees 21 minutes 27 seconds West a distance of 19.61 feet to a point which is the **POINT OF BEGINNING**, and containing 4,520 square feet or 0.104 acre(s) of land, more or less, and being the same as per plat by W.D. Gray and Associates, Inc. for South-Tree Enterprises, dated July 31, 2008, Job No. 0807012.

City Council of Peachtree City
REVISED AGENDA
August 7, 2008
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize Fire Department Explorer Post 209 Members & Sponsors
 - Donation from Panasonic to Police Department for K-9 Program
 - Recognize Terry Ernst for 15 Years of Service
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - July 17, 2008, Regular Meeting Minutes
 - July 30, 2008, Special Called Meeting Minutes – 7:30 a.m. meeting & 6:00 p.m. meeting
- VII. Monthly Reports
- VIII. Consent Agenda
 - 1. Alcohol License – Change in License Representative – Kroger #654
 - 2. Alcohol License – Change in License Representative – Flat Creek Golf Course
 - 3. Alcohol License – Change in License Representative – Braelinn Golf Course
 - 4. Alcohol License – Change in License Representative – Planterra Golf Course
 - 5. Alcohol License – Change in License Representative – Rite Aid 11778
 - 6. Alcohol License – Change in License Representative – Rite Aid 11779
 - 7. Consider Accepting Panasonic Donation to Police Department
 - 8. Consider Surplus Sale of Fire Engine 85
 - 9. Consider Ordinance for Use of Private Fire Hydrants
 - 10. Consider Request to Surplus Obsolete Equipment
- IX. Old Agenda Items
 - 05-08-05 Public Hearing – Consider Variance Request – Buffer, Northlake/Aberdeen Park
 - 06-08-08 Public Hearing – Consider Amendments, Specific Permitted Uses in Multiple Zoning Districts
 - Sec. 1001, R-10, R-12, R-15 and R-22 *One-family residential districts*
 - Sec. 1002, R-43 *One-family residential district*
 - Sec. 1002A VR *Villa residential*
 - Sec. 1003 ER *Estate residential district*
 - Sec. 1004 GR *General residential district*
 - Sec. 1005 LC *Limited commercial district*
 - Sec. 1005 A OI *Office institutional district*
 - Sec. 1006 GC *General commercial district*
 - Sec. 1006A LUC *Limited use commercial*
 - Sec. 1007 LI *Limited industrial district*
 - Sec. 1008 GI *General industrial district*
 - Sec. 1009 OS *Open space and conservation district*
 - Sec. 1010 AR *Agricultural reserve district*
 - Sec. 1011 R-1 *One-family residential district*
- X. New Agenda Items
 - 08-08-01 Public Hearing – Consider Step 1 Annexation Request, Peachtree East Shopping Center
 - 08-08-02 Public Hearing – Consider Step 1 Annexation Request, Hardy/Kidd/Whitlock/Wilksgrrove Tracts
 - 08-08-03 Consider Adoption of FY 2009 Budget Resolution
 - 08-08-04 Public Hearing – Millage Rates for 2008
 - 08-08-05 Consider Adoption of the 2008 Millage Rates
 - 08-08-06 Alcohol License – NEW – Kane Yama, 620 Crosstown Drive
 - ~~08-08-06 Consider Reclassification of Administrative Positions – Police Department (Moved to 8/21 Agenda)~~
 - 08-08-07 Consider Funding of Interchange Modification Report
 - 08-08-08 Consider Proposal for Auditing Services
 - 08-08-09 Consider Extending Lease for Temporary Police Station
 - 08-08-10 Consider Request from SouthTree Enterprises for a Water Line Easement on City-owned Property
- XI. Council/Staff Topics
 - Update on Energy Performance Based Contract
- XII. Executive Session

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

Revised 8/6/2008, 2:51 p.m.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager 

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

DATE: August 4, 2008

SUBJECT: Auditing Services

Council Agenda – August 7, 2008

Recommendation:

That City Council accept the proposal from the firm of Moore & Cubbedge, LLP for professional auditing services for the City of Peachtree City for the fiscal years ending September 30, 2008, 2009, and 2010, and to authorize the City Manager and the Financial Services Director to enter into annual contracts for these services.

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Fulton Kozak of Morrow, Georgia
Geer & Associates of Albany and Duluth, Georgia

The Financial Services Director and the Assistant Finance Director evaluated the technical portion of the six (6) proposals first. Although Mauldin & Jenkins, the City's current auditors, presented the best overall technical proposal and received the entire 75 points allocated to the technical portion of the proposal, Mauldin & Jenkins price proposal for three years (\$159,650) was nearly the highest of all of the proposals received.

Moore & Cubbedge's technical proposal was assigned 70 points. However, Moore & Cubbedge provided one of the lowest price proposals for the three year period (\$119,785). The technical

proposal points coupled with the price proposal points provided the best overall point total to Moore & Cubbedge. References were checked for Moore & Cubbedge that included Cobb County, the City of Marietta, and the City of Smyrna. All references were very positive in regards to the professional staff of Moore & Cubbedge, the ability for them to conduct the City's annual financial audit, and the timely completion of all necessary financial reports by the firm. Based on this information, City staff recommends entering into a one-year contract with Moore & Cubbedge, LLP with the option of extending the contract two additional years.

Budget Impact:

Adequate funds have been budgeted in fiscal year 2009 to cover the annual costs associated with a contract with Moore & Cubbedge, LLP.

**CITY OF PEACHTREE CITY
PROPOSALS - AUDIT SERVICES
AUGUST 4, 2008**

	Technical Proposal (75 Points)	Three-Year Price Proposal	Three-Year Price Proposal (25 Points)	Total Points (100 Points)
Moore & Cubbedge	70	\$ 119,785	23.8	93.8
Mauldin & Jenkins	75	159,650	17.9	92.9
Bates, Carter & Co.	70	158,809	17.9	87.9
Fulton Kozak	60	145,000	19.7	79.7
Boatwright & Co.	60	147,575	19.3	79.3
Geer & Assoc.	30	114,000	25.0	55.0

08-08-09

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *Bonnie McMillan*
Financial Services Director *P.S. Jr.*
Developmental Services Director *[Signature]*

FROM: City Engineer *David A. Borowski*

DATE: August 5, 2008

SUBJECT: Consider New Lease Request for the Peachtree City Police Department
August 7, 2008 City Council Meeting

Recommendation:

Staff recommends that Council authorize a new lease for 3 months for the temporary Police Department facility located at 2011 Commerce Drive North. This new lease is for 3 months past the original lease extension.

Discussion:

The original lease expired on June 30th 2008. Due to additional time needed to evaluate alternatives for the building located at 350 Highway 74 South, the lease was extended to September 30th 2008 at the same base rent.

Now that staff has a complete schedule from all the subcontractors, the City can finalize the remainder of the lease term. Based on the schedule from R.L. Ward and Leslie Contracting, the City will need to sign a new lease with PTC Properties with a new termination of December 31, 2008. This will give the contractors time to finish mold remediation and other inside activities by November 14th and will enable the Police Department to have 30 days to move.

Staff has negotiated a new lease amount with PTC Properties. The new lease amount is \$12,560 a month plus Common Area Maintenance fee of \$3,223.73, for a total amount of \$15,783.73 plus utilities. The previous monthly total was \$12,549.59 plus utilities.

Budget Impact:

Staff proposes to use Bricks and Mortar funding to cover the additional rent for this building.

STATE OF GEORGIA

COUNTY OF FAYETTE

SECOND ADDENDUM TO COMMERCIAL LEASE AGREEMENT

This Addendum to Commercial Lease Agreement is made and entered into this ____ day of August, 2008, by and between PTC PROPERTIES, INC., first party (hereinafter called "Landlord") and THE CITY OF PEACHTREE CITY, second party (hereinafter called "Tenant").

RECITALS:

WHEREAS, the parties entered into a Commercial Lease Agreement (hereinafter called "Lease Agreement") dated the 17th day of August, 2007, pursuant to which Landlord leased to Tenant 12,560 square feet of commercial space located in Landlord's building at 2011 Commerce Drive North, Peachtree City, Georgia;

WHEREAS, the parties agreed to an Addendum to Commercial Lease Agreement dated October 26th 2007, thereby amending the terms of the Lease Agreement; and

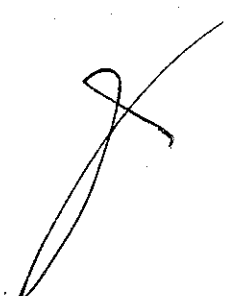
WHEREAS, the parties desire to amend the Lease Agreement so as to extend the terms of said Agreement and to increase the amount of rent owed under such Agreement for the extended term.

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, the parties hereby amend the Lease Agreement as follows:

1. In addition to the Term set forth in Paragraph Two (2) of the Lease Agreement, including any extension of such term set forth in said Agreement, Tenant shall have and hold the Premises for an additional term of Three (3) month, beginning on the 1st day of October, 2008, and ending on the 31st day of December, 2008, at midnight. Tenant agrees to pay Landlord without demand, deduction or setoff, a monthly base rental of \$12,560.00 for such additional three (3) month term.

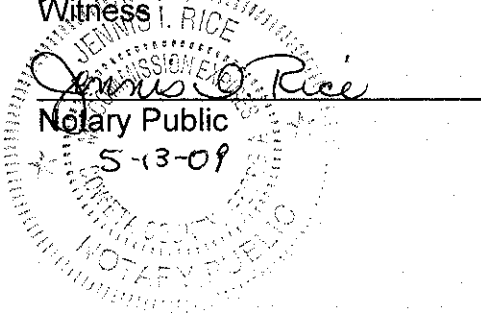
Except as otherwise amended, the Lease Agreement and Addendum thereto shall remain in full force and effect and shall not be construed as having been altered or amended in any other manner whatsoever.

A handwritten signature in black ink, consisting of a stylized 'X' or 'Z' shape, located in the bottom right corner of the page.

IN WITNESS WHEREOF, the parties have executed this Second Addendum to Commercial Lease Agreement, the date and year above written.

Signed, sealed and delivered
in the presence of:

Carol A. Bolanos
Witness



Signed, sealed and delivered
in the presence of:

Witness

Notary Public

LANDLORD:

PTC PROPERTIES, INC.

By: [Signature]
Its: President

[Affix corporate seal]

TENANT:

THE CITY OF PEACHTREE CITY

By: _____
Its: _____

06-08-08
LUC Markup

Sec. 1006A. LUC limited-use commercial district.*

***Editor's note--**Specific LUC districts are set out in § 1006B.

(1006A.1) *Intent of district:* It is intended that the LUC zoning district be established and reserved for restricted commercial business purposes. Recognizing that a commercial district with its variety of land uses could cause a detrimental impact on neighboring lands, the regulations which apply within this district are designed to encourage the formation and continuance of a stable, economically healthy and compatible environment for businesses to serve city and regional commercial needs and to promote the interests of the particular neighbors and the public welfare at large. These regulations are intended for use only when a commercial district, in its unrestricted form, would be an isolated district, unrelated and detrimental to the surrounding area. These regulations are also intended to reduce traffic congestion, provide for adequate off-street parking, prohibit the development of "strip" type business areas, and prohibit encroachment by other uses capable of adversely affecting the character of the district.

(1006A.2) *Permitted uses:* Any one or more of the following uses may be permitted in any LUC zoning district. (The specific use and any related activity anticipated by the party requesting the rezoning must be delineated in the zoning request.) The property will be rezoned for one or more specific uses only to the exclusion of all other listed permitted uses. The limits of permitted uses of the property, density or intensity of use, and height and size restrictions must have a reasonable relation to the rezoning, and must be in the best interest of public safety, welfare and convenience.

- (a) Retail business involving the sale of merchandise on the premises.
- (b) Business involving the rendering of a personal service on the premises.
- (c) Office for governmental, business, professional or general purposes.
- (d) Commercial recreation facility located entirely within a building on the premises.
- (e) Publicly owned building, facility or land.
- (f) Building, facility or land for the distribution of utility services.
- (g) Building, facility, or land for noncommercial park, recreation, thoroughfare or open space purposes.
- (h) Private or semiprivate club, lodge or social center.
- (i) Building, facility or land for off-street automobile parking.
- (j) Hotel or motel.
- (k) Restaurant/lounge.
- (l) Commercial trade or vocational school.
- (m) Radio and/or television station, not including a transmission tower.

- (n) Wholesale business involving the sale of merchandise on the premises.
- (o) Newspaper publishing facility.
- (p) Accessory use, as identified herein.

(1006A.3) Conditional uses: There shall be no conditional uses permitted within this zoning district. Specific uses shall be established as apart of the rezoning process and shall be incorporated into specific limited use commercial zoning districts.

(1006A.4) Other requirements: Unless otherwise specified in this ordinance, uses permitted in LUC zoning districts shall conform to the following standards:

- (a) Minimum zoning lot area: 30,000 square feet.
- (b) Minimum lot width: 150 feet.
- (c) Minimum front setback depth:
 - (1) Building: 40 feet.
 - (2) Driveway/parking: 20 feet.
- (d) Minimum side setback depth: Ten feet. Note: If adjoining a residential zoning lot, the building setback shall be 75 feet.
- (e) Minimum rear setback depth: 20 feet. Note: If adjoining a residential zoning lot, the building setback shall be 75 feet.
- (f) Maximum building height: The maximum height of all buildings shall not exceed 35' in height from finish grade to the ridge line or the tallest portion of the roof without first rezoning the property. In no case shall the maximum height of a building exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.

As a part of the rezoning process, the proposed site access, site circulation and building design details regarding the overall building layout, proposed construction methods, and overall fire protection plan shall be reviewed and approved by the Fire Marshal and Building Official in accordance with current fire and building codes. The Fire Marshal and Building Official may impose additional or alternative requirements to include, but not limited to, the type of building, construction type and/ or the planned occupancy and use of the building and overall life safety considerations.

Cross reference(s)--Sign ordinance, § 66-1 et seq.

- (g) Storage: No storage will be permitted on the zoning lot outside a fully enclosed building unless the storage area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above the finished grade. The required fence or wall must provide for a reasonable visual separation between the storage area and any adjoining property.

Deleted: See section 908

Deleted: The following uses shall be permitted in any LUC zoning district on a conditional basis. (The specific use and any related activity anticipated by the party requesting the rezoning must be delineated in the zoning request.) The city council may, in its discretion, approve a zoning request subject to additional conditions so long as those conditions are reasonable and are imposed for the protection or benefit of neighboring land owners to ameliorate the effects of the zoning charge. (The property will be rezoned for one or more specific uses only to the exclusion of all other listed permitted uses.)¶

- (a) All conditional uses permitted in section (1005.3) for LC zoning districts, subject to the same conditions.¶
- (b) Dwelling in combination with any use permitted in this district, provided all dwelling units have direct access to a street or other public area.¶
- (c) All uses permitted in section (1004.2) for GR zoning districts, subject to the same requirements.¶
- (d) All conditional uses permitted in section (1004.3) for GR zoning districts, subject to the same conditions.¶
- (e) Open yard for the sale, rental and/or storage of materials or equipment, excluding junk or salvage materials, provided that the area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The above required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.¶
- (f) Commercial recreation facility or land where the use is not located entirely within a building on the premises, on the following conditions:¶
 - (1) The zoning lot is not less than one acre in area.¶
 - (2) The zoning lot is not adjacent to or across the street from any ... [1]

Deleted: (If adjoining a residential zoning lot, the building setback shall be 75 feet.)¶

Deleted: (If adjoining a residential zoning lot, the building setback shall be 75 feet.)¶

Deleted: Ten stories, but if over 35 feet, it must be approved by the fire department.

Deleted: (g) Parking: See section 909.¶

(h) Signs: See Peachtree City sign ordinance.¶

- (h) All zoning lots shall have direct access onto a major thoroughfare, or have access to a major thoroughfare via an access street.
- (i) No automobile parking or service areas will be permitted within the required front setback depth or within 30 feet of the property line of any adjoining residential zoning lot.
- (j) All parking and service areas must be separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide for a reasonable visual separation between the properties.
- (k) No outside loudspeaker systems shall be utilized.
- (l) The limits of permitted usage and/or any conditional uses must be clearly defined. A complete description of each district created, its location, its permitted uses, conditional uses, related activities and special restriction must appear in the appendix of the zoning ordinance. LUC districts shall be listed in this appendix in a numerical sequence related to the order in which they were created. This numerical suffix shall also be shown on the official zoning map, affixed to each district so created.

(Ord. No. 262, 4-8-1982; Ord. No. 366, § 19, 5-22-1985)

Deleted: (n) All lights or lighting arrangements used for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.¶

(o) A landscape plan is required for the site, and must be reviewed by a registered landscape architect to be designated by the city and by the planning commission prior to issuance of occupancy permit. If no action is taken or time extended within 30 days from filing, such request shall be considered approved.¶

The landscape plan shall be fully implemented prior to occupancy and if not completed an occupancy permit will not be issued. If it is infeasible to complete the landscaping due to weather conditions or other extenuating circumstances then the owner shall post a performance bond or other acceptable security in an amount equal to 110 percent of the cost of the landscaping improvements which remain incomplete. The owner shall have a one year period in which to complete the required improvements in a satisfactory manner.¶

The owner shall provide adequate maintenance of the landscaping improvements for a minimum of one year from implementation. The city shall inspect special screening at least once during this period to ensure that the approved plan has been fully implemented and maintained. If it is found that the landscaping, as stated in this section has died within the one-year period such landscaping shall be replaced by the owner.

The following uses shall be permitted in any LUC zoning district on a conditional basis. (The specific use and any related activity anticipated by the party requesting the rezoning must be delineated in the zoning request.) The city council may, in its discretion, approve a zoning request subject to additional conditions so long as those conditions are reasonable and are imposed for the protection or benefit of neighboring land owners to ameliorate the effects of the zoning charge. (The property will be rezoned for one or more specific uses only to the exclusion of all other listed permitted uses.)

- (a) All conditional uses permitted in section (1005.3) for LC zoning districts, subject to the same conditions.
- (b) Dwelling in combination with any use permitted in this district, provided all dwelling units have direct access to a street or other public area.
- (c) All uses permitted in section (1004.2) for GR zoning districts, subject to the same requirements.
- (d) All conditional uses permitted in section (1004.3) for GR zoning districts, subject to the same conditions.
- (e) Open yard for the sale, rental and/or storage of materials or equipment, excluding junk or salvage materials, provided that the area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The above required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.
- (f) Commercial recreation facility or land where the use is not located entirely within a building on the premises, on the following conditions:
 - (1) The zoning lot is not less than one acre in area.
 - (2) The zoning lot is not adjacent to or across the street from any residential zoning lot.
- (g) Transportation facility or terminal, provided service is primarily for passenger transportation rather than freight transportation.
- (h) Community hospital, including customary accessory functions, provided the zoning lot is not less than ten acres in area.
- (i) Self-service storage facilities (mini-warehouses), permitted subject to the following conditions:
 - (1) Storage facilities shall be limited to dead storage use only.
 - (2) No activities other than rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises. (Ord. No. 419, 12-18-1986)