



CITY COUNCIL OF PEACHTREE CITY
REVISED MEETING MINUTES
AUGUST 4, 2022
6:30 p.m.

Peachtree City
Mayor & City Council
Kim Learnard, Mayor
Phil Prebor, Post 1
Mike King, Post 2
Gretchen Caola, Post 3
Frank Destadio, Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Moment of Silence
 - IV. Announcements, Awards, Special Recognition
 - V. Public Comment
 - VI. Agenda Changes
 - VII. Minutes
 - July 12, 2022, Special Called Meeting Minutes
 - July 12, 2022, Executive Session Meeting Minutes
 - VIII. Consent Agenda
 - 1. Appointment of Interim City Manager effective August 17, 2022
 - 2. FY-22 Budget Amendment and Increase of (1) Public Communications Specialist (F/T)
 - 3. Reclassify Assistant Police Chief Position from Salary Grade 121 to Salary Grade 122
 - 4. Addition of Two (2) Firefighters/EMT's or Paramedics in the Fire Department
 - 5. FY-22 Budget Amendment and Contract with WorkOps for Stormwater Management Service
 - 6. FY2023 Non-Profit Funding- Fayette Council on Domestic Violence, Inc. d.b.a. Promise Place
 - 7. FY2023 Non-Profit Funding- Fayette Senior Services
 - IX. Old Agenda Items
 - 07-22-02 Adoption of FY 2023 Operating Budget and Capital Improvement Program (Salvatore)
 - X. New Agenda Items
 - 08-22-01 Request to Continue Recruitment Sign-On Bonus through February 2023 (Brown)
 - 08-22-02 Lake McIntosh Access Road/TDK Blvd Conveyance (Meeker)
 - XI. Public Hearings
 - XII. Council/Staff Topics
 - Peachtree Parkway/Crosstown Intersection Improvements (McMullen)
 - Driveway Gates Ordinance (Cailloux)
 - XIII. Executive Session
 - XIV. Adjourn

**City Council of Peachtree City
Special Called Meeting Minutes
Thursday, July 12, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met for a special called meeting on Thursday, July 12, 2022. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Announcements, Awards, Special Recognition

Purple Heart City Designation Proclamation

Learnard introduced Commander Lou Zayas of the Atlanta Chapter of the Order of the Purple Heart, along with members of American Legion Posts 50 and 105 and Veterans of Foreign Wars Post 9949 to join in the proclamation of Peachtree City as a Purple Heart City.

July 4th Parade Winners

The Mayor presented trophies to the winners at the July 4th parade, which she said was the largest ever, with 125 entries. The winners were:

Grand Marshall's Trophy— Dirty South Strength and Conditioning

Mayor's Trophy—Commemorative Air Force/Airbase Georgia

Most Creative—Sweet Dream Campers

Most Patriotic—Arbor Terrace

Golf Cart First Place—The Cole Family

Golf Cart Second Place—McClanahan Insurance Agency

Golf Cart Third Place—Farmers Insurance-Tim Monihan Agency

Public Comment

City Clerk Yasmin Julio stated that, as per policy, the allotted time of 20 minutes for public comments would be divided by the number of speakers, since that number exceeded 10. There were 22 people signed up to speak, and each would be allowed 52 seconds.

Before the public made their comments, Learnard addressed the issue of speed bumps, noting that the City convened an advisory group last fall to look at the issue of safety on the multi-use paths. That group recommended a number of improvements, including speed bumps, and the City listened and acted. However, she stated, there were no plans at this time for any additional speed bumps. Council would regroup and see how to move forward, and she asked the public to allow time for that. Learnard said the public comment portion of the meeting was a time for Council to hear concerns of residents. They wanted to conduct business in a professional manner, and she cautioned against any personal attacks.

Tim Batcha said his family had lived in Planter Ridge for 26 years and had seen through traffic steadily increase, which he said eroded the quality of life, making it impossible to run, walk, or bike along the streets. He was afraid a child would be struck and killed.

Melissa Speice said she lived on Edgewater Way, next to Council Member Caola and her husband. She wanted to see a quick resolution to the situation where those homeowners wanted to make the path next to their home private and closed to the public. They needed clarification from the City if they were allowed to refuse access. If not, the City should advise the Caolas to stand down, she stated.

The Mayor again stated this was a business meeting and asked the audience to stop their applause.

Sadie Painter, age 7, said she lived in Planterra Ridge and asked Council to help make her neighborhood safe.

Richard Cunningham addressed his remarks to Caola, saying she and her husband needed to put their property up for sale tomorrow for \$2 million. Learnard stopped him and asked him to address an issue. Destadio also stated he felt those comments were wrong. Cunningham continued, saying their legacy would be to be known as the couple who destroyed the cart path system in Peachtree City.

Learnard again stated they should stick to the issues with no personal attacks.

Paul Simonseh said he was old enough to ride his bike to his friend's house in Planterra Ridge, but, because of speeding motorists, his parents did not feel it was safe for him to do so. He said the kids of Planterra deserved to be able to enjoy playing outside in their neighborhood.

Joanne Bolan said she lived on Edgewater Way near the cart path in question. The homeowner believed the path was his property, but other people in the area needed to know who decided the future of a path? Was it up to City Council or was it a court matter? If it went to Council, she continued, Caola should not be allowed to vote because it would be a conflict of interest. When would this issue be resolved?

While it was claimed this path was a private pedestrian path, David Richardson stated, it was not; it was a right-of-way easement. In order to eliminate the path, the City would have to abandon the easement, he continued, and they would have to have some criteria for doing that. That could lead to expensive and unnecessary litigation, when all that was needed was better policing, he concluded.

Paula Lempka also asked Council to do something about the volume of traffic in Planterra Ridge. She said she was concerned about younger kids in the neighborhood.

Leo Lempka said he liked to ride his bike around the neighborhood but would never do it around 5 p.m. because of all the traffic.

Sam Kopec of Planterra Ridge also asked Council do something about traffic in Planterra Ridge. He said he was no longer allowed to ride his bike in the neighborhood.

Anna Nelson said she was an inline skater who trained on the paths. The new speed bumps had no gaps for her to get around them, and she asked Council if there was a way to alter them? Also, would cameras be a better option?

Adam Starrett thanked Council for listening to their concerns about traffic in Planterra Ridge. They had seen an increased police presence, but he wanted Council to have the same sense of urgency as residents. He wanted Council to focus less on SR 54/74 traffic and more on the safety of the kids.

Evan Starrett, 9, also asked Council to take action on the traffic in Planterra Ridge so he could safely ride his bike to his friends' houses.

Albert Carter said he did not live in Planterra Ridge, but he knew the area, and urgency was needed.

Ray Stoney, also a resident of Planterra Ridge, said he had three young kids that he feared for. He recounted an incident recently when a car went around a golf cart and almost hit a child on a bike. Council needed a sense of urgency and should consider erecting a gate.

Suzanne Brown said it was good to see such a large crowd at a Council meeting. She asked them why they did not participate in the Comprehensive Plan survey? Brown said that later in the meeting, Council would be voting on the Plan, and they could see how it would affect them. She urged them not to leave.

Planterra traffic was also a concern of Buck Campbell's. He said he wished they would give the issue the same urgency as when they put the speed bumps in front of the Council Member's house.

Sue Murtaugh commented on the fine July 4 parade and the fact that the streets were spotless just two hours after it ended.

Erin Schauer said she and her children recently held a yard sale and were disappointed to learn that they could not put up a sign except on their own property. Only 10 people came to their sale. She said there were unintended consequences when rules were put into place.

Mike Murtaugh of Terrace Tay requested that Council conduct an impact study before adopting a short-term rental ordinance. If it was being done because of safety, what were the safety issues? Also, what would be the economic impact?

Steve Thaxton, a resident for 33 years, asked Council to dismiss the petition asking for changes to the Edgewater path and do it without litigation.

Keith Larson said he, too, was glad to see such a large turnout. He served on the path safety advisory committee and brought up three of its recommendations. First, was that Council should demonstrate their resolve to the residents by adopting a path safety policy that emphasized a best proactive traffic risk management process to provide guidance to City staff. Reconvening the advisory group was another recommendation to provide open meetings for resident input, review, and ongoing assessment of implemented path safety measures. The group did not recommend installing speed bumps everywhere. He said the recommendation brief was absent from the City website and asked that it be put back up.

Nick Ferrante also said he was glad to see the turnout. Government was based on democracy and participation of the people. Trust in government had gone down, but he said the way to get trust back was by participation in the more mundane aspects as well the controversial topics.

Agenda Changes

This was a special called meeting, and no changes were allowed, Julio observed.

Minutes

1. June 16, 2022, Regular Meeting Minutes

2. June 21, 2022, Special Called Workshop Minutes

King moved to approve the June 16, 2022, Regular Meeting Minutes and the June 21, 2022, Special Called Workshop Minutes. Destadio seconded. Motion carried unanimously.

Quarterly Reports

Prebor noted that the fiscal year was only 75% complete, but they had already collected 90% of the anticipated revenues. He asked Financial Services Director Paul Salvatore to comment. Salvatore said that could be attributed mainly to two things: conservative revenue projections, and inflation, which caused an increase in the amount of sales taxes collected.

Destadio commented that some of the categories in the report were busy in their layout, mainly the Police, job openings, and community development. He hoped they could make them a little more visually appealing.

Consent Agenda

- 1. FY2022 Budget Amendment – Recreation Department**
- 2. FY2022 Budget Amendment – Early Order Police Vehicles**
- 3. FY2022 Budget Amendment – Early Order One (1) Fire F150 Vehicle**
- 4. Addition of GIS Manager in the Financial Services Division**

Destadio moved to accept Consent Agenda items 1-4. King seconded. Motion carried unanimously.

Public Hearings

07-22-01 New Alcohol License – Los Mariachis Mexican Restaurant -2882 Highway 54 West

Julio said Los Mariachis had done a change in the licensee and the representative, but one of the officers was denied by the State. Even though it was not the licensee who was denied, this meant the establishment lost its State license and had to resubmit. The current applicants met all the State requirements, Julio stated, and were reapplying to get their City license so they could reapply with the State.

The applicant was not present. Learnard opened the public hearing. No one wished to speak either in favor or in opposition, and she closed the public hearing. Council had no questions, except for Destadio saying he at first wondered why this request was needed but was satisfied with Julio's explanation.

Destadio moved to accept item 07-22-01, New Alcohol License – Los Mariachis Mexican Restaurant - 2882 Highway 54 West. Prebor seconded. Motion carried unanimously.

07-22-02 FY 2023 Proposed Budget and Capital Improvement Program

Salvatore said the law required one public hearing before Council adopted the budget at the August 4 meeting. Tonight, he had a brief presentation, then wanted to hear feedback from the public and instructions from Council.

An overview showed the current year's budget of \$40,650,787 beside the proposed budget for next year of \$45,223,105. This was an 11% increase, which he said came from the reasons discussed earlier—projecting low for revenues this year and accounting for inflation. Appropriations were also jumping about \$4.5 million, or 11%. The use of cash reserves, about \$550,000, also remained about the

same. They were ending up with a higher fund balance, 49%, that last year's 45%, thanks to the fiscal year (FY) 2021 audit being higher than anticipated.

He moved on to discuss the revenues by category, pointing out that the greatest source was taxes, which was driving the 11% increase. Ad valorem taxes and Local Option Sales Tax (LOST) were the two biggest tax categories. No millage rate increase was proposed for next year, but Salvatore pointed out that tax bills would go up due an estimated 14% increase in tax digest value. Total property tax revenues were estimated at \$18.8 million. LOST collections were estimated to increase by about 3% due to a change in the distribution formula agreement with the County and other municipalities. Estimated LOST revenue was \$10.25 million.

A rundown of the millage rate history showed a steady decline from 2012 when the Great Recession began to ease. There was a half mill drop in 2017 when the last Special Purpose Local Option Sales Tax (SPLOST) passed. Right now the millage rate was about 6 mills, so there had been a 1.135 mill reduction over the past decade. However, if the SPLOST failed to pass in the March referendum, the City's millage rate would have to increase to about 6.8 mills, Salvatore remarked. That would generate \$2.6 million, while the SPLOST generated over \$10 million. The millage rate increase would at least make up what was spent on street paving.

The 8% hotel/motel tax was another major revenue source and took the biggest beating during COVID but had almost come back to normal levels. They had estimated collections of about \$1.2 million, but Salvatore said it could easily be more. This tax was split three ways. For every 8 cents on the dollar, 3 cents went to the General Fund for unrestricted use, 1.5 cents went to Tourism Product Development (TPD), while 3.5 cents went to the Convention and Visitors Bureau (CVB).

A pie chart illustrated that taxes made up more than two-thirds of their revenues.

Salvatore next showed a listing of expenses, along with how much the average home paid in taxes to support each entry, both as a total and broken down by each dollar. Most went to Police, Fire/Emergency Medical Services (EMS), and Public Works. Growth on the expense side was mostly from personnel due to growth and recovery from COVID cutbacks. New positions included two officers and a detective for the Police Department, a full-time public communications specialist, a full-time fire inspector, three part-time splash pad attendants, and a full-time code enforcement officer.

Some positions would be reclassified, and this included, on the recommendation of the consultants, phasing out the geographic information system (GIS) contract positions and replacing them with an in-house manager, analyst, and technician. They were moving ahead now with these changes. The CVB had asked to give up three part-time positions for one full-time staff assistant that would be fully funded by the CVB. A Human Resources specialist position was being restored from part-time to full-time, as was a library circulation specialist, which would enable the library to extend its hours from 3 p.m. to 5 p.m. on Saturdays and open at 10 a.m. instead of noon on Tuesdays and Thursdays. The library position would come before Council as a budget amendment because they were looking at starting it in September to coincide with the start of school.

There had been 8.5% inflation over a 12-month period, Salvatore noted, along with supply chain issues. The City instituted a 5.2% cost of living adjustment (COLA) over the past year, and the FY 2023 budget included another 5% COLA to start in January after a vote by Council in December.

Contractual services, supplies, and vehicles and equipment had all taken a hit from inflation and the supply chain. Vehicles were especially hard hit with supply chain issues, and Salvatore reminded them that just that evening they had voted to pre-order police vehicles and a fire truck so they would be available next year.

Salvatore showed a pie chart of expenditures by department and another that broke spending down by account category, which showed that the major portion was for services, either provided in-house or contracted out. A summary of the General Fund showed revenues and expenses, along with how the cash reserves were being used. The total was \$45,782,973.

In addition to the General Fund, they budgeted for two additional funds. The Stormwater Utility Fund, which Salvatore described as being in "maintenance mode," had no major expenses foreseen. About \$480,000 was budgeted for renewal and extension projects, such as pipe lining, and the total budget was a little more than \$2.5 million. Federal funds from the American Rescue Plan Act (ARPA) would help pay for pipe lining and catching up with the pipe replacement schedule.

The amphitheater had a budget of about \$1.4 million, and Salvatore said it was doing exceptionally well this season. He noted the good support from community sponsors and was budgeting \$170,000 but expected it would be more. On the expense side, most of the money went to actual programs, such as talent and support crews.

A list of Capital Improvement Program (CIP) projects included facilities improvements, park improvements, Public Works equipment, Police and Fire vehicles, technology, the non-SPLOST portion of street resurfacing, and the second half of the payment to the County for Stagecoach Road. The total in the CIP Fund was approximately \$5.7 million.

The five-year financial model Salvatore first displayed assumed failure for the SPLOST referendum and showed a .8 mill increase for 2024. They would be able to keep the reserves at just under 50%. A rosier picture was painted in the model in which the SPLOST had passed, which eliminated the need for any millage rate increase. The reserve level could be maintained at about 51%.

The Mayor opened the public hearing and asked who wished to speak in favor?

Clint Holland thanked Salvatore for an excellent presentation and said he wanted to make sure all the citizens understood the need to vote for the SPLOST. He was surprised to find that so many people did not know what a SPLOST was and said the City website should have an explanation.

Chris Parker said people needed to understand that a .8 increase in millage was significant, and they faced a decision of either that or passing the SPLOST.

Keith Larson commented that the model showed what it would take for them to maintain the aging infrastructure and how that could be impacted without SPLOST. Without the SPLOST revenue, they would have to face up to some hard fiscal realities. He urged everyone present to talk it up to their friends. He also said he was glad to see pay raises for employees. The City also needed money to continue its life cycle plan for maintaining its aging stormwater pipes. He pointed out that the SPLOST meant shoppers from other areas were contributing to Peachtree City's revenues.

Michael Lee said he was in the business of accounting and financial statement preparation, and he appreciated the sense of responsibility that went into this presentation. He agreed that it was sensible to move away from contract services.

Lynn Lasher remarked that she appreciated the transparency and thanked Salvatore for the five-year model.

No one wished to speak in opposition, and Learnard closed the public hearing.

Destadio noted that support for non-profits was listed at \$30,000. He was aware that had been discussed but did not know that Council had approved the change in the amount for inclusion in the budget.

They did not get any solid direction to take it out or reduce it or increase it, Salvatore replied, and Destadio said they could talk about it later.

Destadio also said he would like to see them hire the officers that they had discussed with the Police Chief and the Assistant Chief in 2024 rather than 2023, if SPLOST passed. He stated they were needed, based on the last security briefing.

Salvatore said he anticipated that question and had created an alternate model in case the SPLOST did not pass. One model showed a 49% reserve, but they could still add the .8 mills and have a little lower reserve percentage in order to go ahead and hire the officers with cash reserves.

Destadio said he was talking about doing this only if the SPLOST passed, and Salvatore said it would add about \$350,000. The model if the SPLOST passed showed a 51% reserve; adding these positions would drop it to about 47%.

His question, Destadio continued, was could they move the 2024 Police officers to 2023 if the SPLOST passed? Yes, Salvatore answered, but it would impact the cash reserves. However, the cash reserve policy was to maintain at least 31%, so there would still be a comfortable buffer.

King stated that he wanted to see the SPLOST committee's recommendations before approving any new Police expenditures out of the General Fund. That would be a decision to be made after the SPLOST vote in March. Destadio said he agreed but hoped they would be able to discuss it after the SPLOST vote.

The SPLOST group would present its recommendations to Council in August, Assistant City Manager Justin Strickland stated. The final list had to be submitted to the County by October. He also pointed to the line on the model that was for "addition to or use of fund balance." They could dip into the fund balance for a few years to hire the additional officers, but the percentage would start to rise by FY 2025.

Prebor said they were continuing the policies that would hold them in good stead if there was a downturn, such as in the economy or with COVID. That was the idea behind the reserve fund, Salvatore remarked. King said keeping it around 50% would enable them to continue services for about seven years.

Passing SPLOST would not change the sales tax rate, King observed, but shoppers from other counties who spent money in Peachtree City would be paying a tax to Fayette County.

Did they need a motion tonight? Learnard asked, and Salvatore said they did not. This would come to Council for adoption at its August 4 meeting, and he said needed to be aware of any changes so he could put the budget resolution and supporting documents together.

Caola asked Police Chief Janet Moon what the hiring of three new officers would do, in consideration of her prediction of a 26% increase in part one crimes for the remainder of the year?

Moon said she could not guess a percentage, but these officers would allow them to form a crime suppression unit and target certain areas. The largest area of part one crimes was in the larceny category, which was shoplifting, entering autos, and theft. There was also an increase in felony drugs and driving under the influence, so they would target that, Moon stated.

Destadio thanked Salvatore for making this easy to understand.

07-22-03 Variance Request – 1280 Highway 74

This was in the south end of the City, Planning and Development Director Robin Cailloux noted, pointing out the property on a zoning map. It was currently developed as an office building. An aerial photo showed the property, the school campus, and the Fayette County Animal Shelter. Cailloux noted this property was developed under County regulations and annexed into the City in 2009. The County required one parking space per 300 square feet of office space, while Peachtree City called for one space per 250 square feet.

Peachtree City annexed the adjacent horse farm in 2021 and zoned it residential. That triggered an ordinance requirement on this property that it had no control over. It required there be a 75-foot transitional buffer on their property adjacent to the residential zoning. Staff saw this coming and, as a condition of the annexation, had the owners designate a buffer on the residential property. She showed that buffer on the zoning map.

Right now, this site had grandfather status, which meant the property could continue to be non-conforming, but adding the new building would revoke that. Therefore, the owners needed a variance because they wanted to build another office building on the property, similar in size to what was there now. They believed the 1/300 parking ratio was adequate and wanted to officially eliminate the 75-foot buffer requirement. They wanted to re-establish the standard 20-foot rear setback that was standard for Office-Institutional (OI) zoning.

Staff had looked at the variance criteria. The first asked if the request would be in harmony with the general purpose of the Zoning Ordinance, one policy of which stated that the purpose of zoning was to promote desirable living conditions. Cailloux pointed out that granting this variance would reduce stormwater runoff and the heat island effect because of the smaller paved parking area. She also noted that the buffer still existed between the office and residential uses.

It also satisfied two other criteria: that there were special conditions and extraordinary circumstances not applicable to other properties in the same zone. She again noted that the property was

developed under County standards, and the annexation of the adjacent property caused requirements to be added to their property. However, staff had required the buffer be added to the residential property.

Staff believed the regulations created an unnecessary hardship because requiring the buffer would create a double-size buffer. It did not constitute a special privilege inconsistent with the property's limitations. There would be no detrimental effects on public health or safety, and it didn't create an inconsistency with the goals or policies of the comprehensive plan, one of which articulated the desire to preserve water quality by reducing runoff from parking and another that called for the separation of different land uses by a buffer.

She said the applicant was available to answer questions. He introduced himself as Darrell Baker of Randolph Williams, representing the property owners. Baker said the property was purchased in the early 2000s before annexation. The owners always intended to build a second building, and there was only one place on the site to put it due to a power line easement. He felt these variances would just clean up the zoning in the area.

Learnard opened the public hearing, asking who wished to speak in favor.

Suzanne Brown said this was tied to another agenda item—the purchase of an easement for a golf cart path and fire station exits for a potential station to be built on the animal shelter property. She said she was in favor of a station on the south side of town. She hoped Council would grant the request to purchase those easements as well as grant this variance request because there was no other way for the owner to have proper use of his property. As it now was configured, if there was a call to the east, the fire truck would have to make a right turn, then go to the light and make a U-turn. The easement would let them go through this property and turn left on SR 74. She said if Council did not grant this variance, the owners might not let them have the easement.

Keith Larson asked if any consideration was given to alternate-mode parking spaces? The City was looking to expand path system connectivity to this property, and he hoped they would re-paint some of the existing parking to allow for cart parking. A bike rack would be useful, too.

Chris Parker wondered if the easements were conditional to the change? Would the 75-foot buffer remain green space? Whose burden would it be?

No one else wished to speak either in favor or opposition, and Learnard closed the public hearing.

Cailloux responded that this variance and the easement purchase were not related. They became aware of the problem during the discussion about the purchase of the easement, but they needed the variances regardless of whether the City purchased the easements or not. In no way had they conditioned the purchase of the easements upon the granting of this variance, she stated.

The buffer would be the responsibility of the homeowners association (HOA) at Mill Farms, the new subdivision to be built on the adjacent property, she noted.

City Attorney Ted Meeker also pointed out that contract zoning was not allowed under Georgia law. They could not stipulate one item on the other.

Destadio wanted to know what kind of building this would be? Baker said the existing building was called the Starr's Mill Professional Center, with a combination of medical and other offices. He imagined this would be similar. It would be two stories, up to 20,000 square feet, he added.

How many spaces made up the difference between 250 square feet and 300? Destadio asked, and Cailloux said about 40. This was next to a pond, and it would be challenging to add another 40 spaces. He asked if the pond be able to handle the runoff? Cailloux replied that they could not use that detention pond; they would have to create their own.

Destadio moved to approve Item 07-22-03, Variance Request – 1280 Highway 74. Prebor seconded. Motion carried unanimously.

07-22-04 Rezoning Request from GI to LUR of 6.4 acres on MacDuff Parkway Adjacent to Cresswind Subdivision

This property was in the northwest part of the city; Cailloux pointed out SR 74 and Kedron Drive on a zoning map, along with the traffic light at Old Senoia Road and Kedron, then MacDuff. The property in question was highlighted in yellow, and Cailloux indicated a smaller adjacent piece of property to the north and said that was not included in this request. She called it a "weird holdover from before the railroad was built." That section was partly in Tyrone and partly in the County.

The applicant met with the Planning Commission in December. At that time, staff requested an internal green space as part of the design; this would have required reducing the outer buffers. Area residents came to that meeting and said they were at peace with the development but would prefer the wider buffer. The Planning Commission recommended they meet with the Cresswind HOA, and they did. A plan with wider buffers was the final iteration.

The developer wanted to build attached townhomes, and Cailloux pointed out the 100-foot evergreen buffer adjacent to the 100-foot buffer that was on Cresswind and a 50-foot buffer adjacent to the railroad.

Staff evaluated this request using the criteria from the Zoning Ordinance. The first asked if it conformed with the policy and intent of the Comprehensive Plan? The current Future Land Use (FLU) showed this property for industrial, but the proposed plan that Council would hear about later had it marked for residential use. It would promote the location of industrial uses in the Industrial Park, thereby eliminating the potential for industrial/residential conflict. It would support the village concept because higher density residential was already nearby, including other townhomes and an apartment complex. It did not meet the condition of shifting the tax burden towards industrial and commercial users.

This met the policy of requiring developers to provide infrastructure, and the 100-foot buffer would fulfil the policy of creating a sense of neighborhood using buffers. This would contribute to a broad range of housing opportunities; only 3% of the City's current housing was attached townhomes.

Another criterion asked if the use was compatible with surrounding uses? Cailloux pointed out the area along the railroad north of SR 74 was already residential, and there was no history of that residential use affected railroad operations.

The fourth criteria asked if the property had economic use as currently zoned? It did, Cailloux stated. It could be an industrial site; given its odd shape, it would most likely be something like self-storage units or a lay-down yard, which was basically outdoor storage for industrial supplies.

They also examined if granting the request would be a burden to public infrastructure or services? A 2014 traffic study of the MacDuff area looked at this property and others around it and concluded the traffic impact from industrial use would be almost twice what it would be if zoned residential. It would add about 12 students to the school system and was zoned for Kedron Elementary, Flat Rock Middle, and Sandy Creek High. They had a letter from utilities saying there was adequate capacity.

Were there existing or changing conditions that affected the use or development of this property? Cailloux said the property immediately to the south was still zoned industrial, but there was a church on it. All other formerly industrial properties to the south had been rezoned for residential in 2007 and 2018. That, she stated, was a significant change in condition that supported this rezoning request.

Staff was of the opinion that most of the rezoning criteria were satisfied. She listed some conditions they had attached including that the streets be built to City standards, and the buffer be built according to plan and a fence along the railroad. They must present a landscape plan for City approval. Each unit must be faced with either brick, stone, or cementitious siding and include windows and architectural details on the sides. There must be two canopy trees per unit in addition to the buffer. A gazebo was shown on the site plan and should be built. The final plat should have a notice of the railroad proximity.

Patrice Frady represented the applicant, Brent Holdings. She recalled that they began meeting with Cresswind representatives after the Planning Commission meeting in 2021. Their concerns included extending the buffer between Cresswind and the townhome community and preserving trees. However, in the following weeks they were approached by City staff to add a retail/commercial component to the development. To look into the viability of this, they employed KB Advisory Groups to do a feasibility and cost study analysis. It took three months to complete the study and KB Advisory Groups concluded that, based on the limited history of live/work units in Peachtree City, along with the low commercial density in the area and higher rents that would be required to cover costs of construction, they did not believe this project was feasible and would consider it a high-risk development.

The study concluded that Peachtree City was a strong and well-established housing market. MacDuff Parkway and Senoia Road were not established commercial corridors. Due to the project's "unproven" location and site/parking constraints, a single, 30,000 to 35,000 square foot mixed-use building was unlikely to generate sufficient rental income to cover associated development costs. Constructing a live/work unit might be a viable option but generated more risk and generate significant less revenue. The 36-unit townhome project provided the least development risk.

She stated that the developers had worked with Cresswind to keep them informed of any public hearings and changes to the plans. The goal was to develop a community that would complement existing residential development and not one that would become a revolving door of retail space or empty storefronts.

As staff stated, since 2017, Frady remarked, 46 of the 58 acres designated for future industrial use had been developed for housing. With more than 450,000 square feet of commercial space roughly 1.25 miles away and a large office node 3.25 miles away, they felt a townhome development was the best use of this property.

Learnard opened the public hearing, asking who wished to speak in favor?

Chris Parker asked about the railroad's rights of eminent domain, and Meeker told him that was a risk the property owners would incur. Parker asked how Cailloux got the figure of 12 new students? She replied that came from a formula the school system used.

Nick Ferrante said he felt what mattered was what Cresswind residents wanted. This property could be storage units or a railroad spur. There was a lot that could go there that would be less ideal for the residents of Cresswind. He pointed out that current taxes on the property were \$1,065 per year, while at build-out they would jump to \$96,000 with the property valued at \$7.7 million. He was usually against rezoning industrial to residential, but he felt this was a good use of this property, considering the development already surrounding it.

Ed Markowitz, a Cresswind resident for three years, told Council he and his wife felt that, out of all the things that could be put on this land, this proposal was the best possible outcome. He appreciated the developer's receptiveness to the opinions they had shared.

Cresswind HOA President Mike Aquino said he wanted to make it clear Markowitz was not speaking for the community, and neither was he. Aquino said the developer had been very attentive to their concerns, holding several meetings with the community. He did not know what all the residents thought, but he did know that once they understood what could be built there, they were agreeable to this project.

No one else wished to speak in favor, and Learnard called for those who wanted to speak in opposition.

Suzanne Brown said she disagreed with the study's findings that commercial development wouldn't work at this location. She speculated that the developer had an agreement with the property owner to the north to buy that land and traffic Tyrone residents through Peachtree City. Most of that property was in Tyrone, and she remarked that this request to change the zoning on six acres might be tied to a future request to annex 24 more acres and rezone for what? The site plan showed "future access" at the end of the cul-de-sac, Brown pointed out. To what?

She said Council had made many bad decisions about rezoning industrial to residential over the years. This should have been a wide-open area for a bypass around the SR 54/74 intersection. This request complied with only four of the six criteria, Brown continued, and the yet-unapproved Comprehensive Plan was cited. It did not comply with the current plan.

She said she would be able to stomach a change to General Commercial (GC) or Limited Use Commercial (LUC) more than having it as Limited Use Residential (LUR). People along MacDuff, she remarked, should be demanding rezoning to commercial. They needed commercial development, not something that would provide a highway to the north and more traffic. She said Brent West went

to a lot of trouble to show Council they could not do anything else on this property, but she did not agree. They knew it was zoned GI when they bought it, Brown went on, so let them figure it out. If Council rezoned this, they would be back with the annexation request.

Claudia Eisenberg said she was concerned about the townhomes being bought by investors and becoming rental properties, maybe for short-term housing. Would you want to live next door to a hotel?

Michael Lee said he was concerned about parking being too tight on the one road in the development. He called on Council to slow down development. Other properties in this area would be next. He felt that everything was for profit.

No one else wished to speak, and Learnard closed the public hearing.

King said he appreciated the input from the Cresswind residents. He remarked on all the surrounding residential development on land that was rezoned starting in 2007. Thirty-six homes would not make a big difference in traffic, but it would make 36 new residents happy, and they could enjoy what all of them enjoyed today.

Destadio said he was concerned that Cailloux used the new Comprehensive Plan as a guideline. Cailloux said she only used the proposed FLU. The policies were part of the current Comprehensive Plan. The staff report said it was from the 2022 Plan, Destadio continued, but he said he would not argue.

The 23.2 acres to the north, Destadio continued, had been owned by Martha Lee, but the ownership changed to Nana Holdings. According to qPublic, she sold that parcel in July 2021 and had a holdout on another sale until July 10, 2022. Destadio said he did not know if that was to Brent Holdings or not, but it seemed suspicious. One of his concerns was that they would be within 200 feet of the sewer line and could tie in, even if it wasn't annexed. The people in Cresswind needed certain amenities nearby, and Destadio said that was one of the reasons the developers pulled back after getting that input from the Planning Commission meeting.

He said the study gave reasons he could use to argue that Peachtree City did not need mixed-use development anywhere. It was not Council's job to make things economical for the developer. If Scarbrough did not think it was economical, he did not have to put in a laydown yard, he could sell the land to someone who would put in a beauty salon or something that would be an amenity for people in the area.

There was a lot of opposition when he pulled it back, and Destadio said he still believed there was opposition on Council. They did not know about Nana Holdings or tying into sewer. There were better opportunities for Cresswind residents other than more housing. There was housing all over the place. This was not the best use of that property, and he said he would vote "no."

Prebor said he did not like the idea of putting a little island of commercial property there. The study made the point that they would need more traffic to support commercial. Destadio said it would come from Cresswind golf carts. But if that was viable, someone would have done it, Prebor went on,

telling Destadio he was getting in the way of free enterprise. He appreciated the fact that they looked at the possibility.

Prebor stated he did have an issue if they all became rentals. Cailloux responded that affordability and rentals was a huge nationwide issue, and the State legislature had convened a committee to look at it.

Learnard recalled that the recent Partners Pizza development was limited to two rentals. Cailloux said the City could not require that, but the applicant could offer, and the City could accept. Frady said it was not their goal to rent the property; it would be for sale at market price, and they would be open to a condition. Cailloux asked if they could establish an HOA that limited the number of rentals? and Frady said that could be done. Cailloux said the standard in HOAs across the City was no more than 25%. Frady agreed that no more than nine could be rentals, and Cailloux said they could make that a condition of rezoning.

Meeker stated this would be a condition to establish an HOA that would limit rental occupancy to not more than nine units. That would be an added condition to what staff already had in its report.

Caola asked Frady if she was aware of the property in Tyrone that had been mentioned? and she replied in the affirmative. Caola asked her if that was something this developer might buy? Frady replied they had a contract on 10 acres. Caola asked about the price of the townhomes, and Frady said they would be above \$400,000.

Prebor mentioned that he saw the need for this type of housing. His customers expressed an interest in downsizing to a lower-maintenance home still in Peachtree City. If they were willing to limit the rentals to 25%, he said he could support it.

Destadio asked Frady if they intended to tie into Peachtree City's sewer line from the parcel they were considering purchasing? Frady said they would first have to de-annex the property from Tyrone. So they wanted to de-annex and annex into Peachtree City? Destadio queried. That would be a conversation they would entertain, she replied.

Caola said she had no further questions.

Learnard asked Cailloux to clarify the parking arrangement. Each unit had a two-car garage with a driveway that could hold two more vehicles, she said. There was also a small area with about 10 parking spaces next to the mailbox area.

Could Cailloux talk about the pass-through road?, Learnard asked, and Cailloux said that was a convoluted conversation. The ownership of that property had been in the same family since before the railroad was put in place. It was originally part of the property now on the north side of the railroad. This all dated back to the 1800s. Cailloux said she had looked at every deed for this property, and there was no access easement. It was essentially landlocked, and that was illegal in Georgia, although it did happen. That was not a condition they would want to perpetuate so they had required the developers to preserve an access easement to that property. They were not requiring them to give it away or sell it, just to keep it open as an option so the property would be accessible.

The road would be up to City standards and turned over to the HOA? Learnard inquired, and Cailloux said that was what they proposed. The HOA would own the road and have to right to approve connectivity for a value they would determine.

So how would they not purchase that property and tie more homes to their development? Destadio asked. Cailloux said they had indicated interest in purchasing the property and developing it as residential. She felt it would be in Peachtree City's benefit that it be residential, rather than industrial. Tyrone probably felt differently, she added. They were very protective of their industrial area. She had spoken to the Tyrone Planning Director, and Tyrone was not supportive of de-annexing this property. They also had a legal opinion that said that was not feasible; the only way to get this property annexed into Peachtree City would be through a legislative act. She said another attorney might disagree, but that was the opinion Tyrone was going with. Cailloux said she believed this was a conversation they would continue to have in the future because there was absolutely no access to that property short of building a bridge over the railroad.

Learnard said she had been hopeful they could get commercial development there to serve Cresswind, but she showed the KB study to a few people she trusted in commercial real estate, and they said KB was a reputable firm and that the cost per square foot numbers were reasonable. The Mayor stated it was a poor commercial location, especially if you compared the foot traffic to the Kedron Kroger area. They would have to charge a lot less rent, and it would be risky. There would be parking issues, and no one wanted to look at the back of a commercial building from their homes.

Learnard said Cailloux had done a brilliant housing study they had been referring to. Prior to Everton, it said, there had not been any new townhomes or condos built in Peachtree City in more than 16 years. All new townhomes and cluster homes were sold before they began construction. Four days was the average time a Peachtree City townhome stayed on the market before it was sold. That was less than homes.

For all those reasons, Learnard stated, she was in favor of this rezoning.

Meeker said the motion should include all the conditions Staff listed in its report, plus the additional condition that an HOA be created, and it limit the number of rentals to nine.

King moved to approve item 07-22-04, Rezoning Request from GI to LUR of 6.4 acres on MacDuff Parkway Adjacent to Cresswind Subdivision with the conditions specified in the meeting packet and with the additional condition proposed and agreed to by the applicant this evening as to the creation of an HOA and the rental restriction of not more than nine units. Prebor seconded.

Motion carried 3-2 with Caola and Destadio dissenting.

Learnard then called for an eight-minute break, saying they would reconvene at 9 p.m.

07-22-05 Comprehensive Plan Update 2022

This was a public hearing with no action required, but there was another item to follow that required action, Cailloux explained, noting its similarity to the budget process. This was one of the final steps in the Comprehensive Plan update process that kicked off in February. The Comprehensive Plan was a

community-driven document that had a 20-year horizon, she explained. It set broad community goals and policies that helped guide daily decisions. It had to include a Community Work Program (CWP), which was a five-year plan for achieving those policies and goals. The recommendations were to guide decisions and prioritize projects, but they were not laws or ordinances.

Cailloux described the Comprehensive Plan update as an intense community participation project. Council appointed an eight-person steering committee which met monthly, and there was a public workshop every month, as well, along with concurrent online surveys. There were also interviews with directors and chiefs to make sure information was correct and up to date.

They were required to identify needs, issues, opportunities, challenges, and changes in the community. The top three issues the community identified as needing attention was headed by traffic congestion at the SR 54/74 intersection or SR 54 West in general.

Number two was developmental policies, which Cailloux said was not one issue in particular, but could be looked at together. It was a divisive issue, with strong opinions on either side. Some supported slower growth or a complete halt to growth, while others wanted to see a different kind of growth. When looked at as a whole, she continued, it meant the community was saying they wanted to look at how they had developed as a city and how development would continue.

The third issue identified was a desire for more special events and opportunities for the community to gather. The need for a space to gather was a holdover from the previous Comprehensive Plan, she pointed out.

People were asked what were changing conditions in the community and in their lives. One thing that was often mentioned was a change in demographics; Peachtree City's population was older than the metro average by about 2% in the over 65 age group. But several people noted there were many young families moving in, too. The idea was that the population was changing, and the City needed to re-evaluate services so it continued to meet their needs.

As a result of the global pandemic, there had been changes in how people used their homes. That might include working from home, combining households to accommodate several generations, and promoting aging in place so the people who built the community could continue to reside here as their needs changed.

Another changing condition that was mentioned was growth in Fayetteville and in Coweta County. As a result of SR 54 being the only major east-west transportation corridor on the south side of Atlanta, Peachtree City bore the brunt of traffic from these growing communities. Cailloux recalled that traffic congestion was the top issue and went on to say that improving the SR 54 West congestion was the top priority listed.

They also asked people what they loved about Peachtree City as a way to identify what the policies should protect. The path system was listed first. Second was green space, which included natural areas and parks. The third-ranked value was the sense of security that people wanted to maintain.

Another question asked what people wanted local government to focus on in the next five years? Traffic congestion at SR 54/74 was first, which was not a new issue. Next came continued

maintenance of recreation facilities and growth of special events. A third priority was discussion and evaluation of development policies and standards.

Staff and the committee used these values and priorities to develop policies for specific topic areas. Cailloux noted that at least half of the policies were carried over from the current plan. These topics, called plan elements by the Department of Community Affairs (DCA), were often interdependent, she said. They were required to have one on natural resources and another on broadband. Others were community priorities and included public communications, community facilities, housing, and economic development.

They took those policies and tried to figure out ways to apply them to the problem through the five-year CWP, she stated. She showed a sample of one of the CWP pages, pointing out that it listed the project, identified a general timeline within those five years, provided a cost estimate and a funding source, and identified a responsible party.

Examples in the CWP that addressed some of the top values included expanding the multi-use path system per the Master Path Plan, dredging Lake Peachtree as scheduled, and constructing a fire station to serve the west side. Examples that addressed top priorities included partnering with the Georgia Department of Transportation (GDOT) on a northern bypass study, updating the Recreation Master Plan, last done in 2011, and updating the 2014 Annexation Study.

Another requirement of the Comp Plan was identification of land use and development patterns, Cailloux continued. They took this opportunity to officially define the "village concept," as well as a village and a village center. She said these terms had been in the ether for many years, but they had never defined them as a community. They were defining a village center as *"a place of high pedestrian activity where a diversity of land uses were located near one another so that a person might reach all of their daily needs within a 15-minute walk."*

They looked at existing village centers that were defined through historic plans, and Cailloux said she also asked the community if the Publix East and Sprouts area should be considered the Lexington village center, and they said it should. They also identified the Wilshire Pavilion area as a village center. She showed a map with all the village centers circled.

They also created a FLU map with three guiding policies: protect single-family subdivisions at the density they were currently developed; protect all green space; do not add or expand office or commercial outside those village centers, which would help control spot zoning and sprawl. There were no changes to the existing FLU categories, but a mixed-use category was added with some stipulations such as maximum height and additional amenities. This category was added to the FLU map only where it was currently zoned.

Tonight, Cailloux explained, they were going to hear public comments, then she would ask Council to adopt a resolution to transmit the Plan to the State for review, adding that was not a resolution to adopt, just a submission to the State to make sure it met Georgia law. The State would send it back in about 40 days, and they would incorporate any State comments and applicable public comments. The final draft would come before Council in September for final adoption. Afterwards, the State would issue them the Quality Local Government status letter, and staff would update Council annually on the CWP status.

The Mayor opened the public hearing and asked those who wished to speak in favor to come forward.

Keith Larson thanked everyone who participated in the process and commended Cailloux for her diligence. He said he believed this was the most comprehensive Plan the City had ever had. It was focused on getting at what was important and what the City needed.

He had some suggestions for the CWP that would include opportunities for the community to become involved. In the Community Facilities Implementation Strategy, Larson said, item C mentioned continued support for the Parks Citizen Advisory Group. He said it should call for them to implement and support the Parks and Recreation Citizen Advisory Group. Parks and recreation were important to the community, but the committee no longer existed. Council needed to get it going again.

The Plan mentioned continued support for Fayette Senior Services, and Larson pointed out that 19% of the demographic was now senior. They needed to review senior services to see what could be done to improve delivery of services. Larson also noted one of the goals was to encourage alternate mode transportation, but they did not have anything in the CWP other than maintaining the roads and paths. He said they needed to update bicycle and cart parking requirements. He said Peachtree City was one of the few cities in the nation without a bicycle parking ordinance. Council needed to establish a path safety citizen advisory group to make sure they continued to deliver the promise of a safe and effective multi-use path network.

Nick Ferrante said this update was an improvement over the 2017 Plan. It was inclusive of progressive zoning and interactivity between the community and government. Ferrante said he was excited especially about the creation of an Economic Development Authority. He commended Cailloux, staff and the committee for their work.

Chris Parker asked if Council realized they just voted against the village center concept in their rezoning vote because that changed the 15-minute walk status of that area? He also wondered what the plan was for annexation along SR 74 south to SR 85? They were currently leasing fire houses. What were the plans for ownership and building? He said Council needed to consider dropping the rental maximum to 20% from 25%. In his neighborhood, three houses had sold to investment companies over the last few months. Was that limit extended to investment companies? Parker commented that the lights at the SR 54/74 intersection were horribly out of sequence, and GDOT needed to address that first. He noted there had been comments about path privatization, and he hoped they would listen to the citizens who had made it the number one amenity.

No one else wished to speak in favor, and Learnard asked who wanted to speak in opposition?

Clint Holland, a member of the Comprehensive Plan Committee, said Cailloux had done a fine job on most of what she had done, but he was speaking in opposition because the analysis of some things in the Plan were incorrect--in the survey, in particular. Holland said he did the analysis himself, and he was a former teacher of mathematics and engineering at the University of Colorado in Denver. The questions on the survey were not binary, and therefore not correctly structured. There could be four or five answers, and people might say they wanted something, but that could be 10%

or 90%. He did not want urban and suburban mixed use. The City was not ready for it now, Holland stated. People told him they did not want this place turned into Alpharetta.

He said he analyzed the question on the Kmart building redevelopment on a binary basis, and 36% said they supported urban or suburban mixed-use there, but 55% said to leave it as commercial or big box retail. His analysis showed just 19% supported suburban mixed use on Huddleston Road, not 51%, and 43% supported suburban mixed-use in all redevelopment sites, according to his analysis, while 57% said "no." Urban mixed-use had 23% for and 77% against.

Suzanne Brown said the Plan was not ready to be submitted; Council and the Steering Committee requested raw survey data weeks ago, she continued, but received it just six days ago after she filed an Open Records request. She said she reviewed the documents and shared her findings with Council. There were just 581 respondents to the full Comprehensive Plan survey, not 968 like they were told. The five-question short development survey did have 968 respondents, but 581 responses was not acceptable in a city with more than 26,000 adult residents. Several IP addresses had multiple responses, some as many as 10. That was not acceptable, she continued.

Conducting accurate and unbiased surveys was an actual science, Brown remarked, with professionals who studied how to reach a target audience and how to write and administer a survey and how to evaluate answers to get high accuracy and low bias. The survey failed to ask basic questions other than neighborhood so they could ensure the survey mirrored the City's demographics.

What built the bias into the survey? Brown asked, replying that the choice of words and questions, the picture content and placement on the survey forms, the style of answers options, letting respondents pick more than one answer, but not letting them pick do nothing more than one time. The survey was available only online with no written notice to every person in the City. This ruled out a lot of people without Internet access or technology skills, she claimed. The survey had a lot of misleading words and inaccurate descriptions, Brown continued. There should have been a "do nothing" option for people who did not want change. The Planning Director was not a survey expert, and this survey was biased, inaccurate, and unusable, Brown stated, adding that having the resolution to send it forward on the same agenda as this public hearing showed that Council didn't care what the public had to say.

Also, she added, how was it that Brent West was able to do an entire study that supported residential use because LUC was unfeasible? Apparently, they needed to build 36 condos to sell for more than \$18 million in order to make money. But this plan recommended LUC in all the village centers, and Brown said she found that unacceptable.

She called on Council to do another survey that was free of bias or, if that overwhelmed them, then reaffirm the same principles in the 2017 Plan. Better yet, she suggested, would be to adopt a housing moratorium to give themselves time to address the other issues that had been kicked to the curb by all the variances and zoning changes. Fayetteville had done it.

Mixed-use may have been in some of the plans in the 1970s, Brown observed, but they realized their mistake and ditched the idea. Instead, they made village centers surrounded by housing, not with

housing inside them. Putting mixed-use in the Comprehensive Plan gave the message that all submissions were pre-approved, she said. Instead, leave it out so there was latitude to deny plans.

She summarized everything that she felt contributed to the bias: the survey was only online; there was no postcard to inform residents; there were no paper surveys; the questions were confusing and did not match with information; people were forced to choose an answer they did not agree with because their preference was not there; there was an option to choose more than one answer except for the choice of "do nothing."

One way to check a survey's validity was to replicate its findings using another method, and Brown thought they should compare online results to surveys on paper, saying she said she hoped Council had read her emails and looked at her data. The comments that people put on the surveys didn't match what was in the Plan, she concluded.

Joanne Bolan said she found the survey confusing and misleading. There were several questions where what she wanted was not an option. Most of the people she had asked about the survey did not know it existed. She felt that people who were supporting a certain outcome were very supportive in passing it around. Peachtree City's senior population might not know to go on the website and take the survey. This was not a representation of the people of the City, she stated.

No one else wished to speak, and Learnard closed the public hearing.

Caola asked if the Plan could be modified after they transmitted it to the State? Cailloux said it could. The Mayor said it should have been transmitted in June, and asked Cailloux to clarify. Cailloux replied that the State required a certain number of public hearings, consideration of environmental criteria, land planning, broadband, and several other things.

Cailloux also said she wanted to clarify that she checked the 10 identical IP addresses Brown mentioned, and they were from the public library.

What was the timeframe? Destadio asked. Some of them had concerns about the content, so why did the Mayor have to sign this transmittal, only for them to send a list of concerns back to Cailloux, along with the State's comments? They would be looking at a different plan altogether. It seemed redundant.

They would not want to change the major content of the plan, Cailloux responded. If they wanted to do that, she said she would advise them to start the process all over again. The QLG status had already lapsed because they did not get the Plan transmitted by June, and the State had already reached out to ask what the issue was. Cailloux said she explained that they were the only jurisdiction in Georgia with term limits on its elected officials, so they decided to wait until January to begin the process because there was the possibility of having three new elected officials.

She stated she certainly would not recommend starting the process over, but that did not mean there could not be follow-up studies, such as an update of the annexation study. Destadio asked what if there were more serious concerns than annexation? There were several topics he did not like, and he was not ready to send it forward. He wanted to sit down with Cailloux and go through his concerns, but that might change the plan.

It depended on the scale of the changes, Cailloux continued, noting she sent the Plan around and had the opportunity to sit down with some Council members in the last week. They made some clarifications and minor changes.

Destadio told her that she could not expect them to read this Plan in detail and give her comments in just a few days. It was a significant Plan with a significant impact to the City. Cailloux recalled that he attended the public hearings, so he had been a part of this process since the beginning. Cailloux said the Plan included the public comments, and it was made public in late June. This was normally an 18-month process that they decided to fit into six months, Cailloux stated; they knew upfront this would be a tight timeline.

Learnard said they had to be careful with changes because this came from citizens. A Comprehensive Plan was a data collection process with public input from citizens. It gave Council a roadmap going forward, she stated. This was valuable data; it told Council what the citizen priorities and values were, and she said they needed to go ahead and send it to the State so they could see that the components they required were there. That did not mean they could not make adjustments, but they had to be careful, the Mayor remarked, because the idea was that this came from the citizens.

Destadio said he disagreed, likening this process to the Livable Centers Initiative (LCI) when he was a member of the Core Team. Then, he continued, he asked for months to see a copy of the survey responses, and when he did, the answers were not at the percentages they said they were. This Plan did not represent what he was hearing. He recalled when they presented a redevelopment plan for the Jim Royal property, most people were against it, and some threatened to leave the City if it was adopted because they did not want to live in Alpharetta. When he read this Plan, he commented, he did not see Peachtree City—he saw a new version of Peachtree City. There were some things he thought were good, but they needed to slow down.

He asked why they needed an updating of the accessory dwelling ordinance, saying that was something Prebor had talked about? They had talked about partnering with GDOT for a northern bypass, but he was not ready to put it in the Comprehensive Plan. He said he could go on, but he did not see the Peachtree City where he had lived for 20 years in this Plan. He wanted to see the city grow, but it did not need to happen overnight. This was not what he wanted to see Peachtree City become, he concluded, and he was not ready to send this forward.

Destadio told Cailloux that her comment said the Comprehensive Plan Committee approved this, but he said he was at the last meeting, and several committee members asked if they needed another meeting to review the edits? Cailloux, he continued, told them it was not necessary. The Committee did not approve this Plan.

The Committee was asked if they supported that the content reflected the public process, Cailloux remarked, and they agreed that it did. There were some edits, such as for punctuation, and one Holland wanted about annexation. Nothing was changed other than that. Destadio asked her if the Committee did not ask her if they should have another meeting to review the edits? Cailloux said Holland did, but it was not necessary because it was just edits. Then why did she tell Council it was approved? Destadio asked. Cailloux said she asked the specific question on whether or not the

Committee agreed that the document represented accurately the public participation process, and they did.

The Mayor asked for comments from the other members. Prebor wanted to know how many opportunities there were for the public to share input? Cailloux said there were twice a month meetings, plus the public hearings—so at least 12. Prebor said there were 12 opportunities for people to state their opinions—in person, Learnard noted. As for the survey, Prebor said he was on a committee many years ago where they painstakingly tried to put together a survey, but you just could not get people to respond. He thought that was because most people were happy here.

Destadio reminded Prebor that he was there for the LCI, but Prebor said he wasn't talking about the LCI and told Destadio he could speak when the Mayor gave him the floor. Staff and the Committee had tried their best to get people to respond. There probably were people who didn't get their voices heard and were not aware this was happening, but it was not for lack of effort.

Could they change the plan? Prebor asked, and Cailloux said they could. Prebor then stated that if they did not like what came from the Plan, they could change it.

The LCI, Destadio recalled, was all set to go until the public meeting at the Aquatic Center. He told Prebor they could not forget the LCI as an example of this, but Prebor replied that they were not debating the LCI now; that was not the subject. Destadio said it was the subject; the subject was that they did not get out a big enough survey. They were ready to pass the LCI until everybody came out to the Aquatic Center, then they decided against it.

Prebor referred back to the citizens' committee he was on years ago and said they tried everything to get survey responses and citizen involvement. It was not that easy. Destadio said he appreciated that.

King reported that he was one of the Council members who talked with Cailloux, and there were some parts of this Plan he disagreed with. He said it seemed like "make work," with the State saying they had to do something they really did not need to do. King said he agreed with Prebor that they could not force citizen participation. This was an effort the Comprehensive Plan Committee had put forward, and they tried their best. There was a document that they needed to send forward to let the State make its comments. They would send it back, then Council could massage it.

Caola said she sent the survey personally to a number of people and posted a link on her Facebook page. If they had a lack of participation, it was not for lack of effort from the City. She recalled that she attended most of the meetings; some were full, but most were the same 20 or so faces.

Strickland remarked that he had participated in Comprehensive Plan updates in other governments he had worked for, and, with the timeline they had, he felt Cailloux had done a fantastic job managing the group and the process.

Old Agenda items

None

New Agenda items

07-22-06 Comprehensive Plan Update 2022 Transmittal Resolution

King moved to approve New Agenda item 07-22-06, Comprehensive Plan Update 2022 Transmittal Resolution. Prebor seconded. Prebor clarified that they were voting to transmit the Plan but could change it before they adopted it. Destadio said he believed they were not listening to the people because the people there tonight were telling them the plan was flawed. Caola again noted they would be able to modify this Plan; it was not a done deal. Motion carried 4-1 with Destadio dissenting.

07-22-07 Authorize Purchase of Multi-Use Path and Inter-Parcel Access Easement

Cailloux showed the property on a map, pointing out Holly Grove Road and the Animal Shelter. She noted that the City had been talking with the property owners for more than a year, trying to purchase an interparcel access easement and a path easement.

The interparcel access easement would allow for the potential future access from the Animal Shelter property to this property so the Animal Shelter property would have access to a median curb cut on SR 74. The City had recently purchased the Shelter property and was considering it as a location for a future fire station. About 70% of the calls for that station would be at Somerby, which would require a right turn. When they returned, they could use the full access median, go through the parking lot and into the fire station. If they needed to turn left, they could utilize the curb cut in the median on SR 74.

She pointed out the path access, and, on the Master Path Plan, showed the tunnel underneath SR 74, which connected to the Rite-Aid property, and the easement would allow for a path connection between the tunnel, through the Mills Farms subdivision, and north to the proposed Starr's Mill school tunnel and/or the Foreston Place at-grade crossing. This provided a shorter alternative for path users from the south side of SR 74 to connect to the school campus. It would open up the south side to the entire path network.

Staff was recommending the purchase of these easements for a total of \$141,000. Meeker said they should add a condition that it was subject to final legal review because he had not seen the final version of the agreement, although he did not anticipate any issues.

Destadio moved to approve New Agenda item 07-22-07, Authorize Purchase of Multi-Use Path and Inter-Parcel Access Easement in the amount of \$141,000 subject to final legal review. Prebor seconded. Motion carried unanimously.

07-22-08 Establish Project and FY2022 Budget Amendment – Station 86

Strickland recalled that Council discussed the west side fire station during the budget workshop in June. The location was three acres the City already owned across from the main entrance to Cresswind. This station would open up coverage to Cresswind, Kedron Drive, and the commercial area further down MacDuff.

Fire Chief Clint Murphy showed a map of the current 1.5 mile zone coverage they had with the stations now in place, pointing out a large open spot in the West Village not covered in that 1.5 mile area. They knew in 2007 that they would have around 1,600 homes in that area and began planning then. About 90% of that number of homes had been built already, and they got this land from Cresswind around 2014, Murphy stated. This station would give them coverage for all of Cresswind and almost down to the Chatsworth area and into the Kedron Drive area. This would speed up response times and improve coverage for Insurance Services Offices (ISO) standards.

This station's location would provide another access to SR 54. He pointed to Station 81's coverage area along SR 74, noting that they had to go through the SR 54/74 intersection to get north of SR 54. Station 86 would be able to get to the same area from MacDuff.

Strickland reviewed the information presented during the budget workshop, noting that they had accelerated the timing of this project due to rapidly increasing costs and also because the administrative offices at Station 82 had reached capacity. The City took out some debt last year with a plan to refurbish and expand Station 82, but now they had decided to move the admin offices to the new station. This would up the cost of the project from what was budgeted a few years ago.

They were expecting a \$4.1 million cost for the new station with the admin offices. They would reallocate \$496,000 from the 2022 facilities bond that was purposed for Station 82. About \$541,000 could be obtained through impact fees, \$1.3 million from the American Rescue Plan Act (ARPA) contingency funds, with \$750,000 reallocated from stormwater, plus \$1 million reallocated from ARPA for water and sewer. In all, about \$3 million would come from ARPA. If needed, Strickland continued, additional funds could come from 2023 impact fee collections.

King noted they were building a \$4.1 million fire station and did not have to borrow money, plus it was on property they currently owned. Prebor brought up that they already had the equipment. Strickland said that was correct; they had a firetruck and an ambulance. King asked if that engine was purchased with the 2017 SPLOST? and Murphy said it came out of impact fees. It was urgently needed, and they should press on, Destadio remarked.

Caola moved to approve New Agenda item 07-22-08, Establish Project and FY2022 Budget Amendment – Station 86. King seconded. Motion carried unanimously.

07-22-09 Parking/Boat Ramp Use at Battery Way and Pinecrest

Strickland said this presentation was in response to Council inquiry about Battery Way and possible conflicts resulting from the path going through the ramp area where trailers backed up to put their boats in the water. A map showed the location of Battery Way on the east side of Lake Peachtree; it was accessed from Peachtree Parkway, then Battery Way. Pinecrest was on the west side off Hip Pocket, then Pebblestump or Hilltop.

The City contracted with a company to put cameras to monitor activity at both ramps, and at Drake Field because there was a small ramp there. The cameras were placed all day on Friday through Sunday, June 10 through 12. Strickland showed an aerial photo of Battery Way and how the trailers had to cross the path to back in, along with a photo of Pinecrest and the route a trailer would have to take. Strickland also presented numbers of how much the ramps were used each day. A photo of Drake Field showed the ramp, but it was not heavily used and only one trailer was tracked there.

A comparison of Battery Way and Drake Field showed a total of 50 trailers at Battery Way over that weekend, with Pinecrest having a total of 97. Total usage at Battery Way was 269, while Pinecrest was 211. The use of trailers at Battery Way was 18.6%; at Pinecrest, it was 46%.

Destadio asked if total usage included kayaks and small inflatables, and Strickland said it did, noting that the report details included all that.

He showed a ground level photo of the ramp at Battery Way, pointing out the ramp and the path crossing. There were speed humps on each side, and they had gaps in the middle, he pointed out. There was a playground near the approach to the ramp. There was no City data on incidents between trailers and path users, he stated, but King commented that there were always 15 or 20 kids swimming in the lake right at the ramp area. Strickland agreed that it was a congested area and, although they had no data right now, there was the potential for incidents.

Parking at Pinecrest was all grass; the only asphalt there was the ramp, Strickland reported, although they had a conceptual drawing of what could be an asphalt parking lot. His estimate of the grass parking area at Pinecrest was 12,700 square feet; Battery Way's parking lot footprint was 13,600 square feet. He presented a mock-up of a potential asphalt parking lot at Pinecrest, emphasizing this was a conceptual drawing. They had met with citizens at Pinecrest that week, and Strickland said there were concerns about the length of the spots and the impact of the impervious surface so close to the lake.

Staff's recommendation was to construct a parking lot at Pinecrest for a cost of \$60,750, and, once that was complete, install bollards on the boat ramp at Battery Way to restrict launching of watercraft via trailer to alleviate conflict with the multi-use path. People would still be able to walk up and launch. Signage and marketing materials would be utilized to direct trailer users to Pinecrest.

The Mayor acknowledged that a lot of people had attended and stayed through the whole meeting in order to comment on this, so she would allow a 10-minute public comment period. She asked them to be respectful.

Bob Grove of the Lakeside subdivision said he had lived in Peachtree City for 41 years. He towed his boat on his golf cart and never had any problems at Battery Way. Carts were able to pass in front of him while he was putting the boat in the water. He felt 50 was a very large number. Grove said they should look at Pinecrest and take action about the big trailers, many from out of the county, and large boats that were not allowed on the lake.

Tom Fulton of Hilltop Drive said there were no big boats going in at Battery Way; it was golf cart trailers or canoes or kayaks. He disputed the numbers, saying he lived next to the Pinecrest ramp and had never seen even 10 trailers a day. Enforcement would be the key to eliminating traffic problems; officers should spend a few weeks checking for residency, he stated. He said he had never seen a problem with parking at Pinecrest. Paving it with marked spaces would create conflict, he remarked, due to the size of the spaces. Right now, parking was flexible.

Cedar Point resident Henry Stone also said the numbers were not accurate as to boat traffic or the number of swimmers. He told Council they just voted for a fire station when they said they didn't have the funds available and suggest they take the \$61,000 for the parking lot and use it on the fire station.

Caola pointed out that Stone was incorrect; they did have the funds for the fire station.

Chris Parker said this was an unbelievable discussion to be having when zero incidents had been reported. He said it reeked of personal opinion and an agenda.

Mary Ann Grove echoed others, saying there had not been any incidents, and the Battery Park dock should be left alone.

Scott, another Hilltop resident, said changes were not necessary. There was no issue at Pinecrest. It would not be fair to the neighborhood to make a change. If Battery Way was crowded, people could come to Pinecrest. The numbers were not accurate, he added.

Keith Larson said he saw very few big trailers at the boat launches. He felt they would be denying access to residents of the east side of town, especially the aging residents. Pinecrest improvements could be okay if they used crush and run instead of an impervious surface for the parking area. He said he talked to people who were launching kayaks at Battery Way and most lived on the west side of town and said they had never heard of Pinecrest.

If the numbers were correct about launches from Battery Way, Jimmy Romo of Hilltop Drive remarked, and they moved them to Pinecrest, they would be creating a traffic problem and exacerbate the problems on SR 54/74. They were talking, too, about eliminating green space in a prime area. He said he would like to see a safe swimming area created.

Another Hilltop neighbor, Tom Slay, said if it "ain't broke, don't fix it". Wayne Gardner agreed, adding that if they had \$60,000 to burn, make the splash pad free.

Jack Hawkins of Edgewater asked Council not to limit access to the lake through these measures.

Amy Smith of Hilltop said there had been no issues. She pointed out this was the only access for emergency vehicles on that side of the lake.

Anna Marie Hewett said she lived on the lake and disagreed with the numbers generated from the count. She said she did not know where this topic originated, but it was not a concern of Peachtree City residents.

Caola explained this started with a survey of out-of-county tags in the parking lot. Water access was supposed to be limited to Peachtree City residents. She said she was okay with leaving Pinecrest's parking area as green space. But even though there had not been any incidents involving trailers backing up, it did not mean an accident could not happen.

Destadio asked the audience to be considerate, saying they had their opportunity to talk. Learnard said they were having a discussion among Council. Destadio, too, felt they should not wait for an accident. He said he put his boat in at Kedron and had seen people run right across the path of his trailer as he backed up.

This started out as a safety concern, nothing more, he continued, but people had been belligerent towards Council members and needed to learn civility. Council was considering people's safety, Destadio said, adding he found it disingenuous that everybody objected to the numbers. They accepted the numbers from the Comprehensive Plan, he remarked, even though they did not work, but in this case, they said the numbers were all wrong. He believed the staff's numbers, and he said he was sure they would go back and review them. Strickland said they would look at the footage.

This was initially going to be a discussion of limiting parking at both locations to Peachtree City residents only, Caola reported, but the Solicitor said they could not do that. Fayette County made all

three of their lakes Fayette County only, but Peachtree City could not, she remarked. She wished they could enforce Lake Peachtree as Peachtree City only, noting she sent them all a photo of a trailer with Cobb County tags.

That was not entirely what the Solicitor said, Meeker observed. She said it would be a challenge to enforce it. For example, Meeker said, what if King had a boat and invited him to go fishing? The ordinance read that the lake was for Peachtree City residents and their invited guests. What if King's truck would not start, and he asked Meeker to pull the boat over in his truck? Meeker said he lived in Coweta County. His truck would have a Coweta tag; he would be issued a citation, even though he was King's invited guest. So, it was not a question of whether they could enforce this; there would be challenges, though.

It was not about excluding anyone, Caola stated, it was about allowing only Peachtree City residents to use their lake. But it had been turned into a situation that had nothing to do with that.

Destadio said he was in favor of making some moves, but he did not believe they needed to pay \$60,000 to pave a parking lot. He also told the audience that if they believed the fire department was not paid for, then they were not paying attention. It was completely paid for.

King said it seemed like they had a solution looking for a problem. Paving Pinecrest, in his opinion, would be totally off limits. There was nothing wrong with parking on grass. By trailers, he thought they were looking at all types of trailers. He said he was concerned about safety with backing a trailer into a crowded area, but he thought it would be best to leave things as they were.

Was swimming allowed? Prebor asked, and King said this was the only reservoir in the county that allowed swimming. Destadio said they pulled 2.5 million gallons of water from it every day, but King said the same spigot took water from Lake Kedron, which was a County lake. It was comparing apples and oranges. Prebor said he would like to see them provide a safe place for people to swim that was not near the boat ramp. Destadio said a beach had been mentioned, and Learnard said they could look into that.

Prebor said he agreed with Caola that they needed to try to limit lake use to Peachtree City residents and guests.

Caola asked if they could table or withdraw this topic? Learnard said they could, and Caola asked if tabling it meant they could still discuss how to limit water access to Peachtree City residents only?

Learnard said she lived on the lake and used to own a boat. She felt there were no big problems at Battery Way, saying the Police Chief had told her there had been no citations or other issues regarding boat trailers there. Enforcement of the laws they already had was key. Keeping the lake for Peachtree City residents and their guests should be the goal, and Learnard said she believed that was Caola's original intention. She said she would not want to restrict trailers in any way at Battery Way. It seemed to her that there were two ramps because they needed two ramps. She added she certainly did not want to pave the "lovely little green space" at Pinecrest.

Caola said she would like to table this and figure out a way to restrict access to Peachtree City residents.

Meeker said they needed a motion to continue this discussion indefinitely. Prebor made that motion, seconded by King. Motion carried unanimously.

Council/Staff Topics

None

Prior to going into executive session, Meeker explained there was a City ordinance that said meetings could not go beyond 11 p.m. unless Council voted to extend them. Prebor moved to extend the meeting past 11 p.m. Destadio seconded motion carried unanimously.

King moved to adjourn to executive session at 10:38 p.m. to discuss pending or threatened litigation and the sale or acquisition of real estate. Destadio seconded. Motion carried unanimously.

Prebor moved to reconvene in regular session at 11:40 p.m. Caola seconded. Motion carried unanimously.

King made a motion to authorize the City Attorney to deny the claims made by Mr. Russell Pickron. Prebor seconded. Motion carried unanimously.

There being no further business, Caola moved to adjourn the meeting. Destadio seconded. Motion carried unanimously.

The meeting adjourned at 11:41 p.m.

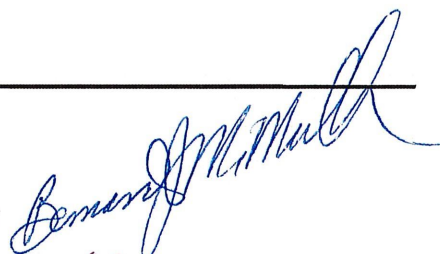
Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: Bernard McMullen, Interim City Manager 

Via: Paul Salvatore, Director of Financial Services *P.S.*
Ellece Brown, Director of Human Resources and Risk Management 

DATE: July 27, 2022

SUBJECT: Consider Appointment of Interim City Manager
August 4, 2022, City Council Meeting

Recommendation:

Consider the appointment of Justin Strickland as the Interim City Manager.

Discussion:

As you know, the current Interim City Manager Bernard McMullen has advised the Mayor and Council of his resignation effective at close of business on August 16, 2022. Justin Strickland has been serving as the Assistant City Manager and Public Services Director since January 2021.

The City is actively seeking a permanent City Manager and has contracted with the Carl Vinson Institute of Government to head up the search for the most qualified candidates. The application period ended on July 15, 2022, and the interview process will begin in the next few weeks. This appointment of Mr. Strickland will ensure the seamless continuation of services that Peachtree City citizens expect.

Budgetary Impact:

The budgetary impact will be approximately \$1000/month for the interim period. Funds are available in the City Manager budget to cover this additional expense.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager
Ellece Brown, Director, HR & Risk Management
Paul Salvatore, Director of Financial Services

Intending for BM at his request
E. Brown
P.S.

FROM: Yasmin Julio, City Clerk

Y. Julio

DATE: July 29, 2022

SUBJECT: Request to add a Full-time Public Communications Specialist
August 4, 2022 City Council Consent Agenda

Recommendation

Approve the addition of a full-time Public Communications Specialist requested in the FY2023 budget to be added and filled in FY2022.

Discussion

Council has advised during retreats and meetings their interest in ramping up public communications and overhauling the website. The currently vacant part-time position was responsible for filming and editing for different departments, advertising, content, multiple social media outlets, website, and a host of other duties. In response to the increased demand, a full-time Communications Specialist was requested in the FY2023 budget. However, due to the departure of the part-time employee who handled this role, staff would like to request to add the full-time position immediately instead of waiting until October 1, which is the beginning of the fiscal year.

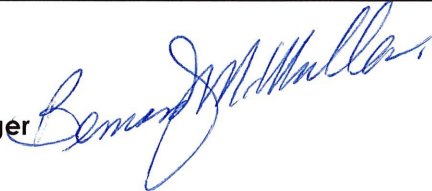
Budget Impact

There are funds remaining from the vacant part-time position to cover the full-time position through the remainder of the fiscal year.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard McMullen, Interim City Manager 
Police Chief Janet Moon 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: July 28, 2022

SUBJECT: Request to Reclassify Assistant Police Chief in the Police Department to New Salary Grade
August 4, 2022, City Council Meeting

Recommendation:

Approve reclassification of Assistant Police Chief position in the Police Department from Salary Grade 121 to Salary Grade 122 effective Monday, 8/8/2022.

Discussion

Under the direction of the Interim City Manager, staff reviewed the placement of the Assistant Police Chief position in the Compensation and Pay Plan. Currently, the position is in Salary Grade 121. However, there is a difference in the role of the Assistant Police Chief in comparison to the roles of the other management positions in Salary Grade 121. For example, the Assistant Police Chief manages the entire Police Department under the direction of the Police Chief while there are three Assistant Chief positions in the Fire Department that split up the responsibilities of managing the Fire Department under the direction of the Fire Chief. The breadth and depth of responsibilities are quite different. Therefore, the recommendation is to reclassify the Assistant Police Chief from Salary Grade 121 to Salary Grade 122 which will better align with the responsibilities of the position.

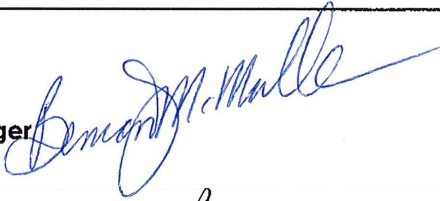
Budget Impact:

The cost of this reclassification will be approximately \$1793.00 for the remainder of this fiscal year. Funds are available in the FY2022 Police Department budget to cover this additional expense.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernie McMullen, Interim City Manager 
Fire Chief Clint Murphy *CM*

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: July 27, 2022

SUBJECT: Addition of Two (2) Firefighters/EMT's or Paramedics in the Fire Department
August 4, 2022, City Council Meeting

Recommendation:

Approve the addition of two (2) full-time Firefighters/EMT's or Paramedics in the Fire Department.

Discussion:

The need for two (2) additional full-time Firefighters/EMT's or Paramedics is two-fold:

1. One of the Battalion Chiefs in the Fire Department has experienced an emergency medical situation and is expected to be out of work for an extended period of time. To replace him during this time will require moving other fire personnel into interim positions, but in order to cover this emergency situation, the Fire Department needs to hire an additional Firefighter/EMT or Paramedic to maintain appropriate staffing levels.
2. It is common that many Firefighters have served in the military, and many continue to serve in the Reserves after leaving the military for civilian positions. Currently, the Fire Department has one Firefighter/Paramedic who is out on military leave and will be out on extended military deployment, and as required by Federal law, we must keep this position open for this officer until his return.

Even though our recommendation is to add two (2) additional Firefighter/EMT's or Paramedics, we do not anticipate exceeding our approved total budgetary headcount numbers because of attrition. The additional employees will actually allow the Fire Department to operate more closely to appropriate staffing levels.

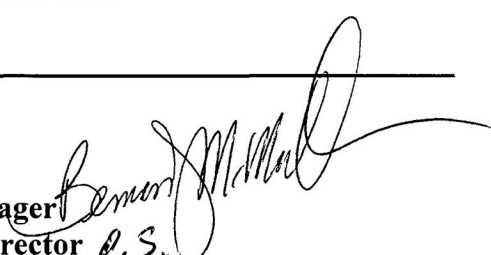
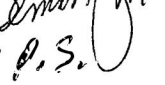
Budget Impact:

We do not expect that hiring these additional two (2) staff members will increase the budget because the average number of headcount positions in the Fire Department will remain at or below the approved budgetary headcount.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernie McMullen, Interim City Manager 
Paul Salvatore, Financial Services Director 

FROM: Justin Strickland, Assistant City Manager/Public Services Director 

DATE: July 28, 2022

SUBJECT: Contract with WorkOps for Stormwater Management Services
August 4, 2022 City Council Meeting

Recommendation:

Council enter into an agreement with WorkOps for the purpose of providing Storm water Management Services in the amount, not to exceed, of \$9,900 per month.

Discussion:

The City is currently without a Stormwater Manager. Staff is recommending that the City utilize the professional services of WorkOps to manage the city's storm water system and infrastructure, until a permanent Storm water Manager is hired. The agreement would include managing staff within the Stormwater Department, assessing infrastructure needs, scheduling activities, preparing bids, managing contracted work for stormwater infrastructure, addressing citizen concerns, keeping the city's state stormwater certification active and up to date, etc.

Once a Stormwater Manger is hired, there would be a transition period with WorkOps for management to come back under the in-house Stormwater Manager.

Budget Impact:

A reallocation will be made within the Stormwater Fund (521) from salary savings on the Stormwater Manager position to Professional Services.



WORK AUTHORIZATION

1039 Sullivan Road, Suite 200, Newnan, GA 30265
(p) 678.552.2106 (f) 678.552.2107

To: Justin Strickland
Client: City of Peachtree City
Address: 151 Willowbend Road
Peachtree City, Georgia 30269

Date: July 26, 2022
From: L.H. (Dan) Davis, Jr.
Copy to: Jason Ray
File

Project: Stormwater Department Operations Management

Background Information:

The City of Peachtree City (City) requested that WorkOps assist with the daily management of the City Stormwater Department. This Work Authorization was developed to address certain daily tasks that are currently being administered by the Stormwater Manager. It should be noted that public works staff and stormwater staff will fulfill any tasks not outlined in this Work Authorization.

Since the development and adoption of the Stormwater Utility, it has been necessary that the City provide daily maintenance to the City's stormwater infrastructure. Without a manager, this department would not be able to function efficiently; therefore, not fulfilling the obligations of the Stormwater Utility. WorkOps has reviewed the role of Stormwater Manager and has determined the tasks outlined herein can be administered by WorkOps staff. The identified tasks have been grouped into three categories. The first two categories include tasks that will be administered on a daily basis.

Scope of Work:

Staff Supervision

Staff supervision activities will be administered in accordance with City of Peachtree City policies, and include:

- Check in with stormwater staff at the start of workday (7:30 am)
- Daily email on next day activities to be completed by stormwater staff*
- Review and approve timesheets
- Approve all leave requests
- Conduct all disciplinary actions
- Conduct performance reviews

**At the end of the workday (4:00 pm) crew leader shall email WorkOps on completed activities for the day.*

WORK AUTHORIZATION

Drainage System Maintenance

- Assess needs and schedule storm structure, pipe, and ditch maintenance activities
- Assess needs and schedule detention pond maintenance activities
- Assess needs and schedule street sweeping activities
- Assess needs and schedule CCTV and storm pipe cleaning activities
- Maintain stormwater CIP list and crew work master list

Program Management

The Program Management work includes tasks related to overall management, maintenance, and regulatory compliance that may not be completed on a daily basis. These tasks will be billed on an hourly, not to exceed basis.

- Revise existing/develop new departmental policies
- Preparation of a utility mailer
- Regular updates of utility documents
- Prepare annual webpage update
- Prepare annual electronic newsletter update
- NPDES Phase II annual report development and submittal to EPD
- Stormwater Management Program development and submittal to EPD
- Metropolitan North Georgia Water Planning District (MNGWPD) audit
- Selection and management of outsourced replacement and rehabilitation projects
- Drainage complaint investigation and resolution. In order to keep costs low, it is suggested that stormwater staff will complete all complaint field investigations. WorkOps staff will provide a maximum of one hour per complaint. Additionally, this will be for a maximum number of 75 stormwater related complaints for the one-year period. Any additional complaints will be addressed on an hourly basis. Also, if it is determined in the field that the complaint cannot be addressed by stormwater staff and requires WorkOps investigation, the time for investigation and resolution will be addressed on an hourly basis. The following tasks will be administered by WorkOps staff for each basic complaint received:
 - Logging of stormwater complaint
 - Direct stormwater staff on location and type of complaint
 - Based on staff investigation, make decision on resolution
 - Follow up with citizen

Engineering design services are outside the scope of work covered by this Work Authorization, and will be procured via a separate Work Authorization.

WORK AUTHORIZATION

Schedule:

The scope of work outlined herein will be performed on a daily, ongoing basis. This Work Authorization will commence on August 1, 2022 and upon approval from the City, and will be valid for a period of one year. The Work Authorization can be terminated by either party with 30 days' written notice, but will renew automatically on an annual basis. The rates will be subject to review and revision on an annual basis.

Fee Estimate:

Task No.	Task Name	Monthly Fee 08/01/2022 to 07/31/2023	Billing Type
1	Staff Supervision and Drainage System Maintenance	\$ 6,700	Lump Sum
2	Program Management	\$ 3,200	Hourly Not to Exceed
TOTAL		\$ 9,900	

All work will be performed in accordance with the attached Terms and Conditions. The City will be invoiced the fourth week of each month for both lump sum and hourly fees incurred. The fees listed contain WorkOps labor, subconsultants, and direct project expenses previously noted in the Scope of Work section. Additional efforts, including fees and services outside the Scope of Work detailed herein will be coordinated directly with the Client prior to proceeding. Additional fees will be billed hourly and in accordance with the rate schedule herein.

If this Work Authorization is acceptable, please sign and return a copy for our records as our notice to proceed.

Authorization:

Authorized by: _____ Title: _____

Print Name: _____ Date: _____

Terms and Conditions Included

WORK AUTHORIZATION

TERMS AND CONDITIONS

WorkOps LLC shall perform the services outlined in this agreement for the stated fee arrangement.

Access to Site: Unless otherwise stated WorkOps will have reasonable access to the site for activities necessary for the performance of the services. If reasonable access is not provided and consequently WorkOps is denied or delayed in performing their services, the associated cost may be viewed as a reimbursable expense.

Billings/Payment: Invoices for WorkOps' services shall be submitted, at WorkOps' option, either upon completion of such services or on a monthly basis (unless noted otherwise) and are due when rendered. Invoices shall be considered "Past Due" if not paid within 30 days after the invoice date. If the invoice is not paid within 30 days, WorkOps may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service.

Reimbursable Expenses: Any expenses that are required beyond those identified under professional services will be pre-approved by the Client and billed at a multiple of 1.15 times the cost incurred.

Additional Services: Additional services include increase or change in scope of project, major revisions when such revisions are inconsistent with written approvals or instructions previously given, and services after award of contract in evaluation of substitutions proposed by the construction contractor; provided, however, that additional services shall not be classified as reimbursable expenses and will be billed at WorkOps' cost incurred or normal prevailing rate. WorkOps will only perform additional services when authorized in writing by the Client.

Indemnification: To the extent permitted by Georgia law, the Client shall indemnify and hold harmless WorkOps and all of its personnel from and against any claims, damages, losses and expenses (including attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused by the negligent act, omission, and/or strict liability of the Client, anyone directly employed by the Client (except WorkOps), or anyone for whose acts any of them may be liable.

WorkOps shall indemnify and hold harmless Client and all of Client's personnel from and against any claims, damages, losses and expenses (including attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused by the negligent act, omission, and/or strict liability of WorkOps, anyone directly employed by WorkOps, or anyone for whose acts any of them may be liable.

Termination of Services: This agreement may be terminated by written notice by either the Client or WorkOps at any time. In the event of termination, the Client shall pay WorkOps for all services rendered to the date of termination and all reimbursable expenses.

Discovery of Unanticipated Hazardous Materials: Hazardous materials may exist where there is no reason to believe they could or should be present. The client acknowledges that WorkOps' scope of services for this project does not include any services related to hazardous wastes. WorkOps and the Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. WorkOps and the Client also agree that the discovery of unanticipated hazardous materials may make it necessary for WorkOps to take immediate measures to protect human health and safety, and/or the environment. WorkOps agrees to notify the Client as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials be encountered. The Client encourages WorkOps to take any and all measures that in WorkOps professional opinion are justified to preserve and protect the health and safety of WorkOps personnel and the public, and/or the environment, and the Client agrees to compensate WorkOps for the additional cost of such work.

Site Operations: WorkOps field personnel will avoid hazards or utilities which are visible to them at the site. If WorkOps is advised or given data in writing that reveals the presence or potential presence of underground or overground obstructions, such as utilities, WorkOps will give special instructions to their field personnel. WorkOps will conduct the research that in its professional opinion is necessary to locate utility lines and other man-made objects that may exist beneath the site's surface. The Client recognizes that WorkOps' research may not identify all subsurface utility lines and man-made objects, and that the information upon which WorkOps relies may contain errors or may not be complete. WorkOps is not responsible for any damage or loss due to undisclosed or unknown surface or subsurface conditions, owned by Client or third parties. Evaluations of existing buildings require that certain assumptions be made regarding existing conditions, many of which are not able to be reviewed by reasonable visual observation. These assumptions cannot be verified without substantial cost of demolition. Where the detailed investigation of such a condition is not authorized, WorkOps shall not be responsible for the condition of the existing structure. The Client understands that actual field conditions may subsequently be found to vary from design assumptions which in turn may alter or increase the scope of the design and/or construction services. The Client is fully responsible for and assumes all risks associated with such conditions.

Construction Activities: Unless specifically stated otherwise, the Client and his contractor(s) are fully and solely liable for all means and methods of construction, temporary bracing and shoring, and construction site safety.

Integration: This agreement, the attached documents and those incorporated herein constitute the entire agreement between the parties and cannot be changed except by a written instrument signed by both parties.

Governing Law: Unless otherwise specified, this agreement shall be governed by the laws in the State of Georgia.

WORK AUTHORIZATION

UNIT RATES – 2022 BILLING RATES WorkOps LLC

	Rate/Hour
Sr. Principal	\$ 210.00
Principal	\$ 195.00
Sr. Project Manager	\$ 170.00
Project Manager	\$ 145.00
Project Coordinator	\$ 125.00
Maintenance Technician III	\$ 115.00
Maintenance Technician II	\$ 95.00
Maintenance Technician I	\$ 85.00
Administrative	\$ 65.00
Subcontractor / Subconsultant	Cost + 15%
Reimbursables	Cost + 15%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard McMullen, Interim City Manager 

FROM: Yasmin Julio, City Clerk 

DATE: July 28, 2022

SUBJECT: Non-Profit Funding Request – Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place
August 4, 2022, City Council Meeting

Recommendation:

Authorize Mayor Learnard to sign the agreement for services and non-profit funding support for the Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place, for FY2023.

Discussion:

The non-profit funding policy authorizes up to \$25,000 for the basic and general need services in the community. Promise Place provides services the City does not that meet the basic and general needs of some of our residents who are victims of domestic violence, including emergency shelter, support groups, assistance in obtaining emergency protective orders, and in providing domestic violence and teen dating education programs. Peachtree City residents comprise a proportional amount of those served by the agency.

Attached is the request from Promise Place Interim Executive Director Lyntica Seawood for the funding support of \$10,000 to support the ongoing efforts and urgent needs of the organization.

Budgetary Impact:

This item will have a budgetary impact of \$10,000 in the FY2023 budget non-profit funding 100-1505-572020



4/28/2022

Peachtree City

151 Willowbend Rd.

Peachtree City, Ga. 30269

Dear Peachtree City Council:

The Fayette County Council on Domestic Violence, inc. d/b/a Promise Place wishes to take this opportunity to thank Peachtree City for continued support of our organization. In 2021, Promise Place provided intervention services to 2,531 victims of domestic violence. Of those clients, 343 were Fayette County residents with 92 clients residing in Peach tree City. In addition, Promise Place provided shelter to 12 women and 14 children from Peachtree City. Our Teen Dating and Violence Prevention Program reached 160 students due to our continued struggle with Covid-19 and our domestic Violence awareness events were presented to 125 community members.

<u>Prevention / Awareness Services</u>	<u>Participants</u>	<u>No. PTC</u>
Teen Dating Violence Prevention Program	3,513	161
Community Awareness Presentations	1,113	117

Promise Place continues to collaborate with Peachtree City Police as well as the law enforcement agencies in Fayette County to ensure that domestic violence victims are given our information at the time of a violent incident and that police officers are able to contact us for assistance. In having this collaboration, it reduces the number of 911 calls to officers and reduces the danger to them in responding to DV calls. In 2021, Promise Place received over 2,000 calls to our crisis line, through emergency hotline and of those calls, 75 of those were from Peachtree City.

Our domestic violence shelter provides immediate safety for victims of domestic violence and their children. Promise Place provides services and resources for the



Promise Place

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

families while in shelter to maintain their safety until it is safe for them to resume life on their own. Promise Place provides for all emergency needs while the families are in shelter. Promise Place pays for all utilities, security and maintenance costs and must keep the facility staffed 24 hours a day year-round.

Additionally, Promise Place provides counseling services and many other programs to give support to the families to help in the healing process of their recovery.

Because of your continued support, Promise Place continues to make a difference in the lives of abused, men, women, and children in Peachtree City. To continue this much needed service, we are requesting 10,000.00 from the fy2023 Annual Budget's designated funds for nonprofit organizations. We hope that Peachtree City Council will continue to support us in our work to help fight against domestic violence and making a difference in the lives of others.

Sincerely,



Lyntica Seawood

Interim Executive Director



Funding Request
For Non-Profit Organizations

Organization Information:

Organization Name: Fayette County Council on Domestic Violence
Address: P.O. Box 854 Fayetteville GA, 30214
Phone #: 770-461-3839 Fax #: 770-460-6591
Contact Person: Lyntica Seawood
Title: Interim Executive Director

Financial Information:

Total Annual Budget: 1,044,458
Total Clients Served Annually: 2531
Peachtree City Residents Served Annually: 85

Funding Request Information:

Funding Amount Requested: \$10,000.00

Funding Use(s): To provide services for victims of domestic violence and their families in Peachtree City.

Additional Information on Organization/Services: Promise Place provides a variety of services to victims in domestic violence for Peachtree City. Services like Emergency Shelter, legal Advocacy and Teen Dating & Violence Prevention Program at J.C. Booth Middle School and McIntosh High School.

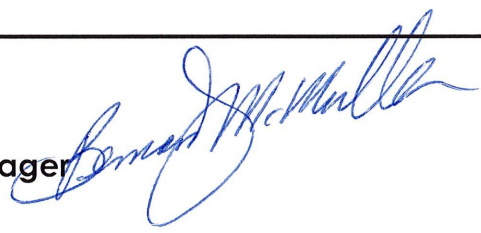
REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard McMullen, Interim City Manager 

FROM: Yasmin Julio, City Clerk 

DATE: July 28, 2022

SUBJECT: Non-Profit Funding Request – Fayette Senior Services
August 4, 2022, City Council Meeting

Recommendation:

Authorize Mayor Learnard to sign the agreement for services and non-profit funding support for the Fayette Senior Services, for FY2023.

Discussion:

The non-profit funding policy authorizes up to \$25,000 for the basic and general need services in the community. This agreement with Fayette Senior Services helps to support the proportional number of Peachtree City residents receiving social services, including Meals on Wheels, Congregate meals, transportation, and in-home personal care and homemaker services.

Attached is the request from Fayette Senior Services President and CEO Nancy Meaders for the funding support of \$15,000 to support the ongoing efforts and urgent needs of the organization.

Budgetary Impact:

This item will have a budgetary impact of \$15,000 in the FY2023 budget non-profit funding 100-1505-572020



April 5, 2022

Mr. John Rorie
City Manager
151 Willowbend Road
Peachtree City, GA 30269

RE: FY23 Request for Funding

Dear Mr. Rorie:

Fayette Senior Services, Inc., respectfully submits a request for funding assistance from the City of Peachtree City for the period July 1, 2022 through June 30, 2023 in exchange for social services provided to residents of Peachtree City.

In order to continue providing the same level of services that are essential to the health and well-being of Fayette County's rapidly growing aging population, Fayette Senior Services asks for a continuation of support in the amount of \$15,000. This support plays a significant role in our capacity to meet the current demand for essential services as established under the Older Americans Act. Many of these services are a lifeline to our seniors who need assistance with obtaining basic needs such as food, transportation and personal care services such as help with bathing and dressing. Enclosed are the Workload Indicators for Social Services for Peachtree City. The total amount of persons served represents on average 27% of our overall client base.

We sincerely appreciate the long-time support of the Peachtree City and look forward to a continued partnership and the cooperative efforts to make a meaningful difference in the lives of Fayette County seniors.

Sincerely,

Nancy Meaders

Nancy Meaders
President & CEO



**Funding Request
For Non-Profit Organizations**

Organization Information:

Organization Name: Fayette Senior Services, Inc.

Address: 4 Center Drive, Fayetteville, GA 30214

Phone #: 770-461-0813 Fax #: 770-461-2448

Contact Person: Nancy Meaders

Title: President & CEO

Financial Information:

Total Annual Budget: 1,983,387

Total Clients Served Annually: 1150

Peachtree City Residents Served Annually: 318

Funding Request Information:

Funding Amount Requested: \$15,000.00

Funding Use(s): Social services to clients residing in Peachtree City

Additional Information on Organization/Services: Fayette Senior services, Inc. provides social
servives to clients who reside in Peachtree City. These services include home delivered and
congregate meals, non-emergency medical transportation (rides to and from dialysis, chemo, doctor
appoints, pharmacy pickups, etc) and in-home services.

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

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

WORKLOAD INDICATORS FOR SOCIAL SVCS for City of Peachtree City	FY 2022	FY 2023 Projected
HOME DELIVERED MEALS		
Total Number of Meals Provided	19,750	21,500
Actual cost per unit of service	\$6.17	\$6.25
Number of clients	79	86
Total cost	\$121,858	\$134,375
CONGREGATE MEALS		
Total Number of Meals Provided	2,340	3,120
Cost per unit of service	\$14.77	\$15.42
Number of clients	9	12
Total Cost	\$ 34,562	\$ 48,110
PERSONNEL CARE		
Total number of hours of svc provided	117	200
Cost per unit of service	\$25.01	\$35.00
Number of clients	2	4
Total Cost	\$2,926	\$7,000
RESPITE SERVICES		
Total number of hours of svc provided	416	416
Cost per unit of service	\$25.01	\$35.00
Number of clients	2	2
Total Cost	\$10,404	\$14,560
HOMEMAKER SERVICES		
Total number of hours of svc provided	183	250
Cost per unit of service	\$25.01	\$35.00
Number of clients	3	5
Total Cost	\$4,577	\$8,750
TRANSPORTATION		
Number of one-way trips	4,115	6,025
Cost per unit of service	\$22.03	\$22.03
Number of clients	178	225
Total Cost	\$90,653	\$132,731
Total cost for Basic Needs Services	\$264,980	\$345,526

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernie McMullen, Interim City Manager  Justin Strickland intialing for Bernie McMullen at his request

FROM: Paul J. Salvatore, Financial Services Director 

DATE: July 29, 2022

SUBJECT: Adoption of FY 2023 Budget Resolution
August 4, 2022 City Council Meeting

Recommendation:

Adopt the attached resolution for the FY 2023 Budget, along with all supporting schedules.

Discussion:

Council has already held a budget workshop meeting and the required public hearing on the FY 2023 Budget and may now take action to adopt the annual operating budget and Capital Improvement Plan (CIP). Attached is the budget resolution and all supporting documents, which are consistent with the figures presented at the public hearing, with several exceptions. In addition to what was previously presented, staff has also recommended the following edits, which are included in the proposed budget resolution:

- Add a 2% COLA, effective October 1, 2022
- Add Administrative Clerk position, effective January 1, 2023
- Adjust Police Overtime to start after 84 hours instead of 86 hours
- Eliminate charge for employee take-home vehicles
- Bring certain Street Maintenance duties in-house; reduce contract

The net cost of all these edits is \$480,468 and was offset 100% by revenue adjustments based upon more current information and projections.

Budgetary Impact

Adoption of the resolution will authorize all appropriations for FY 2023 identified in the supporting schedules. Implementation of the budget will occur as of October 1, 2022.

BUDGET RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2023 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 2023 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 2023, 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 _____, 2022.

Mayor

ATTEST: _____
Yasmin Julio, City Clerk

General Fund FY 2023 Budget Summary

Sources of Funds:

Estimated Revenues

Taxes	\$39,482,149
Licenses & Permits	\$1,998,597
Intergovernmental (Grants)	\$280,598
Charges for Services	\$2,245,150
Fines & Forfeitures	\$988,680
Investment Income	\$76,650
Contributions & Donations	\$3,834
Miscellaneous	\$121,612

Total Estimated Revenues: \$45,197,270

Other Sources (H/M Taxes, Sale of FA) \$478,144

Surplus Carryover: \$571,397

Total Sources of Funds: \$46,246,811

Uses of Funds:

Appropriations

Departmental Operating Expenses

Executive Services	\$935,670
Economic Development	\$146,047
Public Communications/CVB	\$223,086
Administrative Services	\$1,580,510
Financial Services/ Information Technology	\$2,283,828
Public Safety	\$20,574,065
Public Works	\$8,597,332
Recreation & Special Events	\$2,411,521
Senior Services	\$179,271
Library	\$1,169,690
Planning & Development	\$2,182,529

Total Departmental Appropriations: \$40,283,549

Salary Vacancy/ Other Savings -\$866,096

General Administration

Not-for-Profit Organizations	\$30,000
General Liability Insurance	\$125,000
CVB Labor Expense (reimbursed)	\$340,917
Miscellaneous Legal Fees/Claims	\$245,612
Unemployment & Other Expenses	\$20,225
Administrative/Technical Contingencies	\$470,000

Total General Administration: \$1,231,754

Transfers to Other Funds/Authorities

Transfer to CIP	\$2,351,725
Transfer to Debt Service	\$3,226,699
Transfer to Airport Authority	\$12,750
Transfer to KPTCB	\$6,430

Total Transfers: \$5,597,604

Total Uses of Funds \$46,246,811

**City of Peachtree City
General Fund
Sources of Funds**

Account Title	Adopted FY 2023 Budget
<u>Taxes</u>	
Ad Valorem (Real) Property - Current	\$19,301,475
Ad Valorem (Real) Property - Prior Yrs.	\$139,646
Motor Vehicle	\$65,235
TAVT - Motor Vehicles	\$1,612,348
Real Estate Transfer Tax	\$130,000
Recording Intangible Tax	\$459,000
GA Power Franchise Tax	\$1,051,977
Coweta Fayette EMC	\$925,306
Atlanta Gas Franchise Tax	\$382,334
Comcast Cable	\$359,550
Bell South Cable	\$73,525
Nulink Cable	\$13,600
Communications Franchise Tax	\$27,047
Local Option Sales Tax	\$10,249,704
Alcoholic Beverage Tax	\$850,000
Mixed Drink Tax	\$211,008
Business/Occupational Tax	\$490,000
Pawn Shop Annual License	\$2,000
Insurance Premium Tax	\$3,042,417
Financial Institutions	\$87,477
Property Tax Penalties - Current Year	\$5,500
Property Tax Penalties - Prior Year	\$3,000
Total Taxes:	\$39,482,149
<u>Licenses & Permits</u>	
Soil Erosion Permits	\$3,600
Land Disturbance Fees	\$100,430
Alcoholic Beverage Licenses	\$373,669
Golf Cart Registration	\$394,151
Pawn Shop Employee Permits	\$100
Burn/Blasting Permits	\$400
Miscellaneous Fire Permits	\$3,450
Certificates of Compliance- Fire	\$4,900
Building Permits	\$1,025,935
Certificates of Occupancy New	\$20,309
Certificates of Completion	\$378
Plumbing Permits	\$4,940
Electrical Permits	\$10,485
Mechanical/HVAC Permits	\$28,242
Reinspection Fee	\$1,000
Zoning & Land Use Permits	\$15,513
Sign Permits	\$10,945
Temporary Sign/Use	\$150
Total Licenses & Permits:	\$1,998,597
<u>Intergovernmental</u>	
Federal Operating Grant - DoJ/GBI	\$0

**City of Peachtree City
General Fund
Sources of Funds**

Account Title	Adopted FY 2023 Budget
FEMA/GEMA Reimbursement/Other	\$0
FCBOE Reimb.- Resource Officers	\$110,598
Fayette County Recreation Grant	\$150,000
GMA Grants	\$20,000
Total Intergovernmental:	\$280,598

Charges for Services

Tower Lease	\$179,530
WASA Reimbursements	\$5,000
Sale of Merchandise	\$650
False Alarm Fees - P.D.	\$200
Training Reimbursement Revenue	\$0
Plan Review Fee - Fire New Construction	\$10,000
Fire Sprinkler Plan Review	\$3,450
Ambulance Fees	\$990,000
Sale of Recycled Materials	\$712
Program Fees - Recreation	\$48,424
Program Fees - Glenloch Pool	\$22,550
Program Fees - Athletic Tournaments	\$2,750
Facilities Maint Fees - Athl. Assoc.	\$172,004
Special Events/Sponsors	\$4,911
Program Fees - Kedron Fieldhouse	\$160,164
Program Fees - Kedron Pool Fees/Passes	\$85,000
Program Fees - Kedron Open Gym	\$28,000
Program Fees - Kedron Swim Lessons	\$15,000
Program Fees - Kedron Swim Teams	\$44,000
Facil Maint Fees - Kedron Athletic Assoc.	\$0
Building Plan Review Fees	\$79,406
Building Plan Review Resubmittal Fees	\$1,200
Plan Review Fee - Various	\$1,000
Plan Review - Resubmittal	\$500
Plan Review - Final Site Plan	\$9,700
Conceptual Plan Fees	\$2,100
Notice of Intent - EPD	\$0
Plat Review Fees - Subdivision	\$7,000
Application Fees	\$11,000
Other Charges for Services	\$19,982
CVB Reimbursements- Personnel Costs	\$340,917
Total Charges for Services:	\$2,245,150

Fines & Forfeitures

Municipal Court Fees	\$45,000
Court Administrative Fees	\$117,600
Court Restitution	\$2,000
Pre-Trial Intervention Fees	\$42,300
Municipal Court Fines	\$765,000
Security Forfeitures	\$100
Local Confiscated Funds	\$5

**City of Peachtree City
General Fund
Sources of Funds**

Account Title	Adopted FY 2023 Budget
Library Fines	\$16,675
Total Fines & Forfeitures:	\$988,680
<u>Investment Income</u>	
Interest Earnings	\$76,650
Total Investment Income:	\$76,650
<u>Contributions & Donations - Private</u>	
Donations - In-Kind - Community Events	\$500
Donations	\$3,334
Total Contributions/Donations:	\$3,834
<u>Miscellaneous</u>	
Facility Rental - Tennis Center	\$35,000
Facility Rental - Recreation	\$15,515
Facility Rental - Kedron	\$3,750
Facility Rental - Right-of-Way	\$17,347
Other Revenues	\$35,000
Insurance Reimbursements	\$15,000
Employee Vehicle Reimbursements	\$0
Total Miscellaneous:	\$121,612
Sale of Fixed Assets	\$10,000
Total Fixed Assets:	\$10,000
<u>Other Financing Sources</u>	
Operating transfer from H/M Tax Fund	\$468,144
Operating transfer from CIP Fund	\$0
Total Other Financing Sources:	\$468,144
 General Fund Revenue Totals:	 \$45,675,414
 Surplus Carryover/ (Reserve Increase)	 \$571,397
 Total Sources of Funds	 \$46,246,811

**City of Peachtree City
General Fund
Uses of Funds**

General Fund Expenditures

	Adopted FY 2023 Budget
<u>Departmental Operating Budgets</u>	
Mayor & Council	\$210,181
Economic Development	\$146,047
Public Communications	\$223,086
City Manager	\$725,489
Total Executive Services:	<u>\$1,304,803</u>
 Human Resources	 \$583,155
City Clerk	\$374,166
Municipal Court	\$623,189
Total Administrative Services	<u>\$1,580,510</u>
 Finance Department	 \$999,387
Purchasing Department	\$128,192
Geographic Information Systems	\$274,502
Information Technology	\$881,747
Total Financial Services/ I.T.	<u>\$2,283,828</u>
 Police Department	 \$9,672,122
Fire Department	\$10,346,451
Emergency Medical Services	\$555,492
Total Public Safety	<u>\$20,574,065</u>
 Public Works	 \$4,816,180
Grounds Maintenance	\$2,876,249
Building Maintenance	\$904,903
Total Public Works	<u>\$8,597,332</u>
 Recreation Administration	 \$1,522,204
Kedron Fieldhouse	\$889,317
Library Administration	\$1,169,690
Senior Services Facilities	\$179,271
Total Leisure Services	<u>\$3,760,482</u>
 Planning & Zoning	 \$375,753
Engineering	\$489,540
Code Enforcement	\$480,742
Protective Inspections	\$836,494
Total Planning & Development	<u>\$2,182,529</u>
 Total Departmental Budgets:	 \$40,283,549
 Total Departmental Budgets:	 \$40,283,549
 <u>General Administration Budget</u>	

**City of Peachtree City
General Fund
Uses of Funds**

General Fund Expenditures

	Adopted FY 2023 Budget
Liability Insurance (GIRMA)	\$125,000
Unemployment Insurance	\$20,000
Pooled Vehicle Expenses	\$225
Not-for-Profit Organizations	\$30,000
CVB - Shared Labor	\$340,917
Contingency - Legal Seviles	\$245,612
Contingency - Technology	\$85,000
Contingency - Facilities Maintenance	\$150,000
Contingency - General Administration	\$235,000
Total General Administration:	\$1,231,754
 <u>Operating Transfers</u>	
Transfer to CIP Fund	\$2,351,725
Transfer to Fire/EMS Grants Fund	
Transfer to SPLOST Fund	
Transfer to Debt Service Fund	\$3,226,699
Transfer to Amphitheater Fund	
Transfer to KPTCB	\$6,430
Transfer to Airport Authority	\$12,750
Transfer to H/M Tax TPD Fund	
Total Interfund Transfers:	\$5,597,604
	\$6,488,441
 General Fund Totals:	 \$47,112,907
 Salary Vacancy/ OtherSavings:	 -\$866,096
 Total Uses of Funds:	 \$46,246,811

**Stormwater Utility Fund
Operating & Capital Budget
Fiscal Year 2023**

Fund 521	Revenues		
	Description	Amount	
	Charges for Services	\$	2,532,797
	Investment Income		4,000
	Miscellaneous Revenue		31,150
	Total Stormwater Revenues:		\$ 2,567,947
Fund 521	Appropriations		
	Description	Amount	
	Personnel Services & Benefits	\$	557,460
	Purchased/Contracted Services		473,445
	Supplies		142,763
	Contingency		
	<u>Capital Outlay</u>		
	Vehicles & Equipment		-
	Infrastructure - Renewal & Extension		480,000
	Depreciation & Amortization		
	Other Costs (Bad Debt Expense)		30,000
	Debt Service		687,450
	Other Financing Uses		-
	Total Stormwater Appropriations:		\$ 2,371,118
	Available for Renewal & Extension:		\$ 196,829

**City of Peachtree City
Stormwater Utility Fund
Sources Uses of Cash for Bond Coverage
Fiscal Year 2023**

	<u>FY 2023 Proposed Budget</u>
Sources of Operating Cash:	
Stormwater Billings	2,611,596
Bad Debt Expense	(30,000)
Stormwater Credits	(78,799)
Miscellaneous Revenue	31,150
Interest Earnings (1)	4,000
Sources of Cash	<u>2,537,947</u>
 Use of Operating Cash	
Salaries and Benefits	557,460
Other - Operating	616,208
Debt Service (2)	687,450
	<u>1,861,118</u>
 Net Increase (Decrease) in Cash before Capital Items	 676,829
 Infrastructure - Use of R&E	 480,000
Other Capital Items (3)	-
 Net Increase (Decrease) in Cash after non-R&E Capital Items	 <u><u>\$ 196,829</u></u>
(Available for Renewal & Extension)	
 Net Revenue Available for Debt Service	 \$ 884,279
 FY2022/2023 Debt Service Payments	 687,450
 Coverage (4)	 1.29

(1) Only includes interest earnings on operations, not on bond proceeds investments.

(2) Cash Basis

(3) Only includes those items not reimbursed by bond proceeds or renewal and extension funds.

(4) There are no bond covenants requiring a minimum debt service coverage ratio

**Amphitheater Fund
Operating and Capital Budget
Fiscal Year 2023**

Revenues:

Charges For Services	\$ 1,192,125
Sponsorships	170,000
Transfer from HM Tax Fund (TPD)	75,000
Surplus Carryover (increase or use of reserves)	-

Total Revenues:	\$ 1,437,125
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Expenses:

Personnel Services and Employee Benefits	\$ 40,926
Purchased / Contracted Services	405,985
Supplies	53,050
Program Expenses	919,250
Capital Outlay/Contingency	17,914

Total Expenses:	\$ 1,437,125
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**City of Peachtree City
Special Revenue Funds**

	FY 2020 Actual	FY2021 Actual	FY 2022 Amended Budget	FY2022 Actual 5/31/2022	FY 2022 Estimated Year End	FY 2023 Proposed Budget
<u>Hotel/Motel Tax Fund - 275</u>						
Beginning Cash/Fund Balance			\$ -			
Revenues - Hotel/Motel Taxes	1,047,315	\$ 1,133,776	1,224,100	\$ 1,039,213	1,224,100	1,248,384
Operating Transfers Out:						
Peachtree City Convention & Visitors	(458,201)	(496,027)	(535,544)	\$ (454,656)	(535,544)	(546,168)
City General Fund	(392,743)	(425,166)	(459,037)	\$ (389,705)	(459,037)	(468,144)
TPD Fund	(196,371)	(212,583)	(229,519)	\$ (194,852)	(229,519)	(234,072)
Amphitheater (TPD)	-	-	-	-	-	-
Ending Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Hotel/Motel TPD Fund - 276</u>						
Beginning Cash/Fund Balance	\$ 139,256	\$ 127,959	\$ 132,598	\$ 132,598	\$ 127,959	-
Revenues			-			-
Operating Transfer In:	196,371	212,583	229,518	\$ 168,160	175,792	234,072
Expenditures	(147,668)	(147,944)	(287,116)	\$ (171,536)	(243,751)	(159,072)
Operating Transfers Out:						
Amphitheater (TPD)	(60,000)	(60,000)	(75,000)	\$ (75,000)	(60,000)	(75,000)
Ending Cash/Fund Balance	\$ 127,959	\$ 132,598	\$ -	\$ 54,222	\$ -	\$ -
<u>Neighborhood Parks Fund - 200</u>						
Beginning Cash/Fund Balance	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ -
Revenues	1,546	5,025	-	\$ -	-	-
Expenditures	(1,546)	(5,025)	(1,141)	\$ -	(1,141)	-
Ending Cash/Fund Balance	\$ 1,141	\$ 1,141	\$ -	\$ 1,141	\$ -	\$ -
<u>D.A.R.E. Program Fund - 202</u>						
Beginning Cash/Fund Balance	\$ 972	\$ 972	\$ 1,138	\$ 1,138	\$ 1,138	\$ -
Revenues	-	2,575.85	-	\$ -	-	-
Expenditures	-	(2,409.55)	(1,138)	\$ -	(1,138)	-
Ending Cash/Fund Balance	\$ 972	\$ 1,138	\$ -	\$ 1,138	\$ -	\$ -
<u>State Seizure Fund - 203</u>						
Beginning Cash/Fund Balance	\$ 57,814	\$ 39,653	\$ 32,473	\$ 32,473	\$ 32,473	\$ -
Revenues	-	10,233	-	\$ 7,100	7,100	-
Expenditures	(18,161)	(17,413)	(32,473)	\$ (5,779)	(39,573)	-
Ending Cash/Fund Balance	\$ 39,653	\$ 32,473	\$ -	\$ 33,794	\$ -	\$ -
<u>HAZMAT Fund - 204</u>						
Beginning Cash/Fund Balance	\$ 2,584	\$ 18,575	\$ 7,034	\$ 7,034	\$ 7,034	\$ -
Revenues	29,672	10,294	-	\$ -	-	-
Expenditures	(13,681)	(21,836)	(7,034)	\$ -	(7,034)	-
Ending Cash/Fund Balance	\$ 18,575	\$ 7,033	\$ -	\$ 7,034	\$ -	\$ -
<u>Police Department Tuition Fund - 206</u>						
Beginning Cash/Fund Balance	\$ 4,301	\$ 4,301	\$ 4,301	\$ 4,301	\$ 4,301	\$ -
Revenues	-	-	-	\$ -	-	-
Expenditures	-	-	(4,301)	\$ -	(4,301)	-
Ending Cash/Fund Balance	\$ 4,301	\$ 4,301	\$ -	\$ 4,301	\$ -	\$ -
<u>Youth Council Fund - 207</u>						
Beginning Cash/Fund Balance	\$ 503	\$ 503	\$ 503	\$ 503	\$ 503	\$ -
Revenues	-	-	-	-	-	-
Expenditures	-	-	(503)	-	(503)	-
Ending Cash/Fund Balance	\$ 503	\$ 503	\$ -	\$ 503	\$ -	\$ -
<u>Public Safety Grants - 208</u>						
Beginning Cash/Fund Balance	\$ 6,202	\$ 5,115	\$ 9,235	\$ 9,235	\$ 9,235	\$ -
Revenues	4,665	4,120	75,700	\$ 48,099	75,700	-
Expenditures	(5,752)	-	(84,935)	\$ (80,348)	(84,935)	-
Ending Cash/Fund Balance	\$ 5,115	\$ 9,235	\$ -	\$ (23,014)	\$ -	\$ -
<u>Police CERT Grants/CERT Donations Fund - 209</u>						
Beginning Cash/Fund Balance	\$ 232	\$ 554	\$ 427	\$ 427	\$ 427	\$ -
Revenues	9,292	5,441	9,559	\$ -	9,559	-
Expenditures	(8,970)	(5,569)	(9,986)	\$ (3,804)	(9,986)	-
Ending Cash/Fund Balance	\$ 554	\$ 427	\$ -	\$ (3,377)	\$ -	\$ -

**City of Peachtree City
Special Revenue Funds**

	FY 2020 Actual	FY2021 Actual	FY 2022 Amended Budget	FY2022 Actual 5/31/2022	FY 2022 Estimated Year End	FY 2023 Proposed Budget
<u>Police Grants/Donations Fund - 210</u>						
Beginning Cash/Fund Balance	\$ 5,614	\$ 5,664	\$ 6,989	\$ 6,989	\$ 6,989	\$ -
Revenues	50	1,775	2,500	\$ 5,000	5,000	-
Expenditures	-	(450)	(9,489)	\$ (2,500)	(11,989)	-
Ending Cash/Fund Balance	<u>\$ 5,664</u>	<u>\$ 6,989</u>	<u>\$ -</u>	<u>\$ 9,489</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Explorer Troop Fund - 211</u>						
Beginning Cash/Fund Balance	\$ 1,254	\$ 1,254	\$ 1,254	\$ 1,254	\$ 1,254	
Revenues	-	-	-	\$ -	-	
Expenditures	-	-	(1,254)	\$ -	(1,254)	
Ending Cash/Fund Balance	<u>\$ 1,254</u>	<u>\$ 1,254</u>	<u>\$ -</u>	<u>\$ 1,254</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Federal Seizure Fund - 212</u>						
Beginning Cash/Fund Balance	\$ 30,985	\$ 27,169	\$ 26,919	\$ 26,919	\$ 26,919	
Revenues	-	-	-	-	-	
Expenditures	(3,816)	(250.00)	(26,919)	\$ (9,407)	(26,919)	
Ending Cash/Fund Balance	<u>\$ 27,169</u>	<u>\$ 26,919</u>	<u>\$ -</u>	<u>\$ 17,512</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Tree Fund - 215</u>						
Beginning Cash/Fund Balance	\$ 115,104	\$ 148,994	\$ 163,219	\$ 163,219	\$ 163,219	\$ -
Revenues	40,830	36,050	-	\$ 77,224	77,224	-
Expenditures	(6,940)	(21,825)	(163,219)	\$ (2,295)	(240,443)	-
Ending Cash/Fund Balance	<u>\$ 148,994</u>	<u>\$ 163,219</u>	<u>\$ -</u>	<u>\$ 238,148</u>	<u>\$ -</u>	<u>\$ -</u>
<u>ARP Fund - 230</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ 447	\$ 447	\$ 447	\$ -
Revenues	-	128,820	206,578	\$ 206,578	206,578	-
Expenditures	-	(128,373)	(207,025)	\$ (202,247)	(207,025)	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ 447</u>	<u>\$ -</u>	<u>\$ 4,778</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Keep Peachtree City Beautiful Fund</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues	43,327	44,903	45,048	\$ 22,739	45,048	45,540
Expenditures	-	-	-	-	-	-
Operating/Equity Transfers Out	(43,327)	(44,903)	(45,048)	\$ (22,739)	(45,048)	(45,540)
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Debt Service Funds
FY 2023 Budget Summary**

	Fund 400 G/F Supported
Revenues:	
Surplus Carryover	\$0
Transfer from General Fund	<u>\$3,226,699</u>
Total Revenues	<u>\$3,226,699</u>
Appropriations:	
General Obligation Bond Expenses	
Facilities Authority Bonds	\$823,562
Equipment Lease-Purchase Loans	<u>\$2,403,137</u>
Total Appropriations	<u>\$3,226,699</u>

**Debt Service Detail
FY 2023**

<u>Description/Budget Year</u>	<u>FY 2023</u>
<u>B & M Loans/Recr Bond/Facil Bond:</u>	
Facilities Authority Bond (2014)	341,375
FY16 & Broadband Equip- PFA Loan	105,420
FY 2022 Public Safety Expansion - \$3.5MM	376,767
Total B & M Loans:	823,562

Equipment Lease-Purchase Loans:

<u>Public Works Department</u>	
Zero-turn Mowers-3-B&G (2017)	1,288
F-250 Replacement (2017)	1,777
F-250 Diesel P/U Truck repl (2018)	7,220
F-250 Diesel P/U Truck repl (2018)	7,220
Asphalt Roller Repl. (2018)	8,421
Zero-turn Mowers-3-B&G (2018)	6,641
Komatsu Track Hoe Repl. -PW (2019)	18,058
Zero-turn Mower Repl. (5) PW- (2019)	10,662
Zero-turn Mower Repl. (3) Grnds- (2019)	6,397
F-250 P/U repl. (2019)	6,785
F-150 P/U repl. (2019)	5,706
F-350 Dump Truck Repl.-(2) PW (2020)	20,618
F-250 Repl.-3032-PW (2020)	5,646
S250 Bobcat Skid Loader -PW (2020)	11,320
LB90 Back Hoe repl. PW (2020)	16,761
F-250 P/U Truck Repl.-Grnds. (2020)	5,646
F-250 P/U Truck Repl.-Grnds (2020)	5,646
Zero-turn Mower Repl. (3) Grnds (2020)	6,583
F-350 Dump Truck Repl.-3020 PW (2021)	11,586
Hustler Zero-Turn Mower Repl. (2021)	8,811
F-250 Replacement-PW (2022)	7,980
Ford Ranger Repl.-PW (2022)	7,980
Motor Grader Repl.-PW (2022)	53,199
Hustler Zero-Turn Mower Repl. (2022)	12,330
Repl. Skid Steer Loader (2023)	15,517
Tractor Truck, Day Cab (2023)	27,708
Low-Boy Trailer- 35 Ton (2023)	9,975
F-750 Dump Truck Repl. 3093 (2023)	28,816
Bobcat S185 Replacement (2023)	15,517
Vermeer Mini Skid Steer (Dingo) (2023)	15,517
Hustler Zero-Turn Mower Repl.-4 (2023)	10,285
Total Public Works:	377,616

Police Department

**Debt Service Detail
FY 2023**

<u>Description/Budget Year</u>	<u>FY 2023</u>
Patrol Vehicle Replacements-4 (2017)	11,883
Motorcycle Replacement (2017)	1,149
Additional Video Storage (2017)	2,317
Coban Video Replacements-2 (2017)	6,650
Vehicle Replacements for FY 2018	104,297
Unmarked Vehicle Repl (1) (2018)	6,726
192TB Storage/Expansion (2018)	18,138
Vehicle Replacements for FY 2019	118,037
Stationary ALPRs (3) - (2019)	6,418
Ford F-250 repl. (2019)	9,760
Vehicle Replacements for FY 2020	120,205
192TB Storage/Expansion (2020)	17,359
Taser Replacements (2020)	47,932
Vehicle Replacements for FY 2021	157,343
Vehicle Replacements for FY 2022	137,430
Laptop Replacements-30 (2022)	23,940
Vehicle Replacements for (FY 2023)	141,864
Vehicles- New Personnel-3 (FY2023)	42,559
Laptop Replacements-30 (2023)	23,940

Police Department Totals: 997,946

Fire Department

Repl Staff Vehicle-Training (2017)	2,083
ReplStaff Vehicle (2006-1) (2018)	8,270
Cardiac Monitor Lifepak-15 Repl. (2018)	8,266
Medic Unit 85- replace (2019)	51,749
Cardiac Monitor Lifepak-15 Repl. (2019)	8,624
Oxygen Generator repl. (2019)	4,935
Genesis Combo Tools (2019)	5,286
Repl Staff Vehicle - 2011 (2020)	8,807
Cardiac Monitor Lifepak-15 Repl. (2020)	4,330
Combo Hydraulic Tools (2) (2020)	5,127
SCBA Air Compressor Repl. (2021)	7,464
Replace Medic 81 (2022)	98,640
F-250 Repl.-Battalion Cmnd. (2022)	17,733
Reserve Engine repl. (2007) (2023)	131,434
Staff Vehicle repl. (2004) (2023)	9,975
Cardiac Monitor Replacement (2023)	10,418

Fire Department Totals: 383,141

General Administration

Additional Storage - Backups (2017)	2,207
Repl Storage - Production (2017)	2,482
Email Upgrade (MS Exchange - 2016)	2,365

**Debt Service Detail
FY 2023**

<u>Description/Budget Year</u>	<u>FY 2023</u>
MS Office 2016 Upgrade (2017)	6,831
Adobe Acrobat Upgrade (2017)	4,729
Citywide Wifi Upgrade (2017)	2,627
Backup Server (replace) (2017)	1,419
Security Cameras/Access (2017)	1,771
MS Server Software Upgrades (2019)	13,813
Tape Drive (Backups) (2019)	4,713
Public Works Physical Security (2019)	7,392
Recreation Physical Security (2019)	7,582
Add'l Storage-Facilities Video (2019)	9,432
Firewall Repl-Public Safety (2019)	9,450
Avanti Laserfiche Upgrade (2019)	11,877
PC Replacements - 146 (2019)	44,974
Firewall Replacement (2020)	10,337
Storage Repl/Additions (2020)	24,807
Data Security Upgrades (2020)	9,303
Server Replacements (2020)	10,336
SQL Server Upgrades (2020)	9,303
VMWare/Veeam Repl. (2020)	9,303
Add'l. Physical Security (2020)	6,202
Misc Software Upgrades (2021)	10,400
Storage Unit Replacements (2021)	41,602
Network Switch Replacements (2021)	31,206
MS Office Updates (2021)	25,959
MS Exchange Software Upgrade (2021)	15,607
Fuel Master Pump Upgrades (2021)	3,722
Data Security Upgrades (2021)	8,317
PC Replacements - 60 (2022)	33,250
GIS Workstations - 20 (2022)	14,408
Storage Replacements (2022)	44,332
MS Server Software Upgrades (2022)	16,625
Wireless Network Repl. (2022)	22,166
Vmware Upgrades (2022)	9,975
Physical Security Upgrades (2022)	6,650
Data Security Upgrades (2022)	8,866
Server Replacements (2023)	21,501
Storage Upgrades (2023)	48,765
Firewall Replacement (2023)	21,058
Tape Drive Replacment (2023)	11,527
Data Security Upgrades (2023)	11,083
Veeam/Backup Upgrades (2023)	10,861
Misc Software Upgrades (2023)	13,300
Total General Administration:	644,434

**Debt Service Detail
FY 2023**

<u>Description/Budget Year</u>	<u>FY 2023</u>
Total Equipment Lease:	2,403,137
Total Debt Service Expense:	3,226,699
Transfer from General Fund:	3,226,699

**Capital Improvement Program Fund
FY 2023 Budget Summary**

Revenues:

Transfer from General Fund	\$2,351,725
Equipment/Lease-Purchase Loans	\$2,755,400
State Grants	\$450,000

Total Revenues:	\$5,557,125
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Appropriations:

Public Works	\$2,626,400
Recreation	\$421,725
Police	\$940,000
Fire/EMS	\$891,000
Administration	\$623,000
Contingency	\$55,000

Total Appropriations:	\$5,557,125
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2023 Capital Improvement Program

Expenditures	5 Year Plan	Debt Svce.	Term
<u>Division: Public Services</u>			
PW Repl. Skid Steer Loader 3274 (T-650 equiv.)	\$70,000	\$15,517	5 yrs.
PW Tractor Truck, Day Cab, single rear axle	\$0	\$27,708	5 yrs.
PW Low-Boy Trailer- 35 Ton, 48'	\$45,000	\$9,975	5 yrs.
PW F-750 Dump Truck Replacement (3093)	\$0	\$28,816	5 yrs.
PW Street Resurfacing	\$1,350,000		
PW Stagecoach Road - Second Half	\$375,000		
Grnds. Bobcat S185 Replacement (5505)	\$70,000	\$15,517	5 yrs.
Grnds. Vermeer Mini Skid Steer (Dingo)	\$70,000	\$15,517	5 yrs.
Grnds. Hustler Zero-Turn Mower Repl. (4 Grnds.)	\$46,400	\$10,285	5 yrs.
Bldgs. Satellite Auto Shop HVAC Repl.		\$15K from BM Funds	
Bldgs. PW Pole Barn Electrical Upgrades		\$30K from BM Funds	
Bldgs. City Hall Exterior Sealant	\$150,000		
Bldgs. Facilities Improvements	\$350,000		
Eng Citywide Bridge Maintenance (Streets & Roads)	\$100,000		
Public Services Total	\$2,626,400		
<u>Division: Leisure Services Services</u>			
Rec Playground Upgrade- Braelinn (design)	\$85,000		
Rec Field of Hope Upgrade/Repalcement	\$336,725		
Rec Replace Heat Units at PAC Pole Barn		\$12K from BM Funds	
Rec PAC Pump/Force Main Replacement		\$20K from BM Funds	
Kedron HVAC Replacement - Field House		\$36K from BM Funds	
Leisure Services Total	\$421,725		
<u>Division: Public Safety Services</u>			
P.D. Police Vehicle Replacements (10 @ 64,000)	\$640,000	\$141,864	5 yrs.
Police Vehicle - New Personnel (3 @ 64,000)	\$192,000	\$42,559	5 yrs.
Laptop Replacements (30 @ \$3,600)	\$108,000	\$23,940	5 yrs.
Police Department Totals:	\$940,000		
F.D. Reseve Engine Replacement (2235)	\$799,000	\$131,434	7 yrs.
F.D. Staff Vehicle Replacement (2236)	\$45,000	\$9,975	5 yrs.
F.D. Cardiac Monitor Replacement	\$47,000	\$10,418	5 yrs.
F.D. Station 81 Burn Building Evaluation & Update		\$10K from BM Funds	
F.D. Exterior Sealing - Station 81		\$65K from BM Funds	
F.D. HVAC System - Station 82		\$20K from BM Funds	
Fire/EMS Department Totals:	\$891,000		
Public Safety Services Total	\$1,831,000		
<u>Administrative/Financial/Technical Services</u>			
Server Replacements	\$97,000	\$21,501	5 yrs.
Storage Upgrades	\$220,000	\$48,765	5 yrs.
Firewall Replacement - City Hall	\$95,000	\$21,058	5 yrs.
Tape Drive Replacement	\$52,000	\$11,527	5 yrs.
Data Security Upgrades (Perimiter 81)	\$50,000	\$11,083	5 yrs.
Veeam/Backup Software Upgrade	\$49,000	\$10,861	5 yrs.
Misc Software Upgrades (Cisco, Mitel, etc.)	\$60,000	\$13,300	5 yrs.
Administrative Services Total	\$623,000		
<u>Contingency Funds</u>			
CIP Contingency	\$55,000		
Total Expenditures	\$5,557,125	\$621,620	
<u>Revenue Sources</u>			
General Fund Transfer		\$2,351,725	
Equipment Lease Loan Proceeds	\$2,755,400		
Other Revenue	\$0		
State Grants - LMIG	\$450,000		
Total Revenues		\$3,205,400	
Total Revenues & Transfers		\$5,557,125	

Equipment Lease/Purchase Program

2024 Capital Improvement Program

Expenditures		5 Year Plan	Debt Svce.	Term
Division: Public Services				
PW	Skid Steer Loader (T650 equiv.) Repl. 3856	\$70,000	\$15,516	5 yrs.
PW	F-750 Dump Truck Repl. 3097	\$100,000	\$22,166	5 yrs.
PW	Asphalt Roller Replacement (3833)	\$50,000	\$11,083	5 yrs.
PW	Street Resurfacing	\$1,800,000	+ \$1.7MM SPLOST runoff	
Grnds.	F-350 P/U Truck Repl. (5041)	\$38,000	\$8,423	5 yrs.
Grnds.	F-250 P/U Truck Replacement (5025)	\$32,000	\$7,093	5 yrs.
Grnds.	Hustler Zero-Turn Mower Repl. (4 @ \$11,125)	\$48,000	\$10,640	5 yrs.
Bldgs.	F-150 P/U Truck Repl. 3087	\$30,000	\$6,650	5 yrs.
Bldgs.	Facilities Improvements	\$350,000		
Eng	Citywide Bridge Maintenance (Streets & Roads)	\$100,000		
Public Services Total		\$2,618,000		
Division: Leisure Services Services				
Rec.	Replace Ford Explorer (5063)	\$32,000	\$7,273	5 yrs.
Rec.	Playground Upgrade- Battery Way	\$85,000		
Rec.	Drake Field Restrooms	\$375,000		
Rec.	Tennis Center Maint. (Roof, clay court reconstruction)	\$1,700,000		
Kedron	Bleacher Seat Replacement		\$30K from BM Funds	
Leisure Services Total		\$2,192,000		
Division: Public Safety Services				
P.D.	Police Vehicle Replacements (10 @ 66,000)	\$330,000	\$75,003	5 yrs.
	Rescue/Multi-Purpose Vehicle	\$300,000	\$68,185	5 yrs.
	Repl. Prisoner Transport Van w/Insert	\$80,000	\$18,183	5 yrs.
	K-9 Police Dog Replacement (Midas)	\$18,500		
	Drone Replacement/FAA Update	\$25,000		
	ATV Replacement	\$14,000		
Police Department Totals:		\$767,500		
F.D.	Repl. Reserve Medic 86-2318 (incl. EKG & LUCAS)	\$450,000	\$102,277	5 yrs.
	Replace 2004 Quint 84 (2208)	\$1,500,000	\$246,747	7 yrs.
	Staff Vehicle Replacement (2204)	\$45,500	\$10,342	5 yrs.
	Cardiac Monitor Lifepak-15 Replacement	\$47,000	\$10,683	5 yrs.
	Replace 100 kw Generator - Station 84		\$100K from BM Funds	
	Exterior Building Sealant - Station 82		\$65K from BM Funds	
Fire/EMS Department Totals:		\$2,042,500		
Code	Ford Maverick (repl. Ranger)	\$24,300	\$5,387	5 yrs.
Public Safety Services Total		\$2,834,300		
Administrative/Financial/Technical Services				
	PC Replacements (86)	\$230,000	\$52,275	5 yrs.
	MS SQL Server Software Upgrades	\$85,000	\$19,319	5 yrs.
	Storage Replacements (Synology, HP, MSA)	\$185,000	\$42,047	5 yrs.
	Firewall Replacement - City Hall	\$69,000	\$15,683	5 yrs.
	Data Security Upgrades	\$55,000	\$12,500	5 yrs.
	Physical Security Upgrades	\$31,000	\$7,046	5 yrs.
Administrative Services Total		\$655,000		
Contingency Funds				
	CIP Contingency	\$45,000		
Total Expenditures		\$8,344,300	\$774,521	
Revenue Sources				
	General Fund Transfer		\$4,062,500	
	Equipment Lease Loan Proceeds	\$3,831,800		
	Other Revenue			
	State Grants - LMIG	\$450,000		
Total Revenues			\$4,281,800	
Total Revenues & Transfers			\$8,344,300	

Equipment Lease/Purchase Program

2025 Capital Improvement Program

Expenditures		5 Year Plan	Debt Svce.	Term
<u>Division: Public Services</u>				
PW	Isuzu NPR Flat Bed Replacement (3086)	\$56,000	\$12,501	5 yrs.
PW	Asphalt Roller Replacement (3833)	\$50,000	\$11,365	5 yrs.
PW	Tractor Replacement- 2WD (3827)	\$26,000	\$5,910	5 yrs.
PW	Kubota RTV Replacement (3247)	\$23,000	\$5,228	5 yrs.
Grnds.	F-250 Replacement (5060)	\$28,000	\$6,364	5 yrs.
Grnds.	F-250 Replacement (5056)	\$28,000	\$6,364	5 yrs.
Grnds.	Hustler Zero-Turn Mower Replacements (4)	\$49,400	\$11,228	5 yrs.
PW	Street Resurfacing	\$1,800,000	+ \$1.7MM SPLOST runoff	
Eng	Citywide Bridge Maintenance (Streets & Roads)	\$100,000		
Bldgs.	Facilities Improvements	\$350,000		
Public Services Total		\$2,510,400		
<u>Division: Leisure Services Services</u>				
Rec.	Playground Upgrade- Luther Glass	\$85,000		
Rec.	Tennis Center Maint. (Hard Courts, Fencing, Lights)	\$1,700,000		
Kedron	Roof - Kedron Fielhouse	\$350,000		
Leisure Services Total		\$2,135,000		
<u>Division: Public Safety Services</u>				
P.D.	Police Vehicle Replacements (10 @ 66,000)	\$660,000	\$150,006	5 yrs.
	Taser Replacements	\$250,000	\$56,820	5 yrs.
	Gate Opener (entry/exit)		\$15K from BM Funds	
	Flooring Replacement		\$40K from BM Funds	
	K-9 Police Dog Replacement (Ejmyr)	\$18,500		
	Police Department Totals:	\$928,500		
F.D.	Replace 2008 Reserve Engine (2229)	\$800,000	\$136,156	7 yrs.
	Repl. 2016 Medic 86 (2306) w/LUCAS & EKG	\$450,000	\$102,277	5 yrs.
	Staff Vehicle Repl. (22007) 2013 Interceptor	\$46,000	\$10,455	5 yrs.
	Fire/EMS Department Totals:	\$1,296,000		
Code	Ford Maverick (repl. Ranger)	\$24,300	\$5,387	5 yrs.
Public Safety Services Total		\$2,248,800		
<u>Administrative/Financial/Technical Services</u>				
	Sever Replacements	\$97,000	\$22,046	5 yrs.
	MS Server Software Upgrades	\$85,000	\$19,319	5 yrs.
	Firewall Replacement	\$95,000	\$21,592	5 yrs.
	Vmware Upgrades	\$50,000	\$11,364	5 yrs.
	Data Security Upgrades	\$50,000	\$11,364	5 yrs.
	Physical Security Upgrades	\$45,000	\$10,228	5 yrs.
	Data Center UPS Replacements	\$80,000	\$15,183	5 yrs.
Administrative Services Total		\$502,000		
<u>Contingency Funds</u>				
	CIP Contingency	\$45,000		
Total Expenditures		\$7,441,200	\$631,157	
<u>Revenue Sources</u>				
General Fund Transfer			\$3,998,500	
Equipment Lease Loan Proceeds		\$2,992,700		
Other Revenue				
State Grants - LMIG		\$450,000		
Total Revenues			\$3,442,700	
Total Revenues & Transfers		\$7,441,200		

Equipment Lease/Purchase Program

2026 Capital Improvement Program

Expenditures	5 Year Plan	Debt Svce.	Term
<u>Division: Public Services</u>			
PW Tandem Dump Truck Replacement (3012)	\$140,000	\$31,033	5 yrs.
PW F-750 Dump Truck Replacement (3021)	\$110,000	\$24,383	5 yrs.
Grnds. F-250 Dump Truck Replacement (5040)	\$28,000	\$6,207	5 yrs.
Grnds. Hustler Zero-Turn Mower Repl. (4 @ \$11,500)	\$50,800	\$11,261	5 yrs.
Grnds. F-150 P/U Truck Replacement (5054)	\$28,000	\$6,207	5 yrs.
Grnds. Street Resurfacing	\$3,500,000		
Eng Citywide Bridge Maintenance (Streets & Roads)	\$100,000		
Bldgs. Facilities Improvements	\$350,000		
Public Services Total	\$4,306,800		
<u>Division: Leisure Services Services</u>			
Rec. Playground Upgrade - Blue Smoke	\$85,000		
Rec. F-150 P/U Truck Replacement (5003)	\$28,000	\$6,207	5 yrs.
Kedron Blackboard & Hydraulics Replacement		\$80K from BM Funds	
Library HVAC System Replacement (possible grant funds avail.)	\$325,000		
Leisure Services Total	\$438,000		
<u>Division: Public Safety Services</u>			
P.D. Police Vehicle Replacements (10 @ 66,000)	\$660,000	\$150,006	5 yrs.
ATV Replacement	\$16,000		
Laptop Replacements - 30 (Phase 1 of 2)	\$115,000	\$25,491	5 yrs.
Police Department Totals:	\$791,000		
F.D. New Engine - Impact Fees (\$925K)	\$0	\$0	
Staff Vehicle Replacement (22025)	\$46,500	\$10,308	5 yrs.
Staff Vehicle Replacement (22026)	\$46,500	\$10,308	5 yrs.
Fire/EMS Department Totals:	\$93,000		
Public Safety Services Total	\$884,000		
<u>Administrative/Financial/Technical Services</u>			
Misc. Software/Hardware Upgrades	\$55,000	\$12,501	5 yrs.
HP Nimble Storage Replacements	\$195,000	\$44,320	5 yrs.
Cisco Switch Replacements (Core Infrastructure)	\$195,000	\$44,320	5 yrs.
Data Center UPS Replacements	\$85,000	\$19,319	5 yrs.
Data Security Upgrades (IA-based additions)	\$55,000	\$12,500	5 yrs.
PC Replacements	\$245,000	\$55,684	5 yrs.
Administrative Services Total	\$830,000		
<u>Contingency Funds</u>			
CIP Contingency	\$45,000		
Total Expenditures	\$6,503,800	\$470,055	
<u>Revenue Sources</u>			
General Fund Transfer		\$3,871,000	
Equipment Lease Loan Proceeds	\$2,082,800		
Other Revenue- Library Grant- HVAC (amount not yet determined)	\$100,000		
State Grants - LMIG	\$450,000		
Total Revenues		\$2,632,800	
Total Revenues & Transfers		\$6,503,800	

Equipment Lease/Purchase Program

2027 Capital Improvement Program

Expenditures	5 Year Plan	Debt Svce.	Term
Division: Public Services			
PW F-250 Service Body (3092)	\$35,000	\$7,955	5 yrs.
PW Sand Spreader for F-750s	\$20,000	\$4,546	5 yrs.
PW Skid Steer Loader Replacement (3092)	\$75,000	\$17,046	5 yrs.
PW Street Resurfacing	\$3,500,000		
Grnds. F-250 P/U Truck Replacement (5048)	\$32,000	\$7,273	5 yrs.
Bldgs. F-250 P/U Truck Replacement (5021)	\$32,000	\$7,273	5 yrs.
PW/Gr. Hustler Zero-Turn Mower Repl. (5 @ \$13,100)	\$65,500	\$14,887	5 yrs.
Eng Citywide Bridge Maintenance (Streets & Roads)	\$100,000		
BM Facilities Improvements	\$350,000		
BM Reroof City Hall	\$300,000		
Public Services Total	\$4,509,500		

Division: Leisure Services			
Rec. Playground Upgrade	\$85,000		
Kedron Pool Resurfacing		\$40K from BM Funds	
Kedron Pool Covering (Bubble or Other)	\$1,000,000	\$129,505	10 yrs.
Leisure Services Total	\$1,085,000		

Division: Public Safety Services			
P.D. Police Vehicle Replacements (10 @ 66,000)	\$660,000	\$150,006	5 yrs.
VMS Trailer Replacement	\$20,000		
ATV Replacement	\$16,000		
Laptop Replacements - 30 (Phase 1 of 2)	\$115,000	\$25,491	5 yrs.
Police Department Totals:	\$811,000		
F.D. Replace Reseve Engine - 2011 (2206)	\$971,000	\$165,259	7 yrs.
Staff Vehicle Replacement (22025)	\$47,000	\$10,683	5 yrs.
Fire/EMS Department Totals:	\$1,018,000		
Public Safety Services Total	\$1,829,000		

Administrative/Financial/Technical Services			
Microsoft Server Software Upgrades	\$80,000	\$18,183	5 yrs.
Vmware Upgrades	\$50,000	\$11,364	5 yrs.
Storage Replacement	\$95,000	\$21,592	5 yrs.
Tape Drive Replacement	\$52,000	\$11,819	5 yrs.
Data Security Upgrades	\$50,000	\$11,364	5 yrs.
Wireless Network Replacement	\$120,000	\$27,274	5 yrs.
Physical Security Upgrades	\$30,000	\$6,819	5 yrs.
Miscellaneous Software Upgrades	\$80,000	\$18,183	5 yrs.
Administrative Services Total	\$557,000		

Contingency Funds			
CIP Contingency	\$45,000		
Total Expenditures	\$8,025,500	\$666,522	

Revenue Sources			
General Fund Transfer		\$3,966,000	
Equipment Lease Loan Proceeds	\$2,609,500		
Loan Proceeds - Facilities Bond	\$1,000,000		
State Grants - LMIG	\$450,000		
Total Revenues		\$4,059,500	
Total Revenues & Transfers		\$8,025,500	

Equipment Lease/Purchase Program

**City of Peachtree City
Hotel/Motel Tax Fund Budget
FY 2023**

		FY 2022 Current Budget	FY 2022 Projected	%	FY 2023 Budget
Estimated Revenue:					
Hotel/Motel Taxes	6.5%	\$994,581	\$994,424	2%	\$1,014,312
H/M Tax (TPD)	1.5%	\$229,519	\$229,482	2%	\$234,072
	8.0%	<u>\$1,224,100</u>	<u>\$1,223,906</u>		<u>\$1,248,384</u>
Operating Transfers Out:					
Convention & Visitors Bureau	3.5%	\$535,544	\$535,459		\$546,168
City General Fund: 3%	3.0%	\$459,038	\$458,965		\$468,144
* City TPD Fund - 1.5%	1.5%	\$154,519	\$154,482		\$159,072
* Amphitheater Fund (TPD)		\$75,000	\$75,000		\$75,000
Total:	8.0%	<u>\$1,224,100</u>	<u>\$1,223,906</u>		<u>\$1,248,384</u>

* These two items total the 1.5% TPD portion

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard McMullen, Interim City Manager *P.S. intending for BM at his request*
Paul Salvatore, Financial Services Director

FROM: Ellece Brown, Director, HR & Risk Management *EB*

DATE: July 28, 2022

SUBJECT: Request to Continue the Recruitment Sign-On Bonus Program through February 2023
August 4, 2022, City Council Meeting

Recommendation:

Approve continuation of the Recruitment Sign-On Bonus Program for six (6) additional months through February 2023.

Discussion

On 8/19/2021 City Council approved a Recruitment Sign-On Bonus Program for a one-year period to assist with filling vacant positions throughout the City. Funds were approved to pay sign-on bonuses to newly hired employees in an effort to increase the number of qualified candidates. The following bonus structure was approved:

<u>Position</u>	<u>Bonus Upon Hire</u>	<u>Second Half of Bonus</u>
Certified Officers/Paramedics	\$2000	\$1500 (upon field training completion)
Uncertified Officers/Non-Paramedic FF's	\$1000	\$1000 (upon field training completion)
All Other Full-Time Openings	\$1000	\$1000 (upon completion of 3 months of employment)

The above bonus amounts were grossed up to ensure that the newly hired employee actually received the stated bonus amounts.

At the time that this program was approved, City Council agreed to reassess the program at the end of the one-year period. Fortunately, the results of the Recruitment Sign-On Bonus Program have been very successful, especially in Public Safety, in drawing potential candidates for employment. We have seen an improvement of qualified candidates applying for most of our vacant positions. The sign-on bonuses have been paid to 49 new employees, and the total year-to-date cost for this program has been \$148,329.16.

Given the current job market and the continued competition for qualified employees, staff recommends that we continue this program for another six months through February 2023 and then re-evaluate the need for the program at that time.

Budget Impact:

Based on current vacancies and the funds that were spent during the past year, the total budget impact for the continuation of the Recruitment Sign-On Bonus Program for another six (6) months is estimated to be \$75,000.

SUMNER | MEEKER
LLC
ATTORNEYS AT LAW

THEODORE P. MEEKER, III

14 EAST BROAD STREET
NEWNAN, GEORGIA 30263

TELEPHONE 770-251-1750
FACSIMILE 770-251-1770

TO: City Council
Peachtree City, Georgia

FROM: Theodore P. Meeker, III
City Attorney



DATE: July 28, 2022

RE: Lake McIntosh access road

Since the opening of Lake McIntosh, Fayette County had constructed and maintained an access road from the end of TDK Blvd. to the existing recreation facility.

Fayette County has requested to dedicate this road to the City, so that it can become a part of the city's street system. The Fayette County Board of Commissioners approved this dedication earlier this year. For the dedication to become final, it must be accepted by the City.

If approved, the road will be designated as a city street.

The request is for the City Council to accept the dedication of the road from Fayette County.

TPM/jm
Attachment

Return to: Dennis A. Davenport
McNally, Fox, Grant & Davenport, P. C.
100 Habersham Drive
Fayetteville, Georgia 30214

QUIT-CLAIM DEED DRAW DEED ONLY - NO TITLE SEARCH

**COUNTY OF FAYETTE
STATE OF GEORGIA**

THIS INDENTURE, made this 26th day of May 2022 in the year of our Lord Two Thousand Twenty-Two, between **FAYETTE COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter "GRANTOR"), and **THE CITY OF PEACHTREE CITY**, a municipal corporation duly created by the General Assembly of the State of Georgia (hereinafter "GRANTEE").

WITNESSETH: That GRANTOR for and in consideration of the sum of Ten and no/100 (\$10.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said GRANTEE its heirs, executors, and assigns, a parcel of land containing 0.899 acres or 39,152 square feet; and a parcel of land containing 0.815 acres or 35,499 square feet, as more fully described in Exhibit "A" attached hereto and by reference incorporated herein. Said parcels of land are intended to be the same tracts of land previously conveyed in Deed Book 3851, Page 236, Fayette County Georgia records. Further the GRANTOR has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said GRANTEE its heirs, executors, and assigns two parcels of land consisting of 2.67 acres or 116,187 square feet; and a parcel containing 0.852 acres or 37,119 square feet, as more fully described in Exhibit "B" attached hereto and by reference incorporated herein. Said parcels of land are intended to be the same tracts of land previously conveyed in Deed Book 3750, Page 299, Fayette County Georgia records (all of the parcels depicted in Exhibit "A" and Exhibit "B" sometimes collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto GRANTEE, so that neither GRANTOR,

nor any other person or persons claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right, title, or interest to the Property or to all or singular the rights, members and appurtenances thereof belonging or in any wise appertaining to the Property.

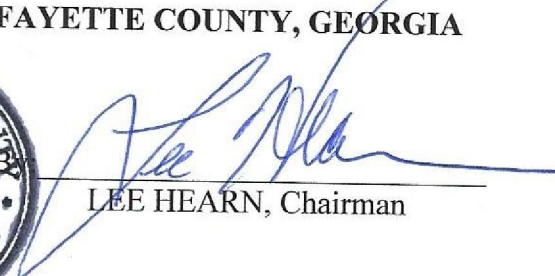
IN WITNESS WHEREOF, GRANTOR has caused this Quit-claim Deed to be executed by the undersigned duly officer, as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

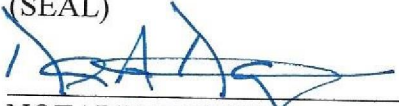
FAYETTE COUNTY, GEORGIA


Tameca P. Smith, County Clerk




LEE HEARN, Chairman

(SEAL)


NOTARY PUBLIC

(SEAL)

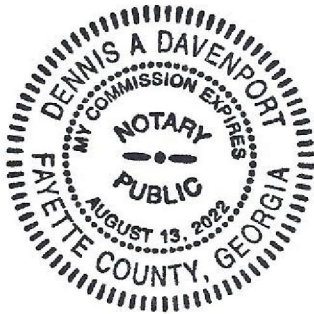


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 56 of the 6th Land District, City of Peachtree City, Fayette County, Georgia, said tract or parcel of land being more fully shown and designated as "Subject Property, Future Contract 4 (A)" on a plat of survey prepared by Valentino & Associates, Inc. (Job #27063; Drawing/File #27063), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a computed point at the southerly mitered corner of the intersection of the existing northwesterly right-of-way line of TDK Boulevard (FKA Crosstown Road; 80' public r/w) and the southwesterly right-of-way line of Southpark Drive.

THENCE proceeding along the existing and/or abandoned northwesterly right-of-way line of TDK Boulevard the following courses and distances: South 47 degrees 48 minutes 43 seconds West (Grid bearing, Ga West Zone, typical) for a distance of 2440.56 feet to a computed point; THENCE along a curve to the left having a radius of 1162.27 feet for an arc distance of 131.01 feet (said arc being subtended by a chord of South 44 degrees 34 minutes 58 seconds West for a distance of 130.94 feet) to a computed point; THENCE North 51 degrees 36 minutes 39 seconds West for a distance of 6.50 feet to a ½" rebar found; THENCE along a curve to the left having a radius of 1187.84 feet for an arc distance of 285.87 feet (said arc being subtended by a chord of South 34 degrees 07 minutes 13 seconds West for a distance of 285.18 feet) to a ½" solid rod found; THENCE departing said existing and/or abandoned northwesterly right-of-way line of TDK Boulevard North 74 degrees 44 minutes 43 seconds West for a distance of 252.96 feet to a ½" iron pin set on the southeasterly right-of-way line of the new alignment of TDK Boulevard (80' public r/w), said ½" iron pin set being the POINT OF BEGINNING.

THENCE proceeding along and through the right-of-way of the new alignment of TDK Boulevard the following courses and distances: North 85 degrees 29 minutes 54 seconds West for a distance of 43.16 feet to a computed point; THENCE North 74 degrees 29 minutes 27 seconds West for a distance of 39.48 feet to a ½" iron pin set; THENCE along a curve to the right having a radius of 1260.00 feet for an arc distance of 430.36 feet (said arc being subtended by a chord of North 06 degrees 30 minutes 38 seconds East for a distance of 428.27 feet) to a ½" iron pin set; THENCE North 50 degrees 46 minutes 32 seconds East for a distance of 153.30 feet to a ½" iron pin set; THENCE along a curve to the left having a radius of 1180.00 feet for an arc distance of 548.20 feet (said arc being subtended by a chord of South 09 degrees 08 minutes 02 seconds West for a distance of 543.28 feet) to a ½" iron pin set, said ½" iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 0.899 acres or 39,152 square feet, and is intended to be the same tract of land (Future Contract 4A) that was previously conveyed in Deed Book 3851, Page 236, Fayette County Georgia Records.

EXHIBIT "A" (Cont'd)

ALSO:

All that tract or parcel of land and being in Land Lots 53, 54, 56, & 57 of the 6th Land District, City of Peachtree City, Fayette County, Georgia, said tract or parcel of land being more fully shown and designated as "Subject Property, Future Contract 4 (D)" on a plat of survey prepared by Valentino & Associates, Inc. (Job #27063; Drawing/File #27063), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a ½" iron pin set on the existing northwesterly right-of-way line of TDK Boulevard (FKA Crosstown Road; 80' public r/w), said ½" iron pin set being located 688.94 feet southwest, as measured along said northwesterly right-of-way line of TDK Boulevard, from its intersection with the southerly mitered corner of the southwesterly right-of-way line of Southpark Drive.

THENCE proceeding along said existing northwesterly right-of-way line of TDK Boulevard South 47 degrees 48 minutes 43 seconds West (Grid bearing, Ga West Zone, typical) for a distance of 270.07 feet to a ½" iron pin set; THENCE departing said existing northwesterly right-of-way line of TDK Boulevard and proceeding along and through the right-of-way of the new alignment of TDK Boulevard the following courses and distances: Along a curve to the right having a radius of 740.00 feet for an arc distance of 257.44 feet (said arc being subtended by a chord of South 85 degrees 20 minutes 20 seconds West for a distance of 256.14 feet) to a ½" iron pin set; THENCE North 84 degrees 41 minutes 46 seconds West for a distance of 60.27 feet to a ½" iron pin set; THENCE 41 degrees 58 minutes 02 seconds West for a distance of 117.90 feet to a ½" iron pin set; THENCE South 84 degrees 41 minutes 46 seconds East for a distance of 146.88 feet to a ½" iron pin set; THENCE along a curve to the left having a radius of 660.00 feet for an arc distance of 474.62 feet (said arc being subtended by a chord of North 74 degrees 42 minutes 14 seconds East for a distance of 464.46 feet) to a ½" iron pin set on the existing northwesterly right-of-way line of TDK Boulevard, said ½" iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 0.815 acres or 35,499 square feet, and is intended to be the same tract of land (Future Contract 4D) that was previously conveyed in Deed Book 3851, Page 236, Fayette County Georgia Records.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernie McMullen, City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: July 28, 2022

SUBJECT: Staff Topics Driveway Gate text amendment discussion

Discussion

Council requested staff to review standards for driveway gates. Staff has drafted changes to the fence ordinance to permit driveway gates meeting certain standards. The draft is attached to this memo; red text indicates changes to the current ordinance.

ARTICLE XIV. FENCING

Sec. 18-161. Purpose.

The purpose of this article is to promote the general health, safety and welfare of the residents of the city by regulating the height, location, design, construction and maintenance of fences within the city limits.

Sec. 18-162. Interpretations and definitions.

For purposes of administering this article, the following interpretations and definitions shall apply.

Words and terms not explicitly defined in this article shall have the meaning given by the zoning ordinance.

Words and terms not explicitly defined in this article or in the zoning ordinance shall have the meaning given by common use and as defined in Webster's New Collegiate Dictionary.

Fence means any structure constructed or erected to provide a barrier, either physical or visual, for the purpose of protecting property, providing for security and privacy, and properly containing activities on the property.

Fence height means the vertical dimension from the natural ground level to the top of the fence measured at any point along the length of the fence.

Gate means a hinged or otherwise mobile barrier used to close an opening in a wall, fence, or hedge.

Natural ground level means the level of the ground prior to any recent manmade changes in the elevation of the ground. For purposes of administering this article, "natural ground level" shall also include the level of the ground established on any site plan or landscape plan approved in accordance with the review process set forth in the land development ordinance.

Yard, front means that area bounded by a line along the front of the principal structure extended to intersect the side property lines; those side property lines; and the front property line. This area is usually identified by the placement of the primary driveway access and/or the placement of the street address assigned to the property in question.

Sec. 18-163. Administration.

- (a) *Primary responsibility.* The building official or his/her designee shall have the primary responsibility of enforcing this article.
- (b) *Permits.* A building permit shall be required for the construction or alteration of any fence which is four feet in height or more. As a part of the permitting process, the building official shall review plans, issue permits, inspect installations, and in general secure compliance with the requirements of this article. Whether or not a permit is required, all fences in the city must comply with the provisions of this article.
- (c) *Hazardous conditions.* If the building official determines that a hazardous condition exists in the city, he/she may require the installation of a fence adequate to protect the safety of the general public. If such a fence is required, it must also comply with the appropriate standards for the area in which it is located.
- (d) *Temporary fence.* The building official may permit the installation of a temporary fence at a construction site, if it is felt that the fence would be necessary to protect the public safety or would be necessary to provide

proper security for the site. A temporary fence shall remain in place for no more than one year and must comply with the following conditions:

- (1) In residential zoning districts, a temporary fence shall not exceed six feet in height if located within any setback area.
- (2) In any commercial or industrial zoning district, a temporary fence shall not exceed eight feet in height if located within any setback area.
- (3) No signs shall be attached to any temporary fence.

Sec. 18-164. General standards.

- (a) All fences built or erected within the city shall conform to the standards specified in this article, the standards in this article shall apply to all fences within the city.
- (b) No fence in excess of four feet in height shall be installed within 40 feet of the right-of-way of an arterial street or a major collector street.
- (c) For any zoning lot adjacent to a greenbelt that is required along a collector street, no fence in excess of four feet in height shall be installed within 35 feet of the right-of-way of that collector street.
- (d) No privately owned fence shall be installed within any public street right-of-way or within any city-owned greenbelt area.
- (e) No fence shall be installed so that, in the opinion of the city engineer, it obstructs vision at any street intersection, or in any way creates a hazard to traffic.
- (f) No fence shall be installed so that, in the opinion of the fire chief, it prevents or unduly restricts access to property for emergency purposes.
- (g) If a fence is designed so that its structural supports are primarily on one side, that side must always be toward the interior of the property.
- (h) Wire fencing may be attached to the interior of or made a part of any wooden, stone, brick, wrought iron, or other such non-wire-type fencing, where the other type fencing would not provide an adequate barrier to contain pets or animals. When so applied, the wire shall be vinyl coated or painted in a standard dark brown, dark green or black color. When used under these conditions, it shall not be considered a wire fence.
- (i) If a fence is required by any governmental authority to provide for the safety and security of the residents of the city, that fence shall not be removed or otherwise left in an unsafe condition for any reason without the approval of the building official, and without proper precautions being taken to provide for continuous protection.
- (j) It shall be the responsibility of the owner of the property on which a fence is located to maintain that fence in good and proper repair so that at all times it presents a neat and orderly appearance to surrounding property owners and to the general public.
- (k) Any fence damaged by accident or an act of God shall be properly repaired within 90 days of occurrence. Fencing required for public safety purposes shall be repaired immediately.
- (l) Swimming pool fences shall be constructed in accordance with the provisions of this section.
- (m) In those instances where fence height is limited to four feet, other than in a front yard or within the required setback area that adjoins a street right-of-way, fences with decorative features such as newels, finials and scallops may exceed four feet in height but in no case more than five feet in height.
- (n) No fence shall be installed within four feet of the edge of a paved cart path.

Sec. 18-165. Residential standards.

- (a) The standards in this section shall apply to all fences in the following zoning districts: R-1, R-10, R-12, R-15, R-22, R-43, ER, GR, VR, AR, LUR, and OS-P and OS-C.
- (b) No fence or portion of a fence shall exceed eight feet in height; however, if a property owner wishes to install a tennis court or some other similar special-purpose facility, a fence not to exceed ten feet in height may be erected on the condition the site plan for the special purpose facility is first approved in accordance with the site plan review process in the land development ordinance.
- (c) Unless further restricted by this article, no fence within a required side or rear setback area shall exceed six feet in height; however, if due to variations in topography or if the fence contains decorative features such as newels, finials or scallops, it may exceed six feet in height, but in no case shall it exceed seven feet in height.
- (d) No fence comprised of metal parts shall be installed in a residential area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.
- (e) No fence in excess of four feet in height shall be installed within the required setback area that adjoins a street right-of-way. In addition, no fence in excess of four feet in height shall be installed within a residential front yard.
- (f) No fence installed in a residential front yard shall be constructed of any material that restricts the view through such fence by more than 50 percent of the total barrier as viewed from the street.
- (g) Except as provided in subsection (h), no fence which is constructed of wire, including chain link fencing, shall be installed between the principal structure on a residential zoning lot and any adjoining street right-of-way.
- (h) Except in ER estate residential, and AR agricultural reserve zoning districts, no fence permitted in subsection ~~(g)~~ shall be installed in a residential front yard.

(i) Gates crossing over a paved driveway shall be permitted on any residential lot of 1 acre or greater, and shall be limited to 6 feet in height. Said gates shall be construction so that no more than 50 percent of the total barrier is blocked from the view from the street, and all exposed metal parts shall painted a dark brown, dark green or black in color.

Sec. 18-166. Commercial standards.

- (a) The standards in this section shall apply to all fences in the following zoning districts: LC, GC, LUC, and OI.
- (b) No fence or portion of a fence shall exceed eight feet in height, unless specifically approved in accordance with the site plan review process in the land development ordinance; however, in no instance shall any fence exceed ten feet in height.
- (c) No fence comprised of metal parts shall be installed in a commercial area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.
- (d) No fence which is constructed of wire, including chain link fencing, and no fence in excess of four feet in height shall be installed between the principal structure on a zoning lot and any adjoining street right-of-way line. On a zoning lot with multiple street frontages, this restriction shall apply on all street frontages. On a zoning lot with no principal building erected on the lot, this restriction shall apply to required setback areas that adjoin a street right-of-way.

Sec. 18-167. Industrial standards.

- (a) The standards in this section shall apply to all fences in the following zoning districts: LI, GI, LUI, and AI.
- (b) No fence or portion of a fence shall exceed ten feet in height.
- (c) No fence comprised of metal parts shall be installed in a front yard setback area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural landscape.
- (d) No fence which is constructed of wire, including chain link fencing, and no fence in excess of six feet in height shall be installed between the principal structure on a zoning lot and any adjoining street right-of-way line. On a zoning lot with multiple street frontages, this restriction shall apply on all street frontages. On a zoning lot with no principal building erected on the lot, this restriction shall apply to all required setback areas that adjoin a street right-of-way.
- (e) Each fence shall comply with the provisions of this article unless a variance is granted in accordance with the procedures identified within the zoning ordinance.

Secs. 18-168—18-375. Reserved.