

**City Council of Peachtree City
Agenda
August 4, 2016
7:00 p.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Recognize Josh Teal, Fire Dept. – 10 Years of Service
 - Recognize Supervisor of the Quarter – Chris Hyatt, Police Dept.
 - Recognize Police Department Delta Team – Team Employee Award
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - July 19, 2016, Workshop Minutes
 - July 21, 2016, Regular Meeting Minutes
- VII. Consent Agenda**
 - 1. Consider Appointment to Water & Sewerage Authority – Frank Ward
 - 2. Consider Changing Full-time Library Position to Two Part-time Positions
 - 3. Consider Budget Amendment for FY 2016 – Donation from PTC Hockey Association
 - 4. Consider \$5 Increase in Supervision Fees for Professional Probation
 - 5. Consider Retirement/Surplus of K-9 Maik
- VIII. Old Agenda Items**
 - 07-16-01 Consider Resolution for Adoption of the FY 2017 Budget
 - 07-16-07 Consider Findings of Hearing Officer in Ethics Complaint
- IX. New Agenda Items**
 - 07-16-09 Public Hearing – Peachtree City Comprehensive Plan Update
 - 07-16-10 Public Hearing – Consider Variance to Greenbelt Requirement,
Robinson Road/Hayes Tract
Staff is requesting continuance until requested engineering information is provided by applicant
 - 07-16-11 Consider Approval of Agreements – Access Road Maintenance & Stormwater
Detention Wetland Area Maintenance – The Overlook
Pending legal review
- X. Council/Staff Topics**
- XI. Executive Session**
- XII. Adjourn**

City Council of Peachtree City
Workshop Minutes
July 19, 2016

The Mayor and Council of Peachtree City met in workshop session on Tuesday, July 19, 2016. Mayor Vanessa Fleisch opened the meeting at 6:30 p.m. Others attending: Mike King, Kim Learnard, and Phil Prebor. Terry Ernst was unable to attend.

City Manager Jon Rorie noted that both items under discussion that evening were connected to the budget, but not directly a part of the budget.

Development Impact Fees

Rorie gave an overview the City's impact fees, which was governed by state law. As the City grew, the new development should pay its share for expanding services.

The current methodology for assessing impact fees was developed in 2008 and adopted in 2009. At that time, Peachtree City's buildout was projected for the year 2027, with 40,000 residents and 1,435 dwelling units. The Capital Improvement Element of the City's Comprehensive Plan identified the associated service areas, service needs (existing deficiencies before growth), projected needs with new growth, levels of service, and eligible facilities for Impact Fee funding. Rorie noted that the City could not use impact fees for personnel, operating costs, or short-term capital items such as computers, furniture, or automobiles.

Currently, the City was collecting impact fees for the Library, Police, Fire, and Parks and Recreation. There were no identified deficiencies for the Library, Police, or Parks and Recreation. However, there was an existing deficiency identified for the Fire Department. The 2009 fee rate included \$1,554.62 for Parks and Recreation, \$166.34 for the Library, \$102.98 for Police, \$700.15 for Fire, and \$75.73 in Administrative Fees, totaling \$2,599.82 per dwelling unit. Commercial fees were assessed based on square footage.

Rorie then explained the Level of Service component, beginning with the Library. In 2008, the Library had a collection of 80,000 materials and served 12,795 dwelling units (6.25 materials per unit). The future demand for 1,435 dwelling units at buildout required an increase of 8,972 materials, bringing the target inventory at buildout to 88,972. The Peachtree City Library's current inventory exceeded that buildout needs projection, with 96,973 materials.

For Parks and Recreation, the level of service had been based on old National Recreation & Parks Association (NRPA) standards of 15 acres per 1,000 dwelling units. Peachtree City had exceeded that recommendation by over 200 acres in 2008. The standards used then projected numbers of specific types of facilities (sports fields and courts, swimming pools, fishing areas, playgrounds, etc.). Those standards are no longer published and should be based on local needs. Rorie noted that some additions had been made (Lake McIntosh addressed the additional fishing area noted; two playgrounds had been added, along with picnic shelters and concessions/restrooms). The result was that Recreation did not have the same needs moving forward as those identified in 2008, meaning no deficiencies need to be addressed by future Impact Fees.

The Fire Department had two new fire stations and one fire station expansion identified under the old plan, and Station 84 had been expanded a few years ago, leaving two stations (one at the south end of town and one on the west side). However, the facility needs from 2008 had been based on station square footage. The new methodology would be based on maintaining response times.

Finally, the Police Department had been evaluated in 2008 based on square footage. The methodology had been revised, but staff was looking at options beyond expanding the Police Station, possibly via a satellite station or combined usage between Police and Fire.

The City currently had nearly \$1.3 million in impact fees and was to the point that some of those funds needed to be spent. Going forward, the consultant (Ross+Associates) had revised the methodology report and limited the categories to Police, Fire, and Parks and Recreation. Population forecasts were updated, the fee schedule was revised, and the current fund balance would be captured for future use. The remaining component was the Development Impact Fee Advisory Committee, which had also reviewed the changes and had no concerns.

The revisions include projecting buildout in 2035, with the same population. The Library materials were eliminated, and the Parks and Recreation fees would be dedicated to path expansions in lieu of sports fields, pools, etc. The square footage needs for Police and Fire were revised.

Learnard asked how the decision to change Recreation fees to cart paths was made. Rorie said that was at the direction of Council in 2014.

Rorie concluded by saying the result was that the Impact Fees would go up slightly to \$2757.68 per residential unit. The commercial fee schedule was based on square footage and a sliding scale based on the generated demand by specific usages. Those fees could be adjusted by Council for economic development or redevelopment, if necessary, or Council could modify the numbers before adopting them.

Fleisch asked if the impact fees were charged when the City annexed developed land. Rorie said no, that they only applied to new development.

King expressed concern about the discrepancy between what RaceTrac would have paid (\$4,000) under the new fees versus the Chick-fil-A on the west side (\$31,000), saying the fees did not seem to accurately reflect the impact of the businesses. Learnard agreed. Fire Chief Joe O'Connor noted that there was an additional fee per gas pump that would increase that RaceTrac would have paid. Rorie said Council could review the fees and factor in those types of considerations before adoption or determine if they wanted to encourage certain types of redevelopment.

Rorie said the short-term objectives included developing an FY 2017 impact fee budget for the use of current funds as follows: \$10,000 for the Library to add circulation materials; \$50,000 for Parks and Recreation to add pavilions; and \$100,000 for the design and engineering of the West Village fire station. He noted that the new trend in fire stations was to design them to fit into the communities they served. For community safety, the goal was a balanced distribution of resources throughout the City to allow for the shortest EMS response time to prevent loss of life in cardiac arrest and meet the community's high expectation. For Fire service, the goal was to quickly gather a force of 15 firefighters to allow for simultaneous performance of essential duties.

Rorie then discussed potential build-out rates on the west side (estimated at least six years) and when construction might start on a fire station (two years to design and build), and how much funding and property taxes would be collected from the development to help fund that construction. He estimated that, at 30% of the west village construction (399 homes), the City would have received \$245,424 in Impact Fees and would be receiving between \$430,000 and \$535,000 in annual ad valorem taxes on those homes toward a \$2 million Fire Station.

He then showed similar projections for the Gateway Bridge construction over SR 54 West, noting it would take several years for the development to reach 70% (930 homes) for the projected \$2 million cost of the bridge. Learnard asked if the fees were going to be dedicated to these projects, and Rorie clarified these numbers were just for demonstration purposes on timing and use of the fees that would be coming in over time.

Rorie projected that staff could potentially bring the new Impact Fee schedule back to Council, pending review by the Georgia Department of Community Affairs, as soon as November. Learnard asked for a side-by-side comparison for the existing and proposed fees, both residential and commercial. Rorie said he would be forwarding that as the process moved forward in the coming months.

Employee Benefits

Rorie noted that the objectives of the workshop were to review employee benefits. The City's employees were its most valuable asset because none of the service delivery could be accomplished without them. One of the most difficult things for managers to do was to look at salaries and benefits and make comparisons for the purposes of internal equity.

The City wanted three things: employees who wanted to be there, who wanted to do well, and who wanted to do more. That was the type of employees the City was trying to attract. The City also had a fiduciary responsibility to the citizens, and had to work to balance the needs of both sides of the equation.

Rorie then reviewed the trend of personnel costs, noting that the five-year change included a 5% increase in salaries, a 22% increase in health insurance costs, an 8% decrease in the Defined Benefit pension, and a 7% increase in overall total personnel costs. Rorie also noted the change in head count, which had increased by 16 full-time and 4 part-time positions.

Human Resources and Risk Management Director Ellece Brown said that the work force in the United States was very different than in past years. Currently, there were four generations in the work force, and many of the Baby Boomers who were eligible to retire had not done so because they could not afford to.

Brown described workforce expectations, saying that fair compensation and a competitive and comprehensive benefits package were primary considerations. She quoted John Stacy Adams' Equity Theory of Motivation, saying, "Employees expect a fair and equitable return for what they contribute to their jobs."

She outlined the benefits the City provided to full-time employees, which included Life Insurance (City-provided and employee option to purchase additional), disability plans (Long-Term provided by City, Short-Term purchased by employee), dental and medical insurance (with Employees sharing the cost), vision insurance (employee purchased), Employee Assistance Program, Flexible Spending Account (medical and dependent, employee funded). The City also contributed to the mandated FICA and Workers Compensation programs, and the retirement programs. For an employee earning \$14.37 per hour who participated in all the offered programs, the employee would be contributing \$4,207.04 each year, and the City would be contributing \$17,626.

Brown then explained that the Human Resources department had held several Employee Benefits Communication Meetings the previous week, and those would continue the following week to reach every employee. The meetings allowed staff to review the total compensation package provided by the City, which included both salary and benefits. She explained that a

new employee signed a ream of documents on their first day and often did not know what all they had signed up for.

In those meetings, Brown said she had asked what benefits meant to each attendee as an employee. The responses were varied, but included comments like "safety, stability, security, motivation, and quality of life at retirement."

Brown then explained that Peachtree City provided a competitive market-based compensation package for a variety of reasons. They wanted to attract qualified candidates who had the required education, knowledge, skills and abilities in a shrinking pipeline of candidates with specific technical skills. The City also looked for a successful work history and acceptable criminal histories and drug screening results among applicants.

Secondly, the City wanted to retain talented employees and high performers. Retaining these employees was a greater return on investment for the City because it decreased recruiting and training costs. Brown said studies indicated it cost an organization between \$7,000 and \$14,000 to replace a typical employee, and the cost to replace a management-level employee was significantly higher.

Brown then reviewed the existing medical coverage provided to employees, saying the City currently had United Healthcare's Choice Plus PPO Plan, and employees paid to participate. In 2015, the City had increased the Primary Care Physician co-pay, added a specialist visit co-pay and increased the maximum out-of-pocket expense to employees. This had resulted in the City saving approximately \$100,000.

Brown noted the current contract negotiations between UHC and Piedmont, saying the City might need to change insurance if the contract could not be resolved.

Moving on to the retirement benefits offered by the City, Brown explained there was a Defined Benefit Pension Plan that had a five-year vesting and a 2% multiplier for the benefit formula. The pension provided a monthly benefit at the normal retirement age of 65, and allowed for early retirement at age 55 with a minimum of 10 years of service (reduced benefit for general employees and unreduced benefit for Public Safety employees). The City also offered a 457 Defined Contribution Plan with a 401(a) match (50% of employee contribution up to 2% of employee's salary). Employees were able to participate at the time of hiring, and were eligible for the City's match after one year of service. Currently 64% of employees participated in the 457 Plan.

Financial Service Director Paul Salvatore continued with the discussion of the retirement plans, noting that a Defined Contribution (DC) Plan was a savings plan, such as 401k, that was based upon defined contribution amounts for both employee and employer (e.g. If employee contributed 4% of earnings, employer would contribute a 2% match). Conversely, a Defined Benefit (DB) Plan provided a benefit at retirement that was defined by a set formula (e.g. Final average earnings x 2% x Years of Service divided by 12 = Monthly pension benefit). Salvatore noted that a DB normally included a vesting period to be eligible for a benefit (e.g. 5 years of service or no benefit). A Hybrid DB/DC Plan combined features of both DB and DC pension plans, which was what most government employers were moving toward.

Salvatore noted that the City's goal was to maintain an efficient plan that made the best use of tax dollars, and an effective plan that provided sufficient funds for an employee to retire at retirement age.

Salvatore said that DB plans were more prevalent in the public sector than the private sector, and explained that the Pension Protection Act of 2006 and Federal tax laws had made DB plans very difficult for the private sector to implement. However, Federal pension funding rules did not apply to public DB plans because public agencies were long-term organizations. This allowed public agencies to moderate the volatility of contributions and spread the risk over longer periods of time without the accompanying and costly reporting requirements.

Salvatore continued that DC Plans began to show up during the 1980s and 1990s. The investment returns had been relatively high at the time, making the DC model seem very attractive. However, more recent returns have been comparatively discouraging. Many public employers switched to DC plans after the economic downturn to limit liability, but many also had regrets at what was later seen as a "knee-jerk reaction" in going with a plan that had not yet withstood the test of time.

In reviewing the pros and cons of each type of plan, Salvatore said DC Plans offered employees more portable funds to take with them when they left positions. They also offered no investment risk and less liability for the employer. However, DC plans had been proven to be significantly less cost-effective than DB plans due to the high investment risk (no professional management of portfolios), fees charged for each investment choice, and a lack of pooled risk to spread risk over time. He said DC plans did not promote employee retention and provided no assurance of retirement income. He added that voluntary participation was also not generally effective.

Conversely, DB Plans had proven to be significantly more cost effective while promoting recruitment and retention of employees via the vesting period. The City saved money when employees left before fully vesting, and there was the potential for reduced City contributions when the market conditions were good. The negative aspects of a DB Plan were that all the investment risk was on the employer, with the potential for higher payments under poor market positions.

A Hybrid Plan offered the three-legged stool that most retirement experts considered to be the ideal design for retirement income: Social Security, DB Plan, and a supplemental DC Savings Plan. This was the hybrid approach used by Peachtree City. The primary issue was the current lack of shared risk among the employer and employees.

Rorie reiterated the City's goals of providing an effective benefit plan that attracted qualified candidates when the City was recruiting, retained talented employees and high performers, and enabled employees to retire at retirement age.

He countered the Adams Equity Norm Concept (employees expect a fair and equitable return for what they contribute to their jobs) by saying that staff understood that citizens also expected a fair and equitable return for what they contributed to their community. Citizens wanted high quality services. The question became how to maintain the same or better benefits that balanced the interests of employees with the interests of the citizens and taxpayers. Rorie said he had done a lot of calculations and had received a great deal of information from the City's actuary.

Rorie then reviewed results of surveys conducted of seven local governments (Fayette County, Fayetteville, Newnan, Coweta County, LaGrange, and Griffin, all of which were in direct competition with Peachtree City for employees) and a Georgia Government Finance Officers Association (GGFOA) 2014 Benefits Survey by EPIC Insurance Brokers & Consultants (formerly known as The McCart Group) of approximately 5,000 public and private organizations across the United States.

Rorie said that, GGFOA Survey showed 28% offered only a DB Plan, 14% offered only a DC Plan, 44% offered both DB and DC Plans, and 14% offered no retirement benefit. Of the participants who offered a DB Plan, the average vesting period was seven years (the City was five), with the average normal retirement age being 63 years (the City was 65). The multiplier in the benefit formula ranged from 1.5% to 3% and the average age for early retirement was 56. Forty-four percent of these companies required employees to contribute to the pension plan.

In the Local Government Survey, all except one (Coweta County) offered a DB Plan, and two mandated employee contributions to the DB Plan (Fayette County at 2.5% of salary and Fayetteville at 2% of salary if hired after April 2012). All also offered a DC Plan, with all but Newnan providing an employer match that varied from 2% to 5% for the maximum match.

Based on all of this information and the goals of having an effective plan to recruit and retain employees, Rorie said he was recommending several improvements to Peachtree City's DB Plan, effective January 1, 2017:

- Lower Normal Retirement Age to age 62 for non-public safety employees
- Include medical insurance benefit for employee only – identical to public safety employees
- Include option to use banked sick time for pension service (instead of cash payout)
 - Cost of this recommendation = \$92,387

With the above improvements to the plan, the City would offset the costs by:

- Require 2.25% mandatory contribution by employees to defined benefit plan
 - 2.25% mandatory employee contribution would reduce City liability by \$278,392
 - Net cost reduction to City = ~\$186,005 plus any savings generated from attrition

Rorie said he wanted to make sure the City did not go too far in setting the employee contribution so employees could continue contributing to the DC Savings Plan as well. He noted that the 34% who did not participate in the 457 plan were not the lowest paid employees. Of those who participated, the average employee contributed 2% or more, with some contributing as much as 10%.

He felt these steps, while they might not be popular, would ensure the goals were being met while balancing the equity element between employees and taxpayers. It was an improvement to the plan, but the additional cost would be paid by the employees who would receive it.

Learnard asked when the contribution started. Rorie said it would begin the first of the year for all full-time eligible employees.

Prebor asked if employees preferred the DC or the DB Plan. Rorie said it depended on the employee. He personally preferred a DC, but he was already vested in a DB plan in North Carolina. Brown noted that the primary reason she came to the City six years before was due to the DB plan.

Learnard asked if any of the other local communities had a normal retirement age of 62. Brown said Fayetteville had 62 with five years of service and a 2% multiplier for those hired after April 2012. Those hired before then were not contributing in Fayetteville.

Prebor asked what percentage of the employees were contributing 4% to the DC to get the 2% match, and could the City change the match to a 100% match with a 2% cap. That would reduce the impact on many of them. Rorie said he didn't know exactly how many were at 4% or higher, but 40% of the participants contributed between 3% and 5% of their salaries. Council

and staff discussed employee options and whether employees might start a DC contribution in addition to the DB contribution, or might move some of their DC contributions to cover the new DB requirement.

Rorie said that the effective retirement program looked at all of the components, and added that all the employee contributions (DC and DB) were pre-tax.

Prebor said he would like to see the local survey response sheets.

King said he would need to see the cost to the City of changing the matching equation and what that cost would be annually. Rorie estimated \$110,000 for every one percent. Prebor noted that many were already getting a match. King asked if there was any resistance from employees about the proposed changes. Rorie said there was some unhappiness. Brown said that, in the compensation review meetings, staff had shared some of the possible changes to the retirement plan. People understood that the City did not have unlimited funds, but the concept was difficult for some. Rorie agreed, saying there was no perfect answer, but staff had the responsibility to evaluate the benefits and ensure the plans were fair and sustainable.

Rorie said he paid 6% in North Carolina, and another employee had paid 7% in Texas, so the concept was not that big of a deal to them. However, those who had never had to contribute had a more difficult time with the concept.

Salvatore and Rorie noted that another approach might be what Fayetteville had done, which was to put the changes in place for all new employees hired after the adoption date.

Fleisch noted that private employers were tending toward only a DC Plan. Prebor asked what the cost would be to do that. Salvatore noted he had provided a handout, and that decision would be very costly to the City. Fleisch clarified that the City had to maintain the stream of contributing employees to maintain the viability of the pension.

Learnard asked Brown the purpose of the meetings with employees if they ended with a result that employees didn't like. Brown said the meetings had been planned and covered a wider range of the benefits than just the pension, but due to the discussions that evening, staff had wanted to be up front with employees about the changes that could be made.

Fleisch asked what would happen if another insurance provider could not be found at a similar cost to what the City currently paid UHC. She expressed concern about passing along insurance cost increases at the same time as the pension contribution.

Learnard said she was prepared to support proposal as presented by staff.

Rorie said if Council wanted to tweak things, the amount of the employee contribution (2% instead of 2.25%, for example) might be something to look at. However, he felt from a public policy standpoint, the employees should be sharing some of the risk that the City (and, therefore, the taxpayers) bore. He said going to a straight DC plan would be expensive and would not be as effective. The DB plan was good for the employees, and having them share in the risk made it fair for the taxpayers.

O'Connor commented that the City's benefit package was what recruited and retained staff. Salaries were fair, but the benefits package as a whole had allowed the City to retain some very talented employees. The citizens of Peachtree City had a very high expectation of the City and the employees that served them. The earlier retirement age had value, and a DB plan was one

of the few things that kept talented employees in government. Big swings away from a DB would have costs exceeding the monetary side, even if minor changes like this were needed to keep the plan viable.

Prebor reiterated his request to find out about the cost of tweaking the match on the 401A to 100%. Rorie said it could be as much as \$110,000, based on the total salaries, but he estimated it would be closer to \$55,000 based on potential employee participation. Rorie said he would provide a more detailed figure for Prebor and would love to support that because it encouraged employees to contribute to the DC Savings Plan.

Fleisch concluded the meeting at 8:54 p.m.

Betsy Tyler, City Clerk

Vanessa Fleisch, Mayor

City Council of Peachtree City
Meeting Minutes
July 21, 2016
7:00 p.m.

The Mayor and City Council of Peachtree City met in regular session on Thursday, July 21, 2016. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Others attending: Mike King, Kim Learnard, and Phil Prebor. Terry Ernst was out of town.

Announcements, Awards, Special Recognition

Mayor Fleisch recognized the winners of the July 4th Parade trophies:

3rd Place Golf Cart – Fur Pet Resort
2nd Place Golf Cart – Jay Scheibler
1st Place Golf Cart – New Neighbors League Club
Most Patriotic – Brian McConnell
Most Creative – PTC Garden Club
Mayor's Trophy – PTC Dragon Boat Races
Grand Marshal's Trophy – Committee to Elect Rudjard Hayes

Deputy City Clerk Pam Dufresne was recognized for 15 years of service to the City.

Agenda Changes

Learnard moved to move New Agenda Items 07-16-03 and 07-16-05 to the top of New Agenda Items in the interest of time. King seconded. Motion carried unanimously.

Minutes

June 7, 2016, Workshop

June 16, 2016, Regular Meeting

June 27, 2016, Budget Workshop

King moved to approve the June 7, 2016, workshop minutes; June 16, 2016, regular meeting minutes; and June 27, 2016, budget workshop minutes as written. Prebor seconded. Motion carried unanimously.

Monthly Reports

There were no comments on the Monthly Reports.

Consent Agenda

- 1. Consider Stormwater Maintenance Agreement – Somerby Phase 2**
- 2. Consider Stormwater Maintenance Agreement – RaceTrac**
- 3. Consider Surplus of Equipment – Ambulance**
- 4. Consider Agreement – EMS Medical Director**
- 5. Consider Coweta-Fayette EMC Franchise Agreement**

Fleisch noted there was an additional document on the dais for Consent Agenda item 4 – a copy of the agreement. Learnard moved to approve Consent Agenda items 1 – 5. King seconded. Motion carried unanimously.

New Agenda Items

- 07-16-03 Public Hearing – Consider Request to Rezone 4.88-acre tract within Lexington Circle from LUC-16 to LUC-28**

Learnard moved to continue New Agenda Item 07-16-03 to August 18 at the request of the applicant. King seconded. Motion carried unanimously.

07-16-05 Consider Contract Approval for Council Chamber AV/Lighting Improvements

Purchasing Officer Angela Egan addressed Council, saying that the Request for Proposal (RFP) had been issued in March. She noted the current system had not been updated when the rest of Chambers had been renovated. There had been demonstrated shortcomings with the current system, which led the City to pursue other options. The proposals were evaluated by an evaluation team that included herself, Purchasing Specialist Savas Mavridis, IT Manager Phillip Abbott, and Joseph Andresen of AVPGI, a third party consultant with expertise in audio-visual systems. The proposals included updating the lighting, audio, visual recording capabilities, and the integration and automation of them. If needed, they could reach the consultant by telephone.

Five firms submitted proposals, and staff recommended accepting the proposal from Summit Systems, Inc. (SSI) for \$67,036.10. The full proposal was for \$95,000 (AV System upgrade for \$67,036.10; two-year warranty for \$4,045.98; and lighting upgrade for \$19,511.75 plus 5% for peripheral costs for a total of \$95,000). Egan continued that SSI had significant experience in lighting.

Prebor moved to approve New Agenda Item 07-16-05, the contract for Council Chambers AV/lighting improvements. King seconded. Motion carried unanimously.

07-16-01 Public Hearing – FY 2017 Proposed Budget

Financial Services Director Paul Salvatore gave a brief presentation on the FY 2017 budget highlights prior to the public hearing. He noted there had been several workshops and Retreat meetings, as well as surveys and a review of statistics and trends, prior to presenting the budget. This was the one public hearing required by state law for adoption of the budget. The adoption was scheduled on August 4.

Salvatore said that, during the June 27 workshop, the draft budget had needed approximately \$163,000 from Cash Reserves to balance, saying the information he would present would now show a budget in the black.

Since the June 27 workshop, funding was cut for the Public Works Director (\$118,237, with \$88,932 coming from General Fund and the rest from Stormwater), Citizen Engagement Specialist (\$86,409), and the Mobile Restroom (\$35,000) for a total of \$239,646. The use of General Fund Cash Reserves had been eliminated, Salvatore said.

Salvatore noted the General Fund had \$33,482,000 budgeted. The Capital Budget [Public Improvement Program (PIP)] had \$1,203,000; Stormwater Operations, \$2,336,000; Amphitheater Operations, \$950,000; Hotel/Motel Tax, \$1,755,000; and the General Obligation Bond Fund was \$626,000.

The General Fund highlights included no change in the maintenance & operation (M&O) millage rate of 6.756 mills. The estimated growth in the tax digest was 4.55%, which led to the elimination of the planned 0.25 mill tax increase for 2017. There would be a slight decrease in the bond millage rate (0.314 mills to 0.306 mills). Salvatore added that all the bonds would be paid off in 2020. There would be no employee pay increases (cost of living allowance or merit). There had been a 2.1% decrease in the expense budget from the FY 2016 current budget (0.1% decrease from the FY 2016 adopted budget). A new part-time court clerk position was included in FY 2017 for \$20,332.

Salvatore looked at the five-year financial model, saying \$1.1 million of the Cash Reserves would be used in FY 2016. Part of that usage, approximately \$769,000, was programmed, and other expenses had been added. No use of Cash Reserves was expected during FY 2017 through FY 2021. The Cash Reserves were projected to stay steady at 34%. At the same time, there would be a decrease in the total millage rate, Salvatore pointed out. The bond millage rate would decrease and would be gone by FY 2020.

Salvatore reviewed the Stormwater Fund highlights, which included a new Heavy Truck Driver position (\$62,085), Maintenance Tech 1 (\$56,443), and removal of a Public Works equivalent (-\$67,442) for a net cost of \$51,086. The new positions included all employee costs in addition to salaries and benefits, such as uniforms, boots, rentals, tools, and more. A replacement for an F-150 truck was also included at \$35,000. No changes had been proposed to the fees.

The highlights of the FY 2017 PIP included \$200,000 for bridge maintenance, five police vehicle replacements, routine vehicle and equipment replacements, and routine server, network, and software upgrades. One hundred sixty thousand dollars (\$160,000) would be appropriated from Impact Fees for fire station design, park pavilions, and Library media.

Fleisch opened the public hearing. No one spoke for or against the proposed FY 2017 budget. The public hearing closed.

City Manager Jon Rorie noted there had been some additional changes to the proposed budget. There would be a performance audit done for the Court Clerk's office prior to hiring the part-time clerk. Library Supervisor Jill Prouty had also asked to convert one full-time position to two part-time positions, which would reduce the City's cost by approximately \$22,000. Rorie said he would bring those items to the August 4 meeting.

Fleisch asked when the City would receive the tax digest. Salvatore said the County had gotten an extension from the state, but he hoped to have the final number soon (end of July), so the City could schedule its millage rate hearings and adoption of the millage rate.

No action was required for this agenda item.

07-16-02 Public Hearing – Consider Transmittal Resolution, 2016 Capital Improvement Element (CIE) Annual Update

Planning & Development Director Mike Warrix said the annual update to the Capital Improvement Element (CIE) of the Comprehensive Plan was required by the Development Impact Fee Act (DIFA). The update was based on the current Capital Improvements Element adopted in 2009 and included the required financial report and Community Work Program. He asked Council to approve the transmittal resolution so the update could be forwarded to the Department of Community Affairs (DCA) for review and approval. Warrix anticipated the update would be on the October 20 Council agenda for final approval.

Fleisch opened the public hearing. No one spoke for or against the annual update. The public hearing closed.

Learnard moved to approve the transmittal resolution and authorize staff to forward the update to the Atlanta Regional Commission (ARC) and DCA. King seconded. Motion carried unanimously.

07-16-04 Public Hearing – Consider Variance to Rear Setback, 609 Longer Drive

Warrix noted that the applicants, Jim and Mary Forestal, wanted to add a screened-in porch to their existing back deck. The porch would encroach 10 feet into the required 30-foot rear setback. He added this was a classic double frontage lot, and staff had to determine which was the rear setback based on the orientation of the house.

Learnard recalled the existing structure already encroached into the setback. Warrix said it did.

Mary Forestal said all their neighbors had signed letters supporting their request, and those letters had been included in the documentation submitted with their application. The current deck was old and rotten, and they would be building a new structure. Jim Forestal added that there would be 50 feet between the end of the proposed porch and their neighbor's house to the rear. There was a 10-foot requirement for the side setback. There were also trees that would block that neighbor's view of their home.

Fleisch opened the public hearing. No one spoke for or against the variance request. The public hearing closed.

Prebor said he was familiar with the neighborhood, and he knew the neighbor to the rear, who told Prebor there was no issue with the request. Prebor and King had no problem with the variance request.

King moved to approve Agenda Item 07-16-05, the variance request for 609 Longer Drive. Prebor seconded. Motion carried unanimously.

07-16-06 Consider Bid – Fire Department Burn Building Repairs – Beluk Construction

City Engineer Dave Borkowski said staff recommended Council award the contract for repairs to Beluk Construction for an amount not to exceed \$44,990. He continued that the Fire Department used the building for live fire training exercises, and it was designed so walls would burn, then be repaired and replaced. The outside frame structure was permanent. In addition to replacing the walls, metal railings would be repaired and repainted and damaged concrete on the superstructure would be replaced. Two bids had been returned and Beluk was the low bid. Borkowski said staff had worked with Beluk before, and they were familiar with masonry construction.

The project was budgeted for \$32,000 in the 2014 Facility Bond, and the bid had come in over budget, Borkowski noted. The remaining funds (\$12,990) would come from the 2014 Facility Bond Contingency line.

Learnard moved to award the contract for repairs of the Fire Department burn building to Beluk Construction for an amount not to exceed \$44,990. King seconded. Motion carried unanimously.

07-16-07 Consider Findings of Hearing Officer in Ethics Complaint

Councilmember King left the room for this agenda item. City Attorney Ted Meeker noted that a complaint had been filed against King and forwarded to the hearing officer in accordance with the Code of Ordinances. The report was before Council, along with the options Council had.

Learnard noted there were three potential options for Council – to accept the findings and recommendations of the hearing officer; accept the findings of fact and reject the recommendation, instead substituting its own discipline; or (requiring supermajority vote) reject

the findings and recommendations and either (a) dismiss the complaint or (b) conduct a hearing to determine alternate findings and recommendations.

Meeker said that a supermajority was required to vote, and once King left the room, there was no longer a quorum. He noted a quorum was the Mayor and three Councilmembers, adding the agenda item must be moved to the August 4 meeting so Ernst would be in attendance. This was not a conflict of interest. King could not participate in the proceedings.

No action was taken. King returned to Council Chambers.

07-16-08 Consider Approval of Settlement Agreement with Shane Ficalore

Meeker said there had been one change made to the agreement in paragraph 1(a) regarding denial of liability on behalf of the City. Otherwise, the agreement was as reflected in the agenda package.

Learnard moved to approve the settlement agreement with Shane Ficalore. King seconded. Motion carried unanimously.

Council/Staff Topics

***06-16-CA1 Consider Alcohol License – PTC Package Store, 1001 Peachtree Parkway N, Ste 1007/002 (Application has been withdrawn by applicant)**

Public Information Officer/City Clerk Betsy Tyler reported that this application had been withdrawn by the applicant. It had been advertised and was on an agenda it June. It had been continued to July 7 at the request of the applicant while they finalized details of their lease. Council had cancelled the July 7 meeting due to the July 4 holiday. The applicant opted to not enter into the lease agreement and withdrew the request.

Update on Development Status – The Overlook, SR 54 West/Line Creek Drive

Warrix gave an update on the planned openings for the businesses in The Overlook. TJ Maxx and HomeGoods were slated to open on August 11. Michaels would open on August 14. ULTA had been issued a temporary Certificate of Occupancy to move in inventory and should open on August 21. Versona was scheduled to open on September 29. Rue 21 would open October 28. Hibbett Sports planned to open in February 2017, and Shops A had not been constructed.

Ordinance Amendment & Action Preview

- **Ordinance Amendment – Land Development Ordinance (Tree Removal, Greenbelts, Transition Yards)**

Tyler briefed Council concerning proposed amendments to the Land Development and Zoning ordinances regarding emergency tree removal. She pointed out there were inconsistencies in the ordinances that needed clarification, as well as the inclusion of the different types of designations for land in which trees were preserved, including buffers, greenbelts, and transition yards.

Tyler noted the language regarding transition yard buffers in the Zoning Ordinance was very restrictive and in conflict with itself. No clearing or grading of any type was allowed, yet the ordinance allowed landscaping enhancements to the transition yard that involved grading. Those changes would be forwarded to the Planning Commission for the required public hearings before they were forwarded to Council for further public hearing and adoption.

The public was not allowed to remove trees in City-owned greenbelt, but City employees and contractors did removed trees that were infested or infected with something that could spread

to surrounding trees. The City also removed storm-damaged trees that overhung paths and private property or posed a threat to human life, fences, and homes. Tyler continued that the Land Development Ordinance addressed the majority of protected areas, and some of that language would be clarified to ensure no misinterpretation.

Learnard asked if the orange barricade in front of the Battery Way dock would be gone soon. Rorie said staff was installing bollards to keep golf carts off the dock. Once they were installed, the barricade would be removed. Learnard asked if Drake Field was open again. Rorie said it was not. The electrical bollards were being installed that week, which required the installation of a concrete base. There were 45 to be installed.

Rorie said there continued to be a geese problem at Drake Field and All Children's Playground, and staff was researching options on how to deal with the Canada geese.

Executive Session

Learnard moved to enter executive session for pending or threatened litigation at 7:41 p.m. King seconded. Motion carried unanimously.

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

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

The meeting adjourned at 8:22 p.m.

Pam Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: July 22, 2016
SUBJECT: Appointment Current Alternate for Vacant Position on the
Water and Sewer Authority Board (WASA)
Consent Agenda, August 4, 2016

Recommendation:

Appoint Frank Ward (current alternate) to fulfill the unexpired term of WASA board member Paul Gagliano. Mr. Ward will serve the current term from 8/2/16 – 12/31/2018.

Discussion:

Paul Gagliano resigned on 6/16/16, leaving a vacancy on the WASA Board.

It is written in the Code of Ordinances that the alternate shall be appointed as a regular member of the authority should there be a vacancy during an unexpired term and serve the balance of the unexpired term. It is recommended that Frank Ward be appointed to fulfill the unexpired term vacated by Mr. Gagliano. This term would end on 12/31/2018. Subsequently, the vacant alternate position will be filled via the next regular interview process.

Budget Impact:

This item should have no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jon Rorie, City Manager 
Paul Salvatore, Financial Services Director
Jill Prouty, Library Administrator

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: July 28, 2016

SUBJECT: Consider Eliminating One (1) Full-Time Position in the Library and Replacing It with Two (2) Part-Time Positions
August 4, 2016, City Council Meeting

Recommendation

Staff recommends eliminating the full-time Reference Specialist position in the Library and replacing it with two part-time Reference Specialist positions.

Discussion

Currently the Library has one (1) full-time Reference Librarian, who works during the day Monday – Friday, and one (1) full-time Reference Specialist, who works during the day Tuesday – Saturday. In order to cover the Reference Desk at other times, the Desk is staffed by full-time supervisors/managers on week nights and by the Circulation Specialist, along with rotating full-time supervisors/managers on an “on call” basis, on Sundays.

Since the full-time Reference Specialist is no longer employed by the City, an evaluation was done to determine if this was the best use of personnel resources in order to meet the needs of the patrons. It was determined that the patrons, as well as staff, would be better served with two (2) part-time Reference Specialists, hired specifically to work nights and weekends. The Reference Desk would be staffed during the day with the Reference Librarian, with support from other Library staff members when needed. Having two part-time Reference Specialists would give Library staff more flexibility when an employee assigned to the Reference Desk is absent due to illness, emergencies, vacation, etc. This change would also allow our Reference Librarian more time for collection development, programming, and other specific projects due to overlapping schedules.

Budget Impact

Since part-time positions are not eligible for City benefits, the City would realize a savings of approximately \$15,857 in the cost of benefits. In addition, because a longer-term employee would be replaced by two new part-time employees, we anticipate the savings in salary to be approximately \$8320.00. Therefore, **total annual savings would be approximately \$24,117.**

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager *JR*
Paul Salvatore, Director of Financial Services *P.S.*
Kelly Bush, Assistant Finance Director *KB*

FROM: Cajen Rhodes, Recreation Administrator *CR*

DATE: July 25, 2016

SUBJECT: Budget Amendment – Donation Acceptance from PTC Hockey Association for lighting at Kedron Multi-Purpose Rink.

August 4, 2016 City Council Consent Agenda

Recommendation:

Staff request that City Council accepts a donation in the amount of \$4,562.40 from the PTC Hockey Association toward the purchase of lighting from Eaton Corporation for the Kedron Multi-Purpose Rink and approve the attached Amendment to the Fiscal Year 2016 Budget Resolution.

Discussion:

The Peachtree City Hockey Association has worked closely with City staff and Eaton Corporation to efficiently replace and improve lighting at the Multi-Purpose rink. As a result of this donation, the City is able to purchase the replacement lighting through the friends and family program offered by Eaton. City staff will install the new lighting.

Budget Impact:

Be it resolved; the attached budget amendment will increase both revenues and expenditures in the General Fund by \$4,562.40. 100-9999-371000 Donations and 100.6110-531175 Recreation Operating Supplies

Attachments: Budget Adjustment
Quotes for lighting

kb: council reports/budget amendments for 2016 – PTC Hockey Association Donation



Powering Business Worldwide

1121 Hwy 74 South
Peachtree City, GA 30269
770-486-4800

July 13, 2016

Joe Kulick,

Please see attached quote for LED fixtures for the Kedron PTC Hockey Rink

Qty	Catalog #	Price	Ext Price
24	HBLED-LD4-36-W-WG-UNV-L840-ED3-U	\$190.10	\$4,562.40
	Total		\$4,562.40

Provide Tax exempt forms at placement of order, and Check is required at time of order as these are made to order fixtures through the "Friends and Family" program.

Andy Wortmann
Eaton National Account Sales
678-472-2251

CITY OF PEACHTREE CITY

	BUDGET AMENDMENT
--	-------------------------

NUMBER 16-020

DATE 08/05/2016

[illegible]

Record Donation to purchase lighting for the Kedron Multi-Purpose Rink.

Entered _____

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members

VIA: Jonathan Rorie, City Manager 

FROM: Judge Stephen D. Ott, Peachtree City Municipal Court

DATE: July 25th, 2016

SUBJECT: Approve \$5.00 increase in supervision fees for Professional Probation Services
August 4, 2016, City Council Meeting

RECOMMENDATION: That Council authorize a \$5.00 supervision fee increase for Professional Probation services.

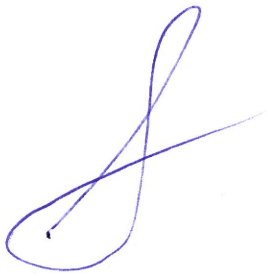
DISCUSSION: Professional Probation Services (PPS) was awarded the contract to supervise the probationers of Peachtree City Municipal Court in November, 2012. Over the past three years, staff has been extremely pleased with the service provided by PPS. PPS has worked very hard to provide excellent service to the court and to the defendants of the court. On December 21, 2015, city council voted to extend the contract with PPS for another 3 years. Due to the rising costs of operations, the court is asking that the probation supervision fee increase from \$35.00 per month to \$40.00 per month. (\$5.00 increase).

Budget Impact:

There will be no budget impact to the city.

MEMORANDUM

TO: Mayor and City Council, City Manager
From: Stephen D. Ott, Municipal Court Judge
DATE: July 5, 2016
RE: Private Probation Services for Municipal Court



The City of Peachtree City currently contracts with Professional Probation Services (PPS) to monitor defendants placed on probation through the municipal court. PPS has provided excellent service to the court over the duration of the contract. PPS works well with the court, court staff, and the probationers. PPS has worked with me to provide 30 days of supervision free of charge to enable defendants requiring time to pay to do so without incurring probation related fees. In light of the negative publicity and law suits arising out of the use of private probation, I believe this concession to be critical. It should be stated that no defendant in the Municipal Court of Peachtree City has been incarcerated for an inability to pay. I have worked with PPS and Keep Peachtree City Beautiful to provide alternatives to incarceration. This action was taken even before the events in Ferguson, Missouri and Augusta, Georgia exposed the abuses in private probation services and before it was made clear that an individual could not be imprisoned for being unable to pay fines.

Due to the rising costs of operating, PPS has requested a \$5.00 increase in the monthly supervision fee. If approved, the fee will be \$40.00 per month. The supervision fee is paid by the probationer, not the city. Even after the increase, PPS will be well within the range of supervision fees charged in our area. To my knowledge, the supervision fee has not been increased in over ten years. One of the considerations in awarding the private probation services contract is the costs to the probationer. PPS continues to have some of the lowest costs in the industry for such things as classes, drug/alcohol testing and required workbooks. Given the high level of service and the overall low cost to the probationer, I am in support of the increase.

I believe Georgia State Law provides for the Municipal Court Judge to make this type decision. However, since I have been involved with the city (1995), the court has enjoyed an excellent relationship with the Mayor and City Council. Private probation has been handled like other city services through the RFP process. The RFP process was used when PPS was awarded the contract. This decision has not been a judicial decision. Therefore, I am asking for your approval to allow the increase in supervision fees.

I am attaching two addendums to the contract for private probation supervision. If you approve the \$5.00 increase in monthly supervision fees, please execute the addendums and return them to me. I will sign them, return one to PPS, and provide one to purchasing with a copy to the court administrator.

Thank you.

State of Georgia
County of Fayette

ADDENDUM TO THE CONTRACT FOR PROBATION SUPERVISION
SERVICES (the contract) BY AND BETWEEN PROFESSIONAL
PROBATION SERVICES (PPS), AND THE PEACHTREE CITY
MUNICIPAL COURT (the court).

This Addendum made and entered into this _____ day of _____,
20____, by and between the Court and PPS;

WHEREAS PPS and the Court have previously entered into a Contract for Probation
Services pursuant to which the Court has retained PPS as the sole private entity to
coordinate and provide certain probation services to the Court; and

WHEREAS PPS and the Chief Judge of the Court pursuant to O.C.G.A. 42-8-100-101
desire to amend the terms of said contract;

NOW THEREFORE, in consideration of the premises and mutual covenants hereinafter
set forth and other good and valuable consideration, the receipt and sufficiency of which
are acknowledged, PPS and the Court do hereby enter into this Addendum of said
Contract for Probation Services and hereby incorporate this addendum into said contract:

“It is mutually agreed by the Court and PPS that:

The attachment entitled ‘Specifications for Probation Services’ attached to and
referenced by said contract shall be replaced by the document entitled ‘Georgia
Municipal Court Fee Schedule’ attached hereto.”

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the first
day above mentioned.

PROFESSIONAL PROBATION SERVICES

MUNICIPAL COURT



Clay Cox, Chief Executive Officer

Chief Judge

CITY OF PEACHTREE CITY

Mayor or Designee

State of Georgia
County of Fayette

ADDENDUM TO THE CONTRACT FOR PROBATION SUPERVISION
SERVICES (the contract) BY AND BETWEEN PROFESSIONAL
PROBATION SERVICES (PPS), AND THE PEACHTREE CITY
MUNICIPAL COURT (the court).

This Addendum made and entered into this _____ day of _____,
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WHEREAS PPS and the Court have previously entered into a Contract for Probation
Services pursuant to which the Court has retained PPS as the sole private entity to
coordinate and provide certain probation services to the Court; and

WHEREAS PPS and the Chief Judge of the Court pursuant to O.C.G.A. 42-8-100-101
desire to amend the terms of said contract;

NOW THEREFORE, in consideration of the premises and mutual covenants hereinafter
set forth and other good and valuable consideration, the receipt and sufficiency of which
are acknowledged, PPS and the Court do hereby enter into this Addendum of said
Contract for Probation Services and hereby incorporate this addendum into said contract:

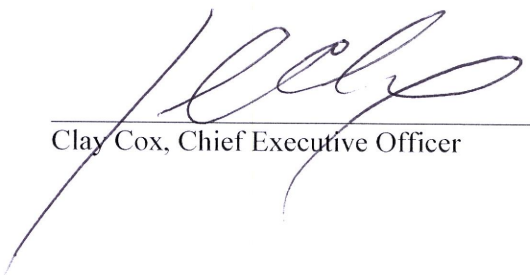
“It is mutually agreed by the Court and PPS that:

The attachment entitled ‘Specifications for Probation Services’ attached to and
referenced by said contract shall be replaced by the document entitled ‘Georgia
Municipal Court Fee Schedule’ attached hereto.”

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the first
day above mentioned.

PROFESSIONAL PROBATION SERVICES

MUNICIPAL COURT



Clay Cox, Chief Executive Officer

Chief Judge

CITY OF PEACHTREE CITY

Mayor or Designee

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jon Rorie, City Manager 
Paul Salvatore, Financial Services Director 

FROM: Janet Moon, Chief of Police 

DATE: July 28, 2016

SUBJECT: Police Department – Retirement / Surplus of K-9 Maik
Consent Agenda – August 4, 2016 City Council Meeting

Recommendation:

We are requesting that K-9 Maik be retired from service to Corporal Johnson with the following conditions:

- Corporal Johnson is to pay to the City of Peachtree City a (\$1) one dollar transaction fee to transfer Maik's ownership from the City of Peachtree City to Corporal Johnson.
- Corporal Johnson is to assume the cost of all future maintenance and medical care for K-9 Maik.
- If Corporal Johnson ever desired to change ownership of Maik, for any reason, he must notify the City of Peachtree City.

We would appreciate your consideration of our request to transfer the ownership of K-9 Maik to his currently assigned handler, Corporal Johnson.

Discussion:

K-9 Maik has been under the care of Veterinarian Vince Obsitnik for the past 7 years. Dr. Obsitnik has recommended that Maik, "due his to his current health, not be recertified for patrol work". It is our recommendation that the agreement to retire Maik include a minimal transaction fee.

Given K-9 Maik's physical condition it would not be feasible to sell him to another agency; furthermore, selling a police service dog to non-law enforcement personnel creates a liability. It is customary to retire service dogs to their assigned handler.

Budget Impact:

There is no impact to the budget anticipated.

PEACHTREE CITY

405 Hwy 74 North
Peachtree City, Georgia 30269
(770) 487-1338

ANIMAL MEDICAL CLINIC

FAIRBURN

8520 Hwy 74
Fairburn, Georgia 30213
(770) 692-6034

July 7, 2016

Chief Janet Moon
Peachtree City Police Department
350 S. Highway 74
Peachtree City, Georgia 30269

Dear Chief Moon:

K-9 Officer Maik has been under my veterinary care for the past 7 years. In my professional opinion, due to his current physical health, Maik should not be recertified for patrol work.

Please feel free to contact me with any additional questions.

Sincerely,



Vince Obsitnik, DVM



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council
VIA: City Manager 
FROM: Financial Services Director *P.S.*
DATE: July 28, 2016
SUBJECT: Adoption of FY 2017 Budget Resolution
August 4, 2016 City Council Meeting

Recommendation:

Adopt the attached resolution for the FY 2017 Budget, along with all supporting schedules.

Discussion:

Council has already held several budget workshop meetings and the required public hearing on the FY 2017 Budget and may now take action to adopt the annual operating budget. The budget resolution and all supporting documents are attached, and are consistent with the figures presented at the public hearing.

Budgetary Impact

Adoption of the resolution will authorize all appropriations for FY 2017 identified in the supporting schedules.

BUDGET RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2017 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 2017 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 2017, 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 _____, 2016.

Mayor

ATTEST: _____
Betsy Tyler, City Clerk

General Fund FY 2017 Budget Summary

Sources of Funds:

Estimated Revenues

Taxes	\$27,617,366
Licenses & Permits	\$1,115,638
Intergovernmental (Grants)	\$450,902
Charges for Services	\$2,085,515
Fines & Forfeitures	\$1,073,706
Investment Income	\$54,876
Contributions & Donations	\$2,500
Miscellaneous	\$192,692

Total Estimated Revenues: \$32,593,195

Other Sources \$932,557

Surplus Carryover: -\$43,543

Total Sources of Funds:	\$33,482,209
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Uses of Funds:

Appropriations

Departmental Operating Expenses

Executive Services	\$373,705
Economic Development	\$146,047
Administrative Services	\$1,440,542
Financial Services/ I.T.	\$1,511,021
Public Safety	\$14,014,466
Public Works	\$8,345,834
Community Services Administration	\$0
Recreation & Special Events	\$2,539,678
Library	\$1,056,209
Planning/Zoning/Buildings	\$887,404
Total Departmental Appropriations:	\$30,314,906

Salary Vacancy/ Other Savings -\$606,298

General Administration

Not-for-Profit Organizations	\$25,000
General Liability Insurance	\$116,566
CVB Labor Expense (reimbursed)	\$10,000
Miscellaneous Legal Fees/Claims	\$234,090
Unemployment & Other Expenses	\$20,200
Administrative/Technical Contingencies	\$75,000
Total General Administration:	\$480,856

Transfers to Other Funds/Authorities

Transfer to PIP	\$235,000
Transfer to Debt Service	\$2,965,946
Transfer to Airport Authority	\$91,800
Transfer to Amphitheater Fund	\$0
Total Transfers:	\$3,292,746

Total Uses of Funds	\$33,482,209
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**City of Peachtree City
General Fund
Sources of Funds**

Account Title	Proposed FY 2017 Budget
<u>Taxes</u>	
Ad Valorem (Real) Property - Current	\$12,804,896
Ad Valorem (Real) Property - Prior Yrs.	\$62,500
Motor Vehicle	\$232,625
TAVT - Motor Vehicles	\$1,253,700
Real Estate Transfer Tax	\$88,279
Recording Intangible Tax	\$215,088
GA Power Franchise Tax	\$1,021,563
Coweta Fayette EMC	\$818,158
Atlanta Gas Franchise Tax	\$270,350
Comcast Cable	\$290,494
Bell South Cable	\$153,544
Nulink	\$7,293
Communications Franchise Tax	\$83,588
Local Option Sales Tax	\$6,877,335
Alcoholic Beverage Tax	\$729,453
Mixed Drink Tax	\$123,145
Business/Occupational Tax	\$447,974
Insurance Premium Tax	\$2,019,670
Financial Institutions	\$99,960
Property Tax Penalties - Current Year	\$11,000
Property Tax Penalties - Prior Year	\$6,750
Total Taxes:	\$27,617,366
 <u>Licenses & Permits</u>	
Soil Erosion Permits	\$19,633
Land Disturbance Fees	\$24,058
Alcoholic Beverage Licenses	\$361,718
Golf Cart Registration	\$138,975
Alcohol Server Registration Fees	\$30,233
Burn/Blasting Permits	\$100
Miscellaneous Fire Permits	\$600
Certificates of Compliance- Fire	\$1,500
Building Permits	\$475,650
Certificates of Occupancy New	\$3,400
Certificates of Completion	\$850
Plumbing Permits	\$11,025
Electrical Permits	\$6,143
Mechanical/HVAC Permits	\$18,407
Reinspection Fee	\$6,500
Zoning & Land Use Permits	\$7,818
Sign Permits	\$7,530
Temporary Sign/Use	\$1,500
Total Licenses & Permits:	\$1,115,638

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

Account Title	Proposed FY 2017 Budget
<u>Intergovernmental</u>	
Matching Grants - GDOT/LMIG	\$272,902
Federal Operating Grant - DoJ	\$0
FEMA/GEMA Reimbursement	\$0
FCBOE Reimb.- Resource Officers	\$44,000
OCDETF Overtime Reimbursement	\$0
Federal Operating Grant - SAFER	\$0
Fayette County Recreation Grant	\$114,000
GMA Grants	\$20,000
Total Intergovernmental:	\$450,902
 <u>Charges for Services</u>	
Tower Lease	\$240,200
Sale of Merchandise	\$2,142
False Alarm Fees - P.D.	\$12,500
Alarm Registration Penalties	\$0
Plan Review Fee - Fire New Construction	\$13,200
Fire Sprinkler Plan Review	\$3,700
Site Follow Up - Fire	\$100
Ambulance Fees	\$879,169
Sale of Recycled Materials	\$2,200
Program Fees - Recreation	\$186,085
Program Fees - Recreation Pools	\$5,600
Program Fees - Athletic Tournaments	\$5,740
Facilities Maint Fees - Recreation	\$120,500
TAG Program Revenues	\$0
Special Events/Sponsors	\$7,500
Program Fees - Kedron Fieldhouse	\$230,855
Program Fees - Kedron Pool Fees/Passes	\$93,837
Program Fees - Kedron Open Gym	\$21,811
Program Fees - Kedron Swim Lessons	\$14,020
Program Fees - Kedron Swim Teams	\$50,536
Facilities Maint Fees - Athletic Assoc.	\$7,500
Building Plan Review Fees	\$129,583
Building Plan Review Resubmittal Fees	\$5,000
Development Fee Collected	\$500
Plan Review Fee	\$2,500
Plan Review - Resubmittal	\$1,150
Plan Review - Site Plan	\$3,125
Plan Review - Final Site Plan	\$0
Conceptual Plan Fees	\$3,000
Notice of Intent - EPD	\$4,000
Application Fees	\$5,500
Other Charges for Services	\$23,962
CVB Reimbursements- Personnel Costs	\$10,000

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

Account Title	Proposed FY 2017 Budget
Total Charges for Services:	\$2,085,515
<u>Fines & Forfeitures</u>	
Municipal Court Fees	\$108,142
Court Administrative Fees	\$104,165
Court Restitution	\$13,526
Municipal Court Fines	\$802,753
Security Forfeitures	\$20
Local Confiscated Funds	\$100
Library Fines	\$45,000
Total Fines & Forfeitures:	\$1,073,706
<u>Investment Income</u>	
Interest Earnings	\$54,876
Total Investment Income:	\$54,876
<u>Contributions & Donations - Private</u>	
Donations - In-Kind - Community Events	
Donations	\$2,500
Total Contributions/Donations:	\$2,500
<u>Miscellaneous</u>	
Facility Rental - Tennis Center	\$24,000
Facility Rental - Recreation	\$10,500
Facility Rental - Kedron	\$37,464
Other Revenues	\$38,988
Insurance Reimbursements	\$35,000
Employee Vehicle Reimbursements	\$21,740
Total Miscellaneous:	\$167,692
Sale of Fixed Assets	\$25,000
Total Fixed Assets:	\$25,000
<u>Other Financing Sources</u>	
Operating transfer from CVB	\$0
Operating transfer from H/M Tax Fund	\$658,372
Operating transfer from H/M - TPD	\$274,185
Operating transfer from PIP Fund	\$932,557
Total Other Financing Sources:	\$932,557
General Fund Revenue Totals:	\$33,525,752
Surplus Carryover/ (Reserve Increase)	(\$43,543)

City of Peachtree City
General Fund
Sources of Funds

Proposed
FY 2017
Budget

Account Title

Total Sources of Funds

\$33,482,209

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

General Fund Expenditures

	Proposed FY 2017 Budget
<u>Departmental Operating Budgets</u>	
Mayor & Council	\$100,243
Economic Development	\$146,047
City Manager	\$273,462
Total Executive Services:	<u>\$519,752</u>
Human Resources	\$436,805
Public Information	\$175,937
City Clerk	\$384,540
Municipal Court	\$443,260
Total Administrative Services	<u>\$1,440,542</u>
Finance Department	\$635,305
Purchasing Department	\$157,406
Information Technology	\$718,310
Total Financial Services/ I.T.	<u>\$1,511,021</u>
Police Department	\$6,644,041
Code Enforcement	\$272,448
Fire Department	\$6,723,887
Emergency Medical Services	\$374,090
Total Public Safety	<u>\$14,014,466</u>
Public Works	\$5,848,968
Grounds Maintenance	\$1,682,183
Building Maintenance	\$446,379
Engineering	\$368,304
Total Public Works	<u>\$8,345,834</u>
Community Services Administration	\$0
Recreation Administration	\$1,517,041
Kedron Fieldhouse	\$794,241
Library Administration	\$1,056,209
Senior Services Facilities	\$228,396
Planning & Zoning	\$387,129
Building Department (Inspections)	\$500,275
Total Community Services	<u>\$4,483,291</u>
Total Departmental Budgets:	\$30,314,906
 Total Departmental Budgets:	 \$30,314,906
<u>General Administration Budget</u>	
Liability Insurance (GIRMA)	\$116,566
Unemployment Insurance	\$20,000

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

General Fund Expenditures

	Proposed FY 2017 Budget
Pooled Vehicle Expenses	\$200
Not-for-Profit Organizations	\$25,000
Bad Debt Expense	\$0
CVB - Shared Labor	\$10,000
Council Contingency	
Contingency - Legal Services	\$234,090
Contingency - Technology	\$55,000
Contingency - General Administration	\$20,000
Total General Administration:	<u>\$480,856</u>
<u>Operating Transfers</u>	
Transfer to PIP Fund	\$235,000
Transfer to Fire/EMS Grants Fund	
Transfer to SPLOST Fund	
Transfer to Debt Service Fund	\$2,965,946
Transfer to Amphitheater Fund	
Transfer to Airport Authority	\$91,800
Development Authority	\$0
Total Interfund Transfers:	<u>\$3,292,746</u>
 General Fund Totals:	 \$34,088,508
 Salary Vacancy/ OtherSavings:	 -\$606,298
 Total Uses of Funds:	 \$33,482,209

**Capital Improvement Program Fund
FY 2017 Budget Summary**

Revenues:

Transfer from General Fund	\$235,000
Equipment/Lease-Purchase Loans	\$968,200
G.O Bond Proceeds	
Facilities Authority Bond Proceeds	
State Grants	-

Total Revenues:

\$1,203,200

Appropriations:

Public Works	\$259,600
Community Services	\$0
Public Safety	425,800
Administration	482,800
Contingency	\$35,000

Total Appropriations:

\$1,203,200

2017 Capital Improvement Program

Expenditures		5 Year Plan	Debt Svce.	Term
<u>Division: Public Services</u>				
B&G	Zero-turn Mowers (3 @ \$8,200)	\$24,600	\$5,453	5 yrs.
P.W.	Ford F-250 XLT - Diesel	\$35,000	\$7,758	5 yrs.
Eng.	Citywide Bridge Maintenance	\$200,000		
Public Services Total		\$259,600		
<u>Division: Leisure Services Services</u>				
Rec.	None	\$0		
Leisure Services Total		\$0		
<u>Division: Public Safety Services</u>				
P.D.	Patrol Vehicle Replacements (4 @ \$53,000)	\$212,000	\$46,992	5 yrs.
	Motorcycle Replacement	\$27,000	\$5,985	5 yrs.
	Additional Video Storage	\$42,000	\$9,310	5 yrs.
	Coban Video Camera Replacements (5 @ \$6,000)	\$30,000	\$6,650	5 yrs.
	Police Dept. Total:	\$311,000		
F.D.	Replace Staff Vehicle- Training	\$39,800	\$8,822	5 yrs.
	Radio Replacements (Digital Conversion- Phase 1)	\$75,000	\$16,625	5 yrs.
	Fire Dept. Total:	\$114,800		
Public Safety Services Total		\$425,800		
<u>Administrative/Financial/Technical Services</u>				
I.T.	Additional Storage - Backups	\$40,000	\$8,866	5 yrs.
	Replacement Storage - Production	\$45,000	\$9,975	5 yrs.
	Email Upgrade (MS Exchange - 2016)	\$45,000	\$9,975	5 yrs.
	MS Office Upgrade - 2016	\$130,000	\$28,816	5 yrs.
	Adobe Acrobat Upgrade	\$90,000	\$19,950	5 yrs.
	Citywide Wifi Upgrade (Repl. WAPs)	\$50,000	\$11,083	5 yrs.
	Backup Server (replace)	\$27,000	\$5,985	5 yrs.
	Security Cameras/Access Control	\$32,000	\$7,093	5 yrs.
	Online Building Permit Applications	\$23,800	\$5,276	5 yrs.
Administrative Services Total		\$482,800		
<u>Contingency Funds</u>				
	PIP Contingency	\$35,000		
Total Expenditures		\$1,203,200		
<u>Revenue Sources</u>				
	General Fund Transfer		\$235,000	
	Equipment Lease Loan Proceeds	\$968,200		
	State Grants			
	Total Revenues		\$968,200	
Total Revenues & Transfers			\$1,203,200	

Equipment Lease/Purchase Program

**Debt Service Funds
FY 2017 Budget Summary**

	Fund 410 G.O Bonds	Fund 400 Other Debt	Total
Revenues:			
Ad Valorem Taxes	\$612,627		\$612,627
Other Taxes/Penalties	\$12,708		\$12,708
Surplus Carryover	\$1,185	0	\$1,185
Transfer from General Fund		\$2,965,946	\$2,965,946
Total Revenues	\$626,520	\$2,965,946	\$3,592,465

Appropriations:			
General Obligation Bond Expenses	\$626,520		\$626,520
GMA Bricks & Mortar Loans		\$1,644,418	\$1,644,418
Equipment Lease-Purchase Loans		\$1,321,528	\$1,321,528
Total Appropriations	\$626,520	\$2,965,946	\$3,592,466

**Debt Service Detail
FY 2017**

<u>Description/Budget Year</u>	<u>FY 2017</u>
<u>B & M Loans/Recr Bond/Facil Bond:</u>	
Police Station Construction (2000)	
City-wide Capital Improv. (2001)	42,392
Tennis Center/Amph. Improv. (2001)	61,842
Land - Hwy 54W/Wynnmeade (2002)	65,160
Police/Fire/City Hall Renovations (2009)	230,053
Facilities Authority Bond (2011)	573,825
Facilities Authority Bond (2014)	341,375
FY16 & Broadband Equip- PFA Loan	329,771
Total B & M Loans:	1,644,418

Equipment Lease-Purchase Loans:

Public Works Department

Gasoline/Diesel Fuel System (2010)	
Bobcat Skid Steer Loader (2012)	6,304
Dump Truck Repl (3) F-750s (2012)	48,957
Dump Bed Replacements (2) (2012)	9,165
Kubota Track Hoe (2013)	13,399
Mechanical Lift (2013)	8,034
Sand Pro #5308 (replace) (2013)	4,416
Sand Pro #5323 (replace) (2014)	4,341
Bobcat Skid Steer (replace) (2014)	8,228
4x6 Gator Utility Vehicle (2014)	6,593
F-150 P/U Truck Repl. (2014)	6,755
F250 Pickup Truck repl. (2015)	6,242
F350 Dump Truck repl. (B&G) (2015)	9,485
Rubber Tire Loader repl. (2015)	28,441
John Deere Track Loader repl (2015)	42,694
F350 Dump Truck repl. (PW) (2016)	
Toro Groundmaster Mower (2015)	11,494
Server & software - GIS (2015)	10,595
Tractor replacement (B&G) (2016)	
Leeboy Asphalt Spreader repl (2016)	
S250 Bobcat replacement (2016)	
Zero-turn Mowers-3-B&G (2017)	5,453
F-250 Replacement (2017)	7,758
F-350 Dump Truck repl (2018)	
F-350 Dump Truck repl (2018)	
F-150 Truck Repl. (2018)	
F-150 Truck Repl. (2018)	
Motor Grader (2018)	

**Debt Service Detail
FY 2017**

<u>Description/Budget Year</u>	<u>FY 2017</u>
Zero-turn Mowers-3-B&G (2018)	
F-250 P/U Truck repl. (3) (2019)	
Tack Distributor repl. (2019)	
Crack Sealer repl. (2019)	
LB90 Back Hoe repl. (2019)	
Zero-turn Mower Repl. (3) (2019)	
F-250 P/U Truck repl. PW (2020)	
F-350 Truck Replacement (2020)	
F-250 P/U Truck repl. B&G (2020)	
Tandem Dump Truck Repl. (2020)	
Komatsu Track Hoe (2020)	
Zero-turn Mower Repl. (3) (2020)	
F-250 P/U Truck Replacement (2021)	
F-150 P/U Truck Replacement (2021)	
F-250 P/U Truck Replacement (2021)	
B95 Back Hoe (2021)	
F-150 P/U Truck Replacement (2021)	
Lee Boy Asphalt Spreader (2021)	
F-150 P/U Truck Replacement (2021)	
F-250 P/U Truck Replacement (2021)	
Total Public Works:	238,354
 <u>Recreation Department</u>	
TBD	
 Recreation Department Totals:	0
 <u>Police Department</u>	
5 P.D. Vehicle Replacements (2009)	
1 Ford Expedition (2009)	
Vehicle Replacements for FY 2010 (9)	
Vehicle Replacements for FY 2012 (9)	69,186
Vehicle Replacements for FY 2013	73,853
Command Vehicle Repl (2013)	7,411
Police Video Repl- 5 (2013)	6,184
Police Victory Motorcycle (2013)	9,153
Police Motorcycle- new 2nd unit (2013)	6,922
Records Management System (2014)	58,518
Vehicle Replacements for FY 2014	82,249
Vehicle Replacements for FY 2015	34,255
COBAN Server Replacement FY 2015	17,873
COBAN Camera Replacements (2016)	
Patrol Vehicle Replacements-4 (2017)	46,992

**Debt Service Detail
FY 2017**

<u>Description/Budget Year</u>	<u>FY 2017</u>
Motorcycle Replacement (2017)	5,985
Additional Video Storage (2017)	9,310
Coban Video Replacements-2 (2017)	6,650
Vehicle Replacements for FY 2018	
Unmarked Vehicle Repl (1) (2018)	
Vehicle Replacements for FY 2019	
Storage Exp.-96TB (2019)	
Motorcycle Repl. (2019)	
Vehicle Replacements for FY 2020	
Unmarked Vehicle Repl (2) (2020)	
Vehicle Replacements for FY 2021	
Unmarked Vehicle Repl (2021)	
Repl Prisoner Transp Van (2021)	

Police Department Totals:	434,541
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Fire Department

Replace Fire Engine 82 (2008)	
Replace Cr Vic w/SUV (2009)	
SCBA's Upgrade/Replacement (2009-10)	
Rescue 8 Replace/Surplus (2012)	41,879
Rescue Boat (2015)	5,050
Replace Expedition-Training (2013)	7,233
Medic Remount (2013)	26,874
Repl Exped - Asst. Ops./EMS (2014)	7,071
Repl 2 P/U w/ 1 SUV- FM (2014)	7,071
Patient Handling System (2014)	5,548
Replace Medic Unit 83 (2015)	45,441
Lucas - CPR Machines (2015)	9,638
Repl Staff Vehicle - Interceptor (2016)	
Replace 2006 Medic 84 (2016)	
Cardiac Monitor- Lifepak 15 (2016)	
Repl Staff Vehicle-Training (2017)	8,822
Repl Fire Reserve Eng 85 (2017)	
Radio Repl - Phase 1 (2017)	16,625
ReplStaff Vehicle (2004-TRNG) (2018)	
Radio Repl (Digital Conv-Phase 2) (2018)	
SCBA Replacements - Phase 1 (2018)	
SCBA Air Compressor Repl (2018)	
Medic Unit 83 Repl. - 2008 (2018)	
Cardiac Monitor Lifepak-15 Repl. (2018)	
ALS Training Maniken (2018)	
Repl 2006 Staff Vehicle- SUV (2019)	
Replace 2004 Quint 84 (2019)	

**Debt Service Detail
FY 2017**

<u>Description/Budget Year</u>	<u>FY 2017</u>
Radio Repl (Digital Conversion) (2019)	
SCBA Replacements (2019)	
Repl Utility F-350 Truck & Mini (2020)	
Repl Staff Vehicle - 2011 (2020)	
Repl Reserve Engine - 2006 (2020)	
Radio Repl - Phase 4 (2020)	
SCBA Repl - Phase 4 (2020)	
Replace Reserve Engine (2007) (2021)	
SCBA Replacements - Phase 4 (2021)	
Replace Staff Vehicle (2236) (2021)	
 Fire Department Totals:	 181,252
 <u>General Administration</u>	
Phase I Tech Upgrades (2012)	97,910
Phase II Tech Upgrades (2013)	74,202
Citywide Phone System Repl (2013)	31,353
Citywide ERP System (2014)	110,179
Phase 2-3 Tech Upgrades (2014)	46,718
Technology Upgrades (Misc.) (2016)	
Municipal Court Software System (2016)	
Additional Storage - Backups (2017)	8,866
Repl Storage - Production (2017)	9,975
Email Upgrade (MS Exchange - 2016)	9,975
MS Office 2016 Upgrade (2017)	28,816
Adobe Acrobat Upgrade (2017)	19,950
Citywide Wifi Upgrade (2017)	11,083
Backup Server (replace) (2017)	5,985
Security Cameras/Access (2017)	7,093
Online Building Permits (2017)	5,276
Dell Server Replacements (3) (2018)	
Storage Expansion (2018)	
Wireless Expansion (2018)	
Security Device Upgrades (2018)	
Server, Storage Repl (2019)	
Software Upgrades (2019)	
PC/Terminals Repl (2020)	
Software/Hardware Upgrades (2021)	
 Total General Administration:	 467,381
 Total Equipment Lease:	 1,321,528

**Debt Service Detail
FY 2017**

<u>Description/Budget Year</u>	<u>FY 2017</u>
Total Debt Service Expense: (Transfer from General Fund)	2,965,946
<u>Less: Use of Fund Balance</u>	
2001 Bricks & Mortar Surplus/ Funds	\$0
Transfer from General Fund:	2,965,946

**Stormwater Utility Fund
Operating & Capital Budget
Fiscal Year 2017**

Revenues

Fund 521	Description	Amount
	Charges for Services	\$ 2,317,264
	Investment Income	1,300
	Miscellaneous Revenue	18,300
	<i>Total Stormwater Revenues:</i>	\$ 2,336,864

Appropriations

Fund 521	Description	Amount
	Personnel Services & Benefits	\$ 507,226
	Purchased/Contracted Services	624,270
	Supplies	122,724
	Contingency	118,528
	Capital Outlay	35,000
	Depreciation & Amortization	
	Other Costs (Bad Debt Expense)	15,000
	Debt Service	695,375
	Other Financing Uses	-
	<i>Total Stormwater Appropriations:</i>	\$ 2,118,123

**City of Peachtree City
Stormwater Utility Fund
Sources Uses of Cash for Bond Coverage
Fiscal Year 2017**

	<u>2017 Proposed Budget</u>
Sources of Operating Cash:	
Stormwater Billings	2,399,872
Bad Debt Expense	(15,000)
Stormwater Credits	(82,608)
Miscellaneous Revenue	18,300
Interest Earnings (1)	1,300
Sources of Cash	<u>2,321,864</u>
 Use of Operating Cash	
Salaries and Benefits	507,226
Other - Operating	865,522
Debt Service (2)	695,375
	<u>2,068,123</u>
 Net Increase (Decrease) in Cash before Capital Items	 253,741
 Capital Items (3)	 35,000
 Net Increase (Decrease) in Cash after Capital Items	 <u><u>\$ 218,741</u></u>
(Available for Renewal & Extension)	
 Net Revenue Available for Debt Service	 \$ 949,116
 FY2016/2017 Debt Service Payments	 695,375
 Coverage (4)	 1.36

- (1) Only includes interest earnings on operations, not on bond proceeds investments.
- (2) Cash Basis - Operating Budget figures based on full accrual
- (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 2017**

Revenues:

Charges For Services	\$ 899,825
Transfer from General Fund	-
Transfer from HM Tax Fund	55,000
Surplus Carryover (increase to reserves)	(4,728)

Total Revenues:	\$ 950,097
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Expenses:

Personnel Services and Employee Benefits	\$ 112,192
Purchased / Contracted Services	203,795
Supplies	27,100
Program Expenses	607,010
Capital Outlay	-

Total Expenses:	\$ 950,097
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**City of Peachtree City
Special Revenue Funds**

	FY15 Actual	FY 2016 Amended Budget	FY 2016 Actual 05/31/2016	FY 2016 Estimated Year End	FY 2017 Proposed Budget
<u>Hotel/Motel Tax Fund</u>					
Beginning Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues - Hotel/Motel Taxes	1,523,949	1,577,148	1,032,409	1,548,614	1,755,658
Operating Transfers Out:					
Peachtree City Convention & Visitors	(761,975)	(788,574)	(516,205)	(774,307)	(768,100)
City General Fund	(761,975)	(788,574)	(516,205)	(774,307)	(932,558)
Amphitheater	-	-	-	-	(55,000)
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Neighborhood Parks Fund</u>					
Beginning Cash/Fund Balance	\$ 9,686	\$ 7,427	\$ 7,427	\$ 7,427	\$ -
Revenues	4	5,882	5,895	5,895	-
Expenditures	(2,263)	(13,309)	(5,000)	(13,322)	-
Ending Cash/Fund Balance	<u>\$ 7,427</u>	<u>\$ -</u>	<u>\$ 8,322</u>	<u>\$ -</u>	<u>\$ -</u>
<u>D.A.R.E. Program Fund</u>					
Beginning Cash/Fund Balance	\$ 2,371	\$ 2,260	\$ 2,260	\$ 2,260	\$ -
Revenues	1,292	-	1	1	-
Expenditures	(1,403)	(2,260)	-	(2,261)	-
Ending Cash/Fund Balance	<u>\$ 2,260</u>	<u>\$ -</u>	<u>\$ 2,261</u>	<u>\$ -</u>	<u>\$ -</u>
<u>State Seizure Fund</u>					
Beginning Cash/Fund Balance	\$ 96,397	\$ 59,462	\$ 59,462	\$ 59,462	\$ -
Revenues	2,125	-	14,186	14,186	-
Expenditures	(39,060)	(59,462)	(6,308)	(73,648)	-
Ending Cash/Fund Balance	<u>\$ 59,462</u>	<u>\$ -</u>	<u>\$ 67,340</u>	<u>\$ -</u>	<u>\$ -</u>
<u>HAZMAT Fund</u>					
Beginning Cash/Fund Balance	\$ 131	\$ 131	\$ 131	\$ 131	\$ -
Revenues	-	4,350	4,354	4,354	-
Expenditures	-	(4,481)	-	(4,485)	-
Ending Cash/Fund Balance	<u>\$ 131</u>	<u>\$ -</u>	<u>\$ 4,485</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Police Department Tuition Fund</u>					
Beginning Cash/Fund Balance	\$ 4,285	\$ 4,287	\$ 4,287	\$ 4,287	\$ -
Revenues	2	-	6	6	-
Expenditures	-	(4,287)	-	(4,293)	-
Ending Cash/Fund Balance	<u>\$ 4,287</u>	<u>\$ -</u>	<u>\$ 4,293</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Youth Council Fund</u>					
Beginning Cash/Fund Balance	\$ 692	\$ 501	\$ 501	\$ 501	\$ -
Revenues	420	-	1	1	-
Expenditures	(611)	(501)	-	(502)	-
Ending Cash/Fund Balance	<u>\$ 501</u>	<u>\$ -</u>	<u>\$ 502</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Public Safety Grants</u>					
Beginning Cash/Fund Balance	\$ 71	\$ 1,947	\$ 1,947	\$ 1,947	\$ -
Revenues	37,036	20,000	8,136	17,157	-
Expenditures	(35,160)	(21,947)	(17,157)	(19,104)	-
Ending Cash/Fund Balance	<u>\$ 1,947</u>	<u>\$ -</u>	<u>\$ (7,074)</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Police CERT Grants/Donations Fund</u>					
Beginning Cash/Fund Balance	\$ 5,553	\$ 2,169	\$ 2,169	\$ 2,169	\$ -
Revenues	2,082	11,407	10,024	10,024	-
Expenditures	(5,466)	(13,576)	(10,058)	(12,193)	-
Ending Cash/Fund Balance	<u>\$ 2,169</u>	<u>\$ -</u>	<u>\$ 2,135</u>	<u>\$ -</u>	<u>\$ -</u>

**City of Peachtree City
Special Revenue Funds**

	FY15 Actual	FY 2016 Amended Budget	FY 2016 Actual 05/31/2016	FY 2016 Estimated Year End	FY 2017 Proposed Budget
<u>Police Grants/Donations Fund</u>					
Beginning Cash/Fund Balance	\$ 3,609	\$ 3,611	\$ 3,611	\$ 3,611	\$ -
Revenues	2	-	2,008	2,008	-
Expenditures	-	(3,611)	-	(5,619)	-
Ending Cash/Fund Balance	<u>\$ 3,611</u>	<u>\$ -</u>	<u>\$ 5,619</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Explorer Troop Fund</u>					
Beginning Cash/Fund Balance	\$ 1,249	\$ 1,250	\$ 1,250	\$ 1,250	\$ -
Revenues	1	-	2	2	-
Expenditures	-	(1,250)	-	(1,252)	-
Ending Cash/Fund Balance	<u>\$ 1,250</u>	<u>\$ -</u>	<u>\$ 1,252</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Federal Seizure Fund</u>					
Beginning Cash/Fund Balance	\$ 56,312	\$ 34,845	\$ 34,845	\$ 34,845	\$ 34,137
Revenues	6,833	-	42	42	-
Expenditures	(28,300)	(34,845)	(750)	(750)	-
Ending Cash/Fund Balance	<u>\$ 34,845</u>	<u>\$ -</u>	<u>\$ 34,137</u>	<u>\$ 34,137</u>	<u>\$ 34,137</u>
<u>Athletic Association Funds</u>					
Beginning Cash/Fund Balance	\$ 5,095	\$ -	\$ -	\$ -	\$ -
Revenues	-	-	-	-	-
Expenditures	(5,095)	-	-	-	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Tournament Fees Fund</u>					
Beginning Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Keep Peachtree City Beautiful Fund</u>					
Beginning Cash/Fund Balance	\$ -	\$ -			\$ -
Revenues	53,539	41,000	21,817	43,634	-
Expenditures	-	-	-	-	-
Operating/Equity Transfers Out	(53,539)	(41,000)	(11,114)	(43,634)	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,703</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Total Special Revenue Funds</u>					
Beginning Cash/Fund Balance	\$ 185,451	\$ 117,890	\$ 117,890	\$ 117,890	\$ 34,137
Revenues	1,627,285	1,659,787	1,098,881	1,645,924	1,755,658
Expenditures	(117,358)	(159,529)	(39,273)	(137,429)	-
Operating/Equity Transfers Out	(1,577,488)	(1,618,148)	(1,043,523)	(1,592,248)	(1,755,658)
Ending Cash/Fund Balance	<u>\$ 117,890</u>	<u>\$ -</u>	<u>\$ 133,975</u>	<u>\$ 34,137</u>	<u>\$ 34,137</u>

City of Peachtree City
Hotel/Motel Tax Fund Budget
FY 2017

			FY 2016 Current Budget	FY 2016 Projected	** %	FY 2017 Budget
Estimated Revenue:						
Hotel/Motel Taxes	6.5%		\$1,380,008	\$1,431,549	7.3%	\$1,426,472
H/M Tax (TPD)	1.5%		\$197,144	\$204,507	7.3%	\$329,186
			<u>\$1,577,152</u>	<u>\$1,636,056</u>		<u>\$1,755,658</u>
Operating Transfers Out:						
Convention & Visitors Bureau			\$788,576	\$818,028		\$768,100
City General Fund:			\$788,576	\$818,028		\$932,558
Amphitheater Fund						\$55,000
Total:			<u>\$1,577,152</u>	<u>\$1,636,056</u>		<u>\$1,755,658</u>

**Impact Fee
Budget
Fiscal Year 2017**

Revenues:

Surplus Carryover Restricted	\$ 160,000
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Total Revenues:	\$ 160,000
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Expenses:

Fire Department - Station Design	\$ 100,000
Library - Media	10,000
Parks and Recreation - Pavillions	50,000

Total Expenses:	\$ 160,000
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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Betsy Tyler, City Clerk 

DATE: July 14, 2016

SUBJECT: Consider Findings of Hearing Officer in Ethics Complaint
July 21, 2016, City Council Meeting

Recommendation:

That Council take one of the following actions relative to the attached findings, as provided by Sec. 62-76 of Peachtree City's Ethics Ordinance:

1. Accept the findings and recommendations of the hearing officer;
2. Accept the findings of fact and reject the recommendation, instead substituting its own discipline; or
3. **(Requires supermajority vote)** Reject the findings and recommendations and either:
 - a) Dismiss the complaint; or
 - b) Conduct a hearing to determine alternate findings and recommendations.

Discussion:

On May 17, the City received an Ethics Complaint against Mayor Pro Tem King regarding the conduct of a Public Hearing in the absence of Mayor Fleisch. Pursuant to the City's Ethics Ordinance, the City Clerk (in the presence of the City Manager and City Attorney) randomly drew the name of Mr. Tommy Greer of Carrollton as hearing officer from the pool of five eligible attorneys.

Mr. Greer's summary of the complaint, along with his findings and recommendation of dismissal, are attached.

Findings:

1. *Complaint not timely filed*
2. *Complaint unjustified, frivolous, and patently unfounded*

Recommendation: *Dismissal*

To date, the City has been invoiced \$\$2,525 in legal fees for this complaint.



THOMAS E. GREER
JON GREER
ERICA L. TISINGER
GRACE C. PIPPIN

GREER TISINGER

THOMAS E. GREER
tommy@greertisingerlaw.com

June 30, 2016

btyler@peachtree/city.org

Ms. Betsy Tyler
Public Information Office/City Clerk
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Re: Ethics Complaint filed by Mr. John L. Dufresne on May 17, 2016
Report of Hearing Officer

Dear Ms. Tyler:

BACKGROUND

The undersigned was appointed Hearing Officer for purposes of the Complaint referenced above in compliance with the Peachtree City Code of Ethics Ordinance, Sec. 62-74. Thereafter, the undersigned received and reviewed the following documents:

- A. The Complaint by John L. Dufresne dated May 17, 2016.
- B. The Response on behalf of Councilman, Michael King, filed by the Whalen Law Firm on May 26, 2016.
- C. The Peachtree City Code of Ethics Ordinance.

As pointed out above, the Complaint was filed on May 17, 2016. The Complaint alleges that Councilman King violated the Peachtree City Code of Ethics, Sec. 62-72(1) by failing to comply with... "all laws of the United States, the State of Georgia, and the city in the performance of their public duties."

The Complaint further alleges that Councilman King violated public hearing procedures contained in Chapter 2, Article II, Division 2, Section 2-38 in the Code of Ordinances City of Peachtree City. (Exhibit C to Complaint). Specifically, the Complainant appears to contend that Councilman King's violation consisted of failing to... "assure input was complete before ending the public hearing as required by Section 2-38(6) when he failed to ensure that the hearers (Council members) asked their questions before ending the public hearing as required by Section 2-38(5)." The Complainant goes on to contend that the minutes of the meeting reflect that Mayer Pro Tem King closed the public hearing, then allowed council members to ask questions, and then proceeded to... "lose control of the meeting when the public and City staff engaged in a more detailed discussion with Council after the public hearing ended." (See Exhibit B to Complaint).

The recommendation in this Report is that the Complaint be dismissed on two grounds. The first is that it was not timely filed as required by a combined reading of Secs. 62-73(a) and 62-73(b). The second, and independent ground, is that the Complaint is found to be unjustified and frivolous within the meaning of Sec. 62-75(b).

The Hearing Officer in complaints like the present one is charged with reviewing the relevant documents and conducting an investigation, and making a determination as to whether the Complaint is in conformity with Sec. 62-73, or whether the Complaint is unjustified, frivolous, or patently unfounded, or whether the Complaint demonstrates facts sufficient to invoke disciplinary jurisdiction. (See Sec. 62-75(b)).

Thereafter, the Hearing Officer is charged with making a written report to be transmitted to the Clerk, within 45 days of the filing of the Complaint, and within seven days of the completion of the investigation. (See Sec. 62-75(e)). The Complaint reveals on its face that it was filed on May 17, 2016, and therefore, and therefore, this Report is filed within 45 days of the filing of the Complaint. The investigation of the undersigned was completed on Monday, June 27, 2016, and this Report is forwarded to the Clerk within seven days of that date. (See Sec. 62-75(e)). (On June 30, 2016).

BASIS FOR RECOMMENDATIONS OF HEARING OFFICER

A. The Complaint Was Not Timely Filed.

To begin with, Sec. 62-73(a) provides that all Complaints against members shall be filed with the City Clerk. However, Sec. 62-73(a) goes on to provide that in order to discourage the filing of Ethics Complaints solely for political purposes, Complaints will not be accepted against a person seeking election as a member, whether currently serving as a member or not... "from the date qualifying opens for the elected office at issue to the date election results for that office are certified." Sec. 62-73(a) concludes that the time for filing Complaints will not run and is tolled during the period from the date qualifying opens until certification of election results. Complainant's efforts at invoking this tolling provision are misplaced.

Sec. 62-73(b) provides in part that... "A Complaint alleging a violation must be filed within six months from the date the Complainant knew or should have known of the action alleged to be a violation."

Ironically, the document and attachments which are fatal to this Complaint are the Complaint itself and the documents attached to that Complaint. Specifically, the Complaint reveals on its face that the alleged violation took place at a meeting on January 15, 2015.

Sec. 62-74(c) of the Peachtree City Code of Ethics places the burden of proof required to establish a violation under the Code of Ethics on the Complainant, and the standard of proof is "clear and convincing evidence." (See 62-74(c)).

The only meeting of which the Complainant complains of any alleged Ethics violation was the meeting of January 15, 2015. (See first paragraph of Complainant's Complaint). As a part of the investigation, the undersigned contacted the City Clerk and determined that the minutes of the January 15, 2015 meeting were approved and available no later than February 5, 2015. Therefore, under any standard of proof, whether clear and convincing or preponderance of the evidence, the Complainant knew or could have known of the alleged violation at the meeting on January 15, 2015 no later than February 5, 2015. This invokes the mandate in O.C.G.A. § 62-73(b) requiring that a Complaint alleging a violation must be filed within six months from the date the Complainant "knew or should have known of the action alleged to be a violation." Under any construction of the evidence in this case, the Complainant had from possibly January 15, 2015 and certainly from February 5, 2015 through August 5, 2015 (six months) within which to file this Complaint in compliance with Section 62-73(b).

These facts eliminate Complainant's entitlement to rely on the window provided in Sec. 62-73(a) prohibiting the filing of Complaints and tolling the filing deadlines from the date that qualifying opens for an office to the date that election results are certified. (See 62-73(a)). Again, on the face of this Complaint, Complainant acknowledges that the qualifying period began August 31, 2015 (See Complainant's Complaint). In short, any time between February 5, 2015 (date Minutes of the January 15, 2015 Minutes were available), and August 5, 2015 (26 days in advance of the opening date for qualifying), Plaintiff was required to file this Complaint, did not, and it is time barred.

B. Even assuming for the sake of argument that the reasoning contained in subsection A above is flawed, there is a second and independent grounds for dismissing this Complaint. The Complaint is unjustified, frivolous and patently unfounded within the meaning of Sec. 62-75(b) of the Peachtree City Code of Ethics. Again proof of this proposition is provided by the Complaint itself and the documents attached thereto. While the Complainant alleged a violation only on January 15, 2015, a reading of Exhibit B to the Complaint makes it abundantly clear that he morphed into complaints about the meeting of October 15, 2015. Placing aside for the moment that Mr. Dufresne does not complain of any ethics violation in the October 15, 2015 meeting, and for the sake of argument, taking into consideration, the position taken by Complainant with regard to that meeting, the Complaint and the arguments contained therein still fail as unjustified, frivolous and patently unfounded within the meaning of Sec. 62-75(b).

It is apparent and conceded by Councilman King in the Response filed on this behalf that the sequence with regard to Item 10-15-06 involved public comments and questions by Council members after the closing of that meeting. It would be a massive triumph of form over substance to conclude that that could, under any circumstances, be considered an ethical violation.

First, if anything, the manner in which the meeting was conducted and comments received was done in an effort to be abundantly fair and not restrictive. It is difficult to sustain the proposition that entertaining more public input and not less would somehow violate due process, especially in this setting. The same would be true of any complaint that comments were not entertained in perfect order.

As pointed out in the Response filed on behalf of Councilman King, it appears that the hearing was a hearing over the Sign Ordinance and not a zoning matter as contended by Complainant. Secondly, even if somehow this debate over a Sign Ordinance could be construed to be subject to the mandate that public hearings "shall" comply with the procedures which Complainant contends were violated, in this situation the word "shall" cannot be considered mandatory but directory since no penalty is prescribed for a violation if there was one (and there was not). (See Cobb County v. Robertson, 314 Ga. App. 455 and Fulton Co. Board of Tax Assessors v. Fast Evictions, LLC, 314 Ga. App. 178 (2012)).

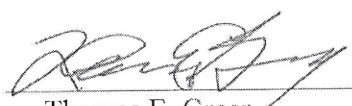
Again, and as pointed out in the Response filed on Councilman King's behalf, the foundation of due process is basic fairness. In this case entertaining more public input as opposed to restricting additional public input would not violate the fundamental principles of fairness and the public policy of this State. (See Adventure Outdoors, Inc. v. Bloomberg, 307 Ga. App. 356 (2010)). Moreover, the Minutes reflect that Complainant not only participated by making comments, he made a Motion for Continuance on the agenda item in question which passed unanimously meaning this was a situation of "no harm, no foul." The Complaint is frivolous on its face.

CONCLUSION

Based on the forgoing Findings of Fact and analysis of the controlling provisions of the Code of Ethics for Peachtree City and controlling legal authority, the determination of the undersigned is that this Complaint was not timely filed in conformity with the requirements of Sec. 62-73(b) and that the Complaint is unjustified, frivolous, and patently unfounded within the meaning of Sec. 62-75(b) of the Peachtree City Code of Ethics. For either of these reasons independently or both combined, it is the recommendation of this Hearing Officer that this Complaint should be dismissed.

Respectfully submitted this 30th day of June, 2016.

GREER TISINGER, LLC

By: 

Thomas E. Greer
Georgia Bar No. 309450

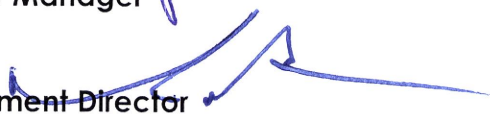
210 South Street
Carrollton, Georgia 30117
Phone: (770) 836-8327
Fax: (770) 838-9756

STAFF REPORT

CITY COUNCIL

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP
Planning and Development Director 

DATE: July 28, 2016

SUBJECT: Public Hearing: Comprehensive Plan Update
August 4, 2016 City Council Meeting

Background

In 1989, the General Assembly passed the Georgia Planning Act, which established a coordinated planning program for the state. This program provides local governments with opportunities to plan for the future and to improve communication with neighboring local governments. The latest revisions to the state's *Minimum Planning Standards and Procedures for Local Comprehensive Planning* which took effect March 1, 2013 and were revised as of March 1, 2014, established a new approach to local comprehensive planning and emphasized the involvement of stakeholders and the general public in preparation of plans that include a clear, well-conceived, and achievable vision for the future of the community.

The Georgia Department of Community Affairs (DCA) is the state agency charged with administering the statewide coordinated planning program. According to DCA's schedule, Peachtree City is required to have an updated comprehensive plan prepared and adopted by June 30, 2017. The Atlanta Regional Commission (ARC) has committed to providing planning assistance to the city at no cost. The first step in this process is a Public Hearing.

Required Plan Elements

The following are the required elements that will be included in the updated Peachtree City Comprehensive Plan:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Capital Improvements Element (CIE)
- Land Use
- Transportation

Comprehensive Plan Update

Page 2

Community Involvement

Stakeholder involvement during the preparation of comprehensive plans is critical to long-term success. The Mayor and City Council will be asked to appoint a Comprehensive Plan Steering Committee to oversee the development and participate in the plan's development. A series of Steering Committee/Stakeholder meetings and public open houses is planned and identified on the attached monthly project schedule.

Regional and State Review

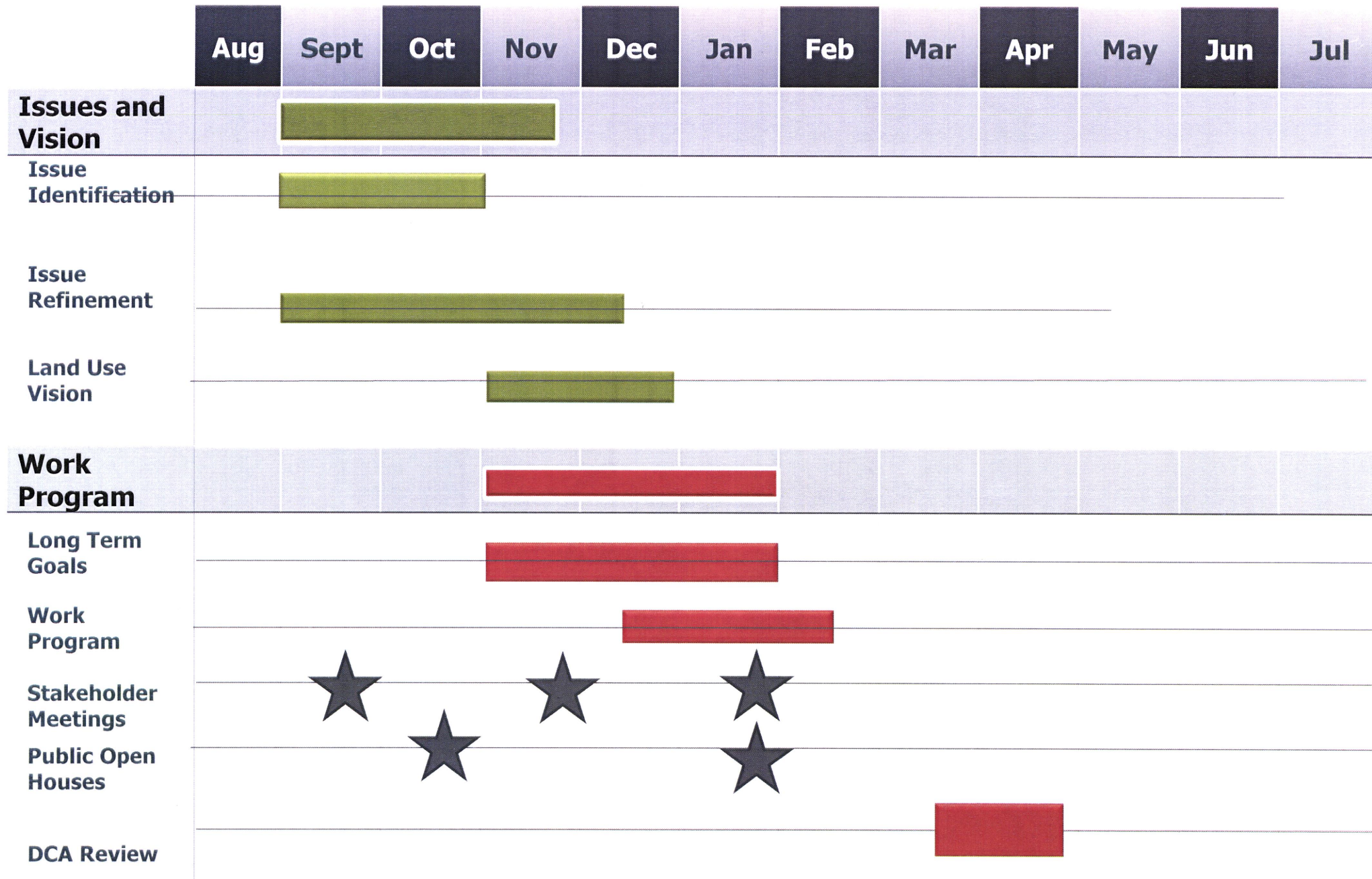
Upon completion, a draft of the comprehensive plan must be submitted to ARC and DCA) for review and approval. Once the draft is found to be in compliance with the Minimum Planning Standards and Procedures, the city can formally adopt the plan. We anticipate plan adoption to occur at one of the City Council meetings in May or June of 2017.

ATTACHMENTS

2016-2017

PEACHTREE CITY COMPREHENSIVE PLAN

MONTHLY PROJECT SCHEDULE



STAFF REPORT

CITY COUNCIL

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP 
Planning and Development Director

DATE: July 28, 2016

SUBJECT: Public Hearing: Consider Variance Request to Eliminate 50-Foot City-Owned Greenbelt Requirement, Hayes Tracts, 414, 422, 424, and 426 Robinson Road
August 4, 2016 City Council Meeting

Case Number:	PV16-0005
Request:	Variance from Section 723.2 (a), Land Development Ordinance
Property Location:	414, 422, 424, and 426 Robinson Road (Hayes Tract)
Current Zoning:	R-43, One Family Residential
Parcel Size:	4.3 Acres Total (Currently Platted as 4 One-Acre Lots)
Property Owner:	Zenco Development, Inc.
Applicant:	Karl Franzen

Background

The subject properties are located at 414, 422, 424 and 426 Robinson Road. They are the result of a subdivision that was approved on October 27, 2014 of the 4.3 acre "Hayes Tract" into four (4) one acre residential lots. Section 723.2(a) of the city's Land Development Ordinance requires that *"a continuous 50-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road."* The greenbelt buffer required by Section 723.2 (a) was not taken into consideration and properly dedicated to the city as part of the plat review and recording process. To complicate the situation, the recorded lots were sold to Zenco Development, Inc. (Applicant), who subsequently submitted a Building Permit application and site engineering plans for the development of a home on Lot 1. A Land Disturbance Permit was issued on May 12, 2015 and the Building Permit was issued on August 27, 2015. On September 9, 2015, the Applicant filed an application for a Variance to remove the 50-foot greenbelt requirement. A Public Hearing on that application was conducted by the Mayor and City Council on October 1, 2015. At that meeting, the request was denied. A hold has been placed on all permits until platting and site development-related issues can be resolved.

414, 422, 424, and 426 Robinson Road Variance Request

Page 2

Request

The Applicant is seeking relief in the form of a variance from the terms of the Land Development Ordinance, specifically Section 723.2 (a). The Applicant is requesting that the 50-foot greenbelt buffer requirement be removed from the properties and replaced with a 25-foot "landscape buffer". A copy of the variance application and required supporting documentation is included as Attachment "A".

Attachment "A" includes a site plan submitted that illustrates the Applicant's proposal to reduce the number of lots from four (4) one-acre lots to two (2) two-acre lots. Although this proposal meets the minimum lot size requirements for the R-43 zoning district, questions remain regarding the engineering feasibility of proposed stormwater management improvements. City staff has been working with the Applicant toward resolution of identified issues. To date, insufficient information has been provided that would allow staff to adequately assess whether or not the "two-lot" solution is feasible from an engineering standpoint.

It is important to keep in mind that the only request currently before the City Council is the variance for the removal of the 50-foot greenbelt provision of Section 723.2 (a). No action is being requested at this time on the proposed site/grading plan submitted as part of the variance application package. In terms of options, City Council could:

1. Deny the variance request;
2. Approve the variance request as submitted;
3. Approve the variance request with conditions, such as a condition that a detailed engineering analysis of the two-lot proposal be submitted by the Applicant to demonstrate that the project, as proposed, is feasible; or
4. Continue the variance request to a future City Council meeting.

Variance Process

Section 1302 of the Land Development Ordinance states:

Variances shall only be granted upon showing that:

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

Review Criteria

Section 1303 of the Land Development Ordinance states:

414, 422, 424, and 426 Robinson Road Variance Request

Page 3

In reviewing a request for a variance, the City Council shall not grant the request unless all of the following findings can be made:

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;**
- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;**
- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;**
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;**
- (e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.**
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.**

ATTACHMENTS



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

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00

Receipt # 33384
Date Filed 7 / 15 / 16
Case # PV 16-0005
Office Use Only

VARIANCE LOCATION	Street Address <u>414, 422, 424 and 426 Robinson Road</u>	PROPERTY OWNER	Name <u>Zenco Development, Inc.</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office		Phone <u>(770) 318-5026</u>
VARIANCE TYPE: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	Variance from which ordinance: ☐ Sign ☐ Fence ☒ Land Development ☐ Zoning	PROPERTY INFO	Subdivision: <u>Robinson Road/ Hayes tract</u>
			Phase: _____ Lot # <u>1, 2, 3 and 4</u>
APPLICANT	Name <u>Karl Franzen</u>	SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☒ Other Items Demonstrating Need (topo. Survey, etc)
	Address <u>P.O. Box 73372</u>		
	City, State, Zip <u>Newnan, GA 30271</u>		
	Phone # <u>(770) 318-5026</u>		
	Email <u>karl@zencodevelopment.com</u>		

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

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

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application) Seeking to change 50' greenbelt requirement adjacent to Robinson Road to 25' landscape buffer due to limited depth of lot
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	<u>25</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

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

Signature of Owner/Agent: _____ Date 7-1-16

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions
SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: _____	Date of Acceptance: <u>7-13-16</u>	Date of Public Hearing: <u>08/04/2016</u>

VARIANCE & APPEALS ORDINANCE

For the complete Variance Ordinance please reference Appendix A Zoning, Article XII in Peachtree City's Code of Ordinances

Sec. 1201. Purpose.

The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. A variance is a request for relief from the provisions of the zoning ordinance. The power to grant a variance does not extend to use restrictions established within a particular zoning district.

Sec. 1202. Application.

An application for a variance may be submitted only by the owner of the property for which a variance is desired or his authorized agent. Application requirements shall be as described herein. Variances may be considered in all districts and shall only be granted upon showing that:

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

Sec. 1203. Variance type.

The zoning administrator shall determine the type of variance required, and shall classify the request as:

- Administrative variance.
- Special exception variance.
- Variance.

Sec. 1204. Administrative variance.

Review and approval of a request for an administrative variance shall be administered by a special administrative variance committee consisting of the zoning administrator, the city manager and a member of city council. Applications may be considered only if the following requirements are met:

- The request only pertains to a zoning setback requirement;
- The request only pertains to an existing setback violation;
- The request is for an encroachment that would not exceed 25 percent of the required setback, up to a maximum of ten feet;
- The setback violation being requested has been existing for at least one year; and
- The property owner making the request is not the same property owner who was responsible for the violation.

In reviewing the application, the administrative variance committee shall analyze the application to determine whether granting the request would cause substantial detriment to other property owners in the surrounding area or would impair the purposes of the zoning ordinance. If it is found that the request is in conformance with these requirements and does not adversely affect the area, the administrative variance committee shall issue an official determination in writing approving the request. The property owner, the city clerk, and the building official shall be provided with a copy of this determination.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the administrative variance committee shall deny the appeal in writing, stating the reasons for the denial.

The administrative variance committee shall act on all appeals within 15 working days after the application is deemed complete by the zoning administrator.

If a request for an administrative variance is denied by the administrative variance committee, the property owner may appeal this decision to the city council in accordance with the procedures identified herein.

Sec. 1205. Special exception variance.

A special exception variance is recognized as having a potential impact on only the immediate neighborhood and adjoining properties. Review and approval of special exception variance requests shall be administered by the zoning administrator, city staff (as applicable), the planning commission and city council.

A special exception variance may be considered for only the following:

- A decrease of not more than 25 percent of the minimum building setback; provided that the property line in question and the associated building setback adjoins a city-owned greenbelt or open space and there is no other possible location on the property that would accommodate the proposed building expansion without encroaching into the established building setback.
- A decrease of not more than 25 percent in the minimum number of parking spaces required by the city's parking ordinance; provided the applicant identifies on the site plan where this parking would be located if needed in the future.
- An increase in the maximum height of a fence or wall; provided that:
 - Such wall or fence is justified by reason of security or privacy and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the surrounding neighborhood;
 - Such greater height is justified by requirements for security of persons or property in the area;
 - Such greater height is justified for topographic reasons; or
 - Such greater height, in the yard or yards involved, is not incompatible with the character of the surrounding neighborhood.

In no case shall a special exception variance be granted from the conditions of approval imposed on a parcel through a zoning change granted by the city council.

Sec. 1206. Variance.

A variance is recognized as having potential impact on the larger area and may affect enforcement of the zoning ordinance elsewhere in the city. A request for variance shall be reviewed by the zoning administrator, city staff (as applicable), and city council.

Sec. 1207. Review criteria.

In reviewing a request for a variance, the city council shall not grant the request unless all of the following findings can be made:

- There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;
- There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and

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

- The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the city council shall deny the request in writing, stating the reasons for the denial.

Sec. 1208. Filing procedure.

All variance applications shall be filed with the zoning administrator on forms provided by the zoning administrator.

Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

An application fee, as established within the city's schedule of fees, shall accompany each variance application.

Upon receiving an application, the zoning administrator shall have no less than ten working days to review the application for compliance with these requirements. Once the application is deemed complete, the zoning administrator shall schedule public hearings with the planning commission and/or city council (as appropriate). Such hearings shall take place within 45 days after the application is deemed complete.

A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than ten days prior to a planning commission meeting and not less than 15 days prior to a city council meeting, as appropriate.

A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear not less than ten days prior to a planning commission meeting and not less than 15 days prior to a city council meeting, as appropriate.

At the public hearing, the applicant may appear in person or be represented by an agent or attorney.

Sec. 1209. Limitations on authority.

The authority and jurisdiction of individuals as provided herein shall be limited as outlined in the following. In exercising this jurisdiction, each individual shall have authority to determine whether it has jurisdiction.

- There shall be no variances to permitted uses or accessory uses as specified in the zoning district regulations, administrative/use permit or conditions of approval imposed on a parcel through a zoning change granted by the city council.
- There shall be no variances to the minimum lot area or the minimum district size requirements in each zoning district.
- There shall be no variances to the minimum lot frontage on a street as required in designated zoning districts.
- There shall be no modification to increase the density or change the use approved under the zoning case except as to allow the development of a conservation subdivision.
- There shall be no modification to revise a site plan that, as determined by the planning commission and/or city council, results in a significant change in the approved concept.

Sec. 1210. Appeal procedures.

Appeals to the city council based on decisions of the zoning administrator (administrative variance) shall be filed with the city clerk in writing and shall clearly specify the grounds for the appeal. All documents constituting the record of the action which is being appealed shall be transmitted to the city council by the city clerk.

- Action shall not be initiated on the same appeal by the same applicant more than once in every 12 months.
- Any communication relative to an appeal will be regarded as information only until a proper application is filed with the city clerk.
- An application fee, as established within the city's schedule of fees, shall accompany each request for appeal.
- Before acting on any appeal, the city council shall hold a public hearing as described herein.
- The city clerk shall place notice of the time, place, and subject matter of the hearing in the newspaper of general circulation which serves as the legal organ for the city not less than 15 days prior to the hearing.
- The process of advertising the public hearing, holding the public hearing, and rendering a decision on the appeal shall not be unduly delayed.

Sec. 1211. Appeals of city council decision or action.

Any person or persons severally or jointly aggrieved by any decision on any appeal for variance may appeal such decision to the Superior Court of Fayette County by writ of certiorari.

SUPPORTING DOCUMENTS

Site Plan: An applicant is required to submit a scaled site plan/survey showing:

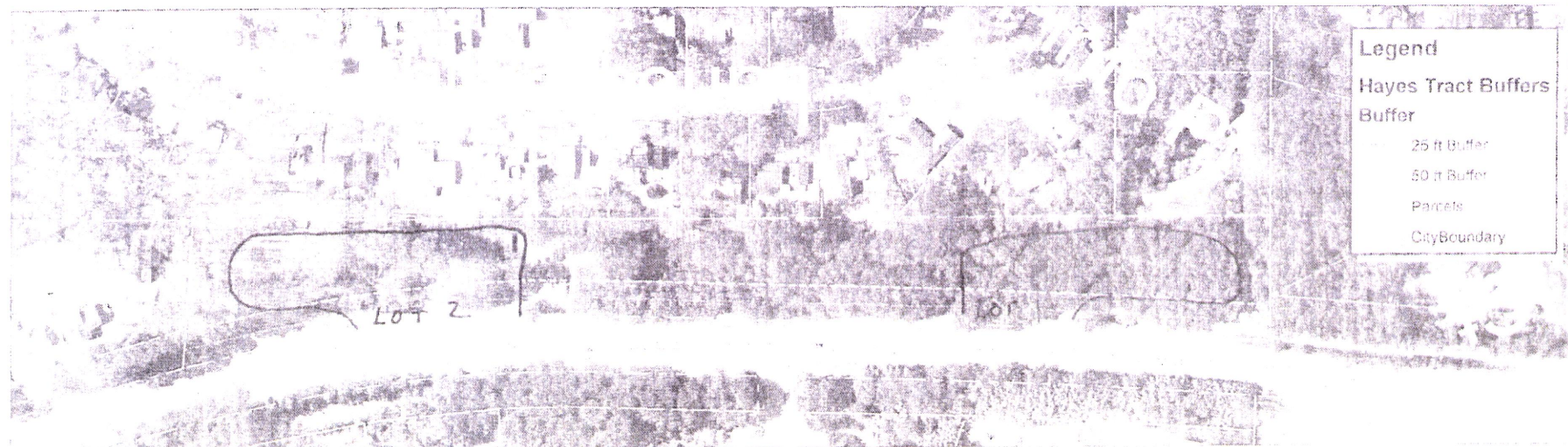
- Name of the project, address, boundaries, date, north arrow, and scale.
- Existing lot lines, easements, and rights-of-way, including area in acres or square feet, abutting land uses, proposed or existing driveways and structures within 200 ft. of the boundary of the development site.
- The location of steep slopes, significant stands of trees; creeks, watercourses, stormwater detention and drainage ways, floodplains, and any environmentally sensitive features.
- A description, rendering or drawing of the general characteristics of the proposed buildings, landscaping, and buffering.
- Any additional information deemed necessary by the Zoning Administrator.

Detailed Report: An applicant is required to submit a detailed report justifying the granting of the requested variance. In preparing the report, please address (a) – (f) in: Section 1207 Review Criteria

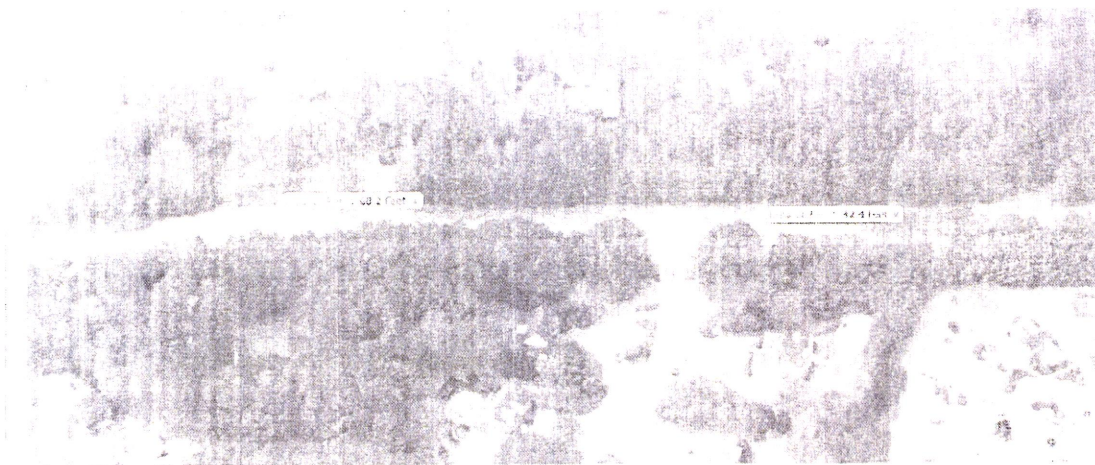
Letters of support from adjacent property owners: An applicant is required to submit letters of support from all adjacent residential property owners.

Digital Photographs/Renderings: An applicant is required to submit a CD with digital photographs or send photos as an attachment to an email to planner@peachtree-city.org. Photos will serve as evidence in supporting your request, please make sure they are good quality and show the items you want reviewed.

Other items demonstrating need: An applicant is required to provide any other evidentiary items that they want staff to review as support for their request. If it is not submitted with the variance application it will not be discussed as part of the review. Items could include: topographical surveys, aeriels, statistics, articles, etc.



Plan View



Oblique View

Hayes Tracts

424 Robinson Road



Peachtree City Engineering Dept.

Drawn by

Checked by

Date

July 1, 2016

To Whom It May Concern:
Senior Planner
153 Willowbend Road
Peachtree City, Georgia 30269

Re: Zenco Development Inc. Variance Request

To Whom It May Concern:

This letter is the formal request for a Variance of the 50' Greenbelt requirement adjacent to Robinson Road to a 25' landscape buffer due to the limited depth of the lots on Robinson Road.

Variance Request: 50' Greenbelt to a 25' Landscape Buffer

I am requesting a Variance to reduce the 50' Greenbelt that is currently in place on the 2 lots of Robinson Road/Hayes Tract to be changed to a 25' landscape buffer due to the limited depth of the building lines required on each one of these lots. There is currently a 30' non-disturbed buffer along the back part of the property setting the precedence for the back building line. Each one of these lots will involve clearing all the trees that sit in front of the 30' non-disturbed buffer in order to get the grading completed correctly and to achieve the extensive amount of work that will be required on each of the lots. The small footprint of the building lines, the driveway, and the septic requirements will hinder the size allotted for building a suitable floor plan to these beautiful lots. If trees are to remain on the front of the lot, we also will not be able to accommodate for water drainage appropriately and abide by the requirements for controlling the water leaving this site. Without the variance these 2 lots would not be able to obtain a home site.

The variance will also allow for a landscape package that will enhance the drainage, functionality, and curb appeal of the property. The intended landscape package will include at least eight 2" Caliber trees planted continuously along the cart path on property.

Additionally, there is an attached grading plan showing the intended use for each lot. The original four-lot development has been reduced to two lots and a grading plan is attached that shows a way to accommodate the water drainage that would save a substantial amount of trees. The terrain would be graded such to follow a controlled drainage way, with a berm and controlled swell to lead down the center of each lot and take the water to the Green Space behind the lowest lot. The attached survey shows the intended entrance for Lot 1 located 18' past the existing power pole. The entrance location would comply with the acceptable site distance; allowing the existing retaining wall along the cart path to remain undisturbed. Furthermore, with the installation of the drainage through the unused lots we would have to install a pipe under the existing gravel driveway leading behind lot one. I would apply more gravel to this driveway and leave it better than it currently is. I also recommend if this variance is approved that the controlled drainage be

installed before the grading for the home sites begin to help with any water leaving the site before the trees are removed.

To reiterate, I am requesting the 50' Greenbelt be changed to a 25' landscape buffer. If this cannot be achieved, the 2 lots on Robinson Road will be deemed non-buildable. The landscape buffer will include at least eight 2" trees planted continuously along the front of the property adding to the aesthetics on Robinson Road. Also, if the current underbrush and pine trees cannot be removed, proper drainage and grade requirements for the grading plan will not be achieved. This will better accommodate neighbors' concern regarding water drainage. Not approving this variance will ultimately make the two lots on Robinson Road non-buildable.

Best Regards,

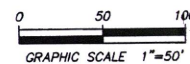
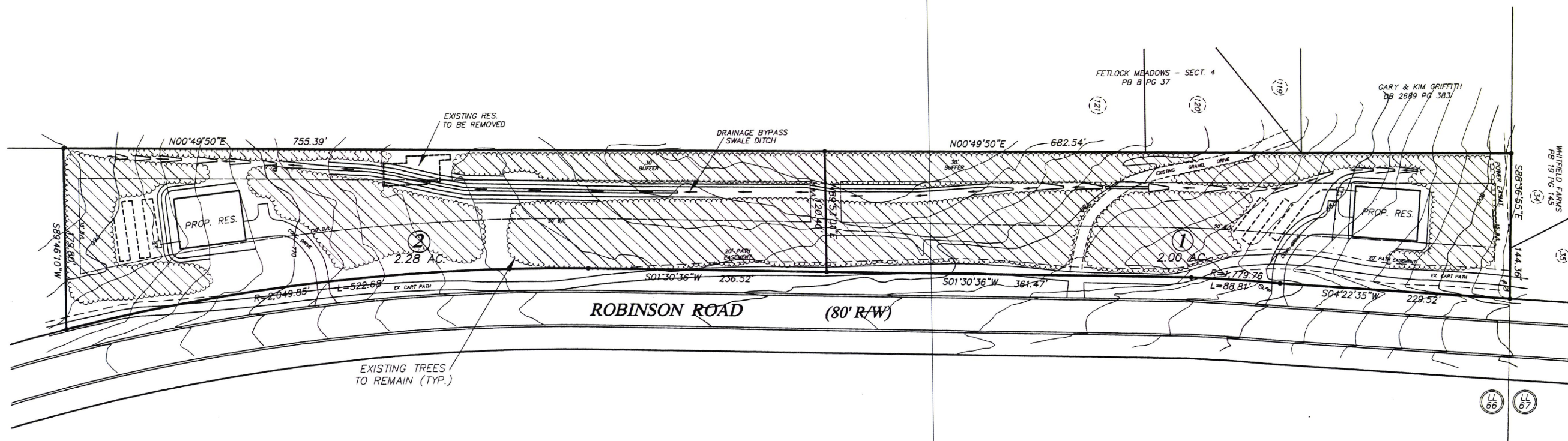
Karl Franzen



Zenco Development Inc.

Section 12.07 of the ordinance as follows:

- (a) The property's extraordinary shape justifies the need for the variance requested. The property contains 4.28 acres and has depth on its south end of 179 feet, depth in the center of 120 feet and depth at the north end of 144 feet. The property's rear line, away from Robinson Road is 1,438 feet in length. Therefore, the request to replace the required 50-foot green belt on the property with a 25-foot landscape buffer is justified by the unusually long and narrow configuration of the property and the only way to allow any development of the property.
- (b) Because of the extremely unusual shape and lack of depth of the property as noted above, the requirement that the property accommodate a 50-foot wide greenbelt across its frontage would make the property totally undevelopable.
- (c) Again, the extraordinary shape of this property, which is not shared by other tracts in the vicinity, justifies the variance requested, without which the property is unbuildable.
- (d) As noted, approval of this variance is the only way to allow development of the property. The 25-foot landscape buffer proposed as an alternative by the applicant will provide a sufficient screen and landscaped area consistent with development in this area of the city.
- (e) The 25-foot landscape strip proposed by the applicant will adequately address any public concerns for a landscape screen on the property.
- (f) As the granting of the variance as requested is the only way to allow development of this unusually shaped tract, such development will be consistent with the City's comprehensive plan by allowing two homes to be located on either end (at the widest portions) of the site.



LANDMARK
CONSTRUCTION SERVICES, INC.

6 Groover Road
Newnan, GA 30265
Phone: (404) 456-9519

- land surveying
- land planning
- land development design
- construction layout



SITE PLAN / GRADING PLAN FOR:
LOTS 1-2 - Robinson Road
Land Lot 66, 7th District
City of Peachtree City, Fayette County, Georgia
Date: July 5, 2016 Scale: 1" = 50'

STAFF REPORT

CITY COUNCIL

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: David A. Borkowski, P.E. 
City Engineer

DATE: July 29, 2016

SUBJECT: Consideration of Access Road Maintenance and Stormwater Detention
Wetland Area Maintenance Agreements – Trinity Overlook, LLC
August 4, 2016 City Council Meeting

As you will recall, the *Development Agreement* executed on December 3, 2015 between Peachtree City and Trinity Overlook, LLC (developer) requires, among other things, that the developer submit easement documents to the city regarding the maintenance of the access road and stormwater detention/wetland area. These documents were submitted to the city for review on July 27, 2016 and have been forwarded to the City Attorney for review. The specific language contained in the *Development Agreement* requiring these easement documents is below:

29. Prior to issuance of the first Certificate of Occupancy for any commercial building on the Property, the Developer shall submit an easement document to the city for review and approval. Said document shall stipulate the Developer and their heirs or assigns shall be solely responsible for maintenance and upkeep associated with the access road in perpetuity.

35. Prior to issuance of the first Certificate of Occupancy for any commercial building on the Property, the Developer shall submit an easement document to the city for review and approval. Said document shall stipulate the Developer and their heirs or assigns shall be solely responsible for maintenance and upkeep associated with the stormwater detention/wetland area in perpetuity. Maintenance shall be defined as those typical maintenance activities included within the Peachtree City Stormwater Design Manual and the Chapter on stormwater wetlands within the Georgia Stormwater Management Manual.

ATTACHMENTS

STATE OF GEORGIA

PEACHTREE CITY

ACCESS ROAD MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 27 day of JULY, 2016, by and between Trinity Overlook LLC hereinafter called the "Landowner", and the city of Peachtree City, hereinafter called the "City". WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described by the legal description in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the Landowner is the owner of the real property more particularly described on the attached Exhibit "B" – Development Plan (hereinafter referred to as "the property"), and, proceeding to build on and develop the property; and WHEREAS, the Site Plan known as The Overlook, hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City,

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that the access road, defined as the two lane road and bike path that extends from the western most boundary of the Overlook Shopping Center property traversing the Line Creek Nature Preserve to the eastern most property line of the MacDuff Crossing Shopping center, more particularly described on the attached Exhibit "B"; be maintained as follows:

1. The roadway will be maintained to be free of trash and debris.
2. The roadside shoulders will be maintained in a natural setting consistent with the surrounding Nature Preserve.
3. Any areas of erosion will be repaired in a timely manner and in accordance with the city inspection services.
4. A deed restriction will be recorded stating that the developer/property owner will be responsible for maintenance of the roadway in perpetuity.
5. Any repair of structural pavement failings, erosion, striping, signage, roadway lighting, and debris removal will be the responsibility of the owner of the Overlook Shopping Center to maintain and repair.

WITNESS the following signatures and seals:

Company/Corporation/Partnership Name

By: Vincent A. Riggio
(Print Name and Title) manager.

The foregoing Agreement was acknowledged before me this 27 day of July, 2016, by
Vince Ruggia

NOTARY PUBLIC

My Commission Expires: 4/4/20

COUNTY OF Fulton, GEORGIA

By: Sandra J Lockamy
280 Brook Dr. AL. GA 30328

(Print Name and Title)

The foregoing Agreement was acknowledged before me this ____ day of _____, 20____, by

NOTARY PUBLIC

My Commission Expires: _____

Approved as to Form:

[City/County] Attorney Date

EXHIBIT "A"

LEGAL DESCRIPTION OF RECORD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160, 7TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LINE CREEK DRIVE (HAVING A 50' WIDE RIGHT-OF-WAY), SAID POINT BEING LOCATED 141.14 FEET, AS MEASURED IN A SOUTHERLY DIRECTION FROM A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF A MITERED

INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF STATE ROUTE HIGHWAY 54 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF LINE CREEK DRIVE; THENCE RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF LINE CREEK DRIVE, SOUTH 15°01'04" WEST, 11.66 FEET TO A CONCRETE MONUMENT FOUND; THENCE, 142.42 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 654.97 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 08°47'19" WEST, 142.14 FEET TO A POINT; THENCE, 17.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 654.97 FEET

AND BEING SCRIBED BY A CHORD BEARING SOUTH 01°48'09" WEST, 17.31 FEET TO AN IRON PIN SET; THENCE, SOUTH 25°05'28" EAST, 68.54 FEET TO A CONCRETE MONUMENT FOUND; THENCE, SOUTH 01°12'23" WEST, 473.21 FEET TO AN IRON PIN SET; THENCE, SOUTH 88°47'37" EAST, 50.00 FEET TO AN IRON PIN SET; THENCE, NORTH 01°12'23" EAST, 191.09 FEET TO AN IRON PIN SET ALONG THE RIGHT-OF-WAY

OF LINE CREEK CIRCLE (HAVING A 50' WIDE RIGHT-OF-WAY); THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 88°47'37" EAST, 207.07 FEET TO A 5/8-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, 74.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 76°11'29" EAST, 67.83 FEET TO A POINT; THENCE, ALONG

SAID RIGHT-OF-WAY LINE, 74.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 18°23'31" EAST, 67.83 FEET TO A 5/8-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, 112.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 88°47'37" WEST, 90.24 FEET TO A 5/8-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°47'37" WEST, 203.06 FEET TO A NAIL FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF LINE CREEK DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF LINE CREEK CIRCLE AND RUNNING ALONG THE RIGHT-OF-WAY LINE OF LINE CREEK DRIVE, NORTH 01°12'23" EAST, 217.71 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°42'03" EAST, 29.52 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°12'52" EAST,

30.37 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°47'37" WEST, 24.60 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 19°32'09" EAST, 46.78 FEET TO A CONCRETE MONUMENT FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 11°59'34" EAST, 137.95 FEET TO AN IRON PIN SET; THENCE, ALONG SAID RIGHT-OF-WAY

LINE, NORTH 16°31'57" EAST, 52.11 FEET TO A POINT; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 16°31'57" EAST, 144.44 FEET TO A CONCRETE MONUMENT FOUND ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF STATE ROUTE HIGHWAY 54; THENCE RUNNING ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF

STATE ROUTE HIGHWAY 54, NORTH 88°41'59" EAST, 420.88 FEET TO A CONCRETE MONUMENT FOUND; THENCE, SOUTH 83°24'29" EAST, 43.13 FEET TO AN IRON PIN SET; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF STATE ROUTE HIGHWAY 54 AND RUNNING, SOUTH 01°58'54" WEST, 895.92 FEET TO AN IRON PIN

SET; THENCE, NORTH 88°27'13" WEST, 834.90 FEET TO A 5/8-INCH REBAR FOUND; THENCE, NORTH 01°13'33" EAST, 723.26 FEET TO AN IRON PIN SET; THENCE, SOUTH 88°22'25" EAST, 227.29 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 14.28 ACRES (622,099 SQUARE FEET) MORE OR LESS, AS SHOWN IN A SURVEY PREPARED FOR TRINITY DEVELOPMENT GROUP, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY, BY POINT TO POINT LAND SURVEYORS, INC., DATED FEBRUARY 16, 2012.

LESS AND EXCEPT THE LAND CONVEYED BY THE FOLLOWING:

- LIMITED WARRANTY DEED FROM TRINITY-OVERLOOK, LLC TO MOUNTAINPRIZE, INC., DATED APRIL 25, 2012, FILED FOR RECORD APRIL 27, 2012, RECORDED IN DEED BOOK 3885, PAGE 319, RECORDS OF FAYETTE COUNTY, GEORGIA.
- LIMITED WARRANTY DEED FROM TRINITY-OVERLOOK, LLC TO CHICK-FIL-A, INC., DATED JULY 29, 2014, FILED FOR RECORD AUGUST 1, 2014, RECORDED IN DEED BOOK 4218, PAGE 720, RECORDS OF FAYETTE COUNTY, GEORGIA.

DATE: 11/30/2015

Copyright © 2015

LAND LOT 100, DISTRICT 7

MAX FILL DEPTH OF 6" PER LIFT

GEORGIA811.
Utilities Protection Center, Inc.



-  EXISTING 2" CONTOUR
 EXISTING 10' CONTOUR
 FUTURE 1' CONTOUR
 FUTURE 5' CONTOUR
 EXISTING PROPERTY LINE
 EXISTING RIGHT-OF-WAY
 EXISTING SETBACK LINE
 FUTURE RIGHT-OF-WAY
 FUTURE SETBACK LINE
 FUTURE PROPERTY LINE
 STORM SEWER LINE
 RETAINING WALL
 GRADE BREAK LINE
 GRADE ELEVATION
 MINGED CONCRETE ENDWALL
 JUNCTION BOX
 PRECAST CATCH BASIN
 AREA INLET
 GRATE INLET
 DETENTION BASIN OUTFALL STRUCTURE
 NYLOPLAST DRAIN
 SLOPE ARROW
 GRADE ELEVATION

NOT ISSUED FOR CONSTRUCTION

BMPs TO BE MAINTAINED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA

TESTING AND DISPOSAL OF SEDIMENTS IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA AND IN ACCORDANCE WITH STATE AND LOCAL STANDARDS

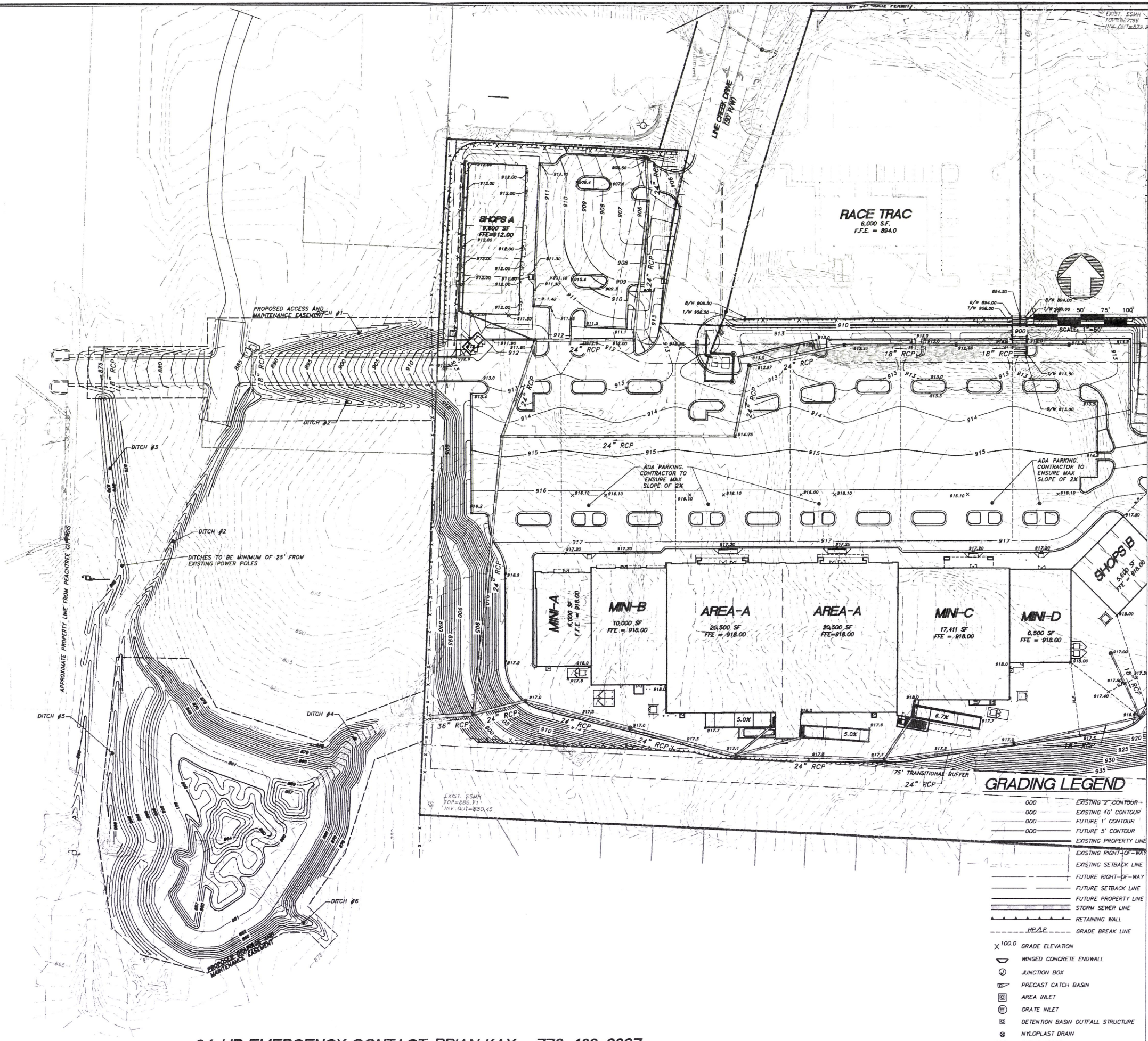
BMPs TO BE MAINTAINED BY:
JEREMY PHILLIPS
BRENT SCARBROUGH AND COMPANY, INC.
155 ROBINSON DRIVE
FAYETTEVILLE, GA 30214
PH: (706) 461-8603

NO WETLANDS, LAKES, PONDS OR OTHER SETBACKS ARE ON SITE:

Brian Kay
BRIAN KAY, PE

MAX FILL DEPTH OF 6" PER LIFT

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.



REVISIONS

THE OVERLOOK
2760 W. HIGHWAY 54
PREPARED FOR
TRINITY DEVELOPMENT GROUP

PEACHTREE CITY, GEORGIA

PREVIOUS CONSULTING SERVICES FOR THIS PROJECT PROVIDED BY
LAI ENGINEERING

ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLAZA, SUITE 700
MARIETTA, GA
770.423.0807

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
BRIAN E. KAY

2/1/15

JOB NO: 19027
DWG NAME: EXHIBIT
SITE
GRADING PLAN

SHEET:
C300

DATE: 11/30/2015
Copyright © 2016

24-HR EMERGENCY CONTACT: BRIAN KAY - 770-423-0807

EXHIBIT "B"

STATE OF GEORGIA

PEACHTREE CITY

**STORMWATER DETENTION WETLAND AREA MAINTENANCE AND
INSPECTION AGREEMENT**

THIS AGREEMENT, made and entered into this 27 day of JULY, 2016, by and between Trinity Overlook LLC hereinafter called the "Landowner", and the city of Peachtree City, hereinafter called the "City". WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described by the legal description in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the Landowner is the owner of the real property more particularly described on the attached Exhibit "B" – Development Plan (hereinafter referred to as "the property"), and, proceeding to build on and develop the property; and WHEREAS, the Site Plan known as The Overlook, hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the city owned property known as the Line Creek Nature Preserve; and

WHEREAS, the City and the Landowner, its successors and assigns, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. A schedule of long term maintenance activities, including how often routine inspection and maintenance will occur, shall be in accordance with the attached Exhibit "C". Such Schedule shall also include plans for annual inspections by a qualified inspector, as determined by Peachtree City to ensure proper performance of the facility between scheduled maintenance and remedies for the default thereof.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.

4. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

5. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.

6. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

7. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.

8. This Agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:

Company/Corporation/Partnership Name (Seal)

By: _____

Vincent A. Riggie, manager
(Print Name and Title)

The foregoing Agreement was acknowledged before me this 27 day of July, 2016, by
Vence Riggs

NOTARY PUBLIC

My Commission Expires: 1/14/20

COUNTY OF Fulton, GEORGIA

By: Sandra J. Lockley
280 Brook 125 ATL GA 30328

(Type Name and Title)

The foregoing Agreement was acknowledged before me this ____ day of _____, 20____, by

NOTARY PUBLIC

My Commission Expires: _____

Approved as to Form:

[City/County] Attorney Date

EXHIBIT "A"

LEGAL DESCRIPTION OF RECORD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160, 7TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LINE CREEK DRIVE (HAVING A 50' WIDE RIGHT-OF-WAY), SAID POINT BEING LOCATED 141.14 FEET, AS MEASURED IN A SOUTHERLY DIRECTION FROM A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF A MITERED

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AND BEING SCRIBED BY A CHORD BEARING SOUTH 01°48'09" WEST, 17.31 FEET TO AN IRON PIN SET; THENCE, SOUTH 25°05'28" EAST, 68.54 FEET TO A CONCRETE MONUMENT FOUND; THENCE, SOUTH 01°12'23" WEST, 473.21 FEET TO AN IRON PIN SET; THENCE, SOUTH 88°47'37" EAST, 50.00 FEET TO AN IRON PIN SET; THENCE, NORTH 01°12'23" EAST, 191.09 FEET TO AN IRON PIN SET ALONG THE RIGHT-OF-WAY

OF LINE CREEK CIRCLE (HAVING A 50' WIDE RIGHT-OF-WAY); THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 88°47'37" EAST, 207.07 FEET TO A 5/8-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, 74.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 76°11'29" EAST, 67.83 FEET TO A POINT; THENCE, ALONG

SAID RIGHT-OF-WAY LINE, 74.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 18°23'31" EAST, 67.83 FEET TO A 5/8-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, 112.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 88°47'37" WEST, 90.24 FEET TO A 5/8-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°47'37" WEST, 203.06 FEET TO A NAIL FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF LINE CREEK DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF LINE CREEK CIRCLE AND RUNNING ALONG THE RIGHT-OF-WAY LINE OF LINE CREEK DRIVE, NORTH 01°12'23" EAST, 217.71 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°42'03" EAST, 29.52 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°12'52" EAST,

30.37 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°47'37" WEST, 24.60 FEET TO A 1/2-INCH REBAR FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 19°32'09" EAST, 46.78 FEET TO A CONCRETE MONUMENT FOUND; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 11°59'34" EAST, 137.95 FEET TO AN IRON PIN SET; THENCE, ALONG SAID RIGHT-OF-WAY

LINE, NORTH 16°31'57" EAST, 52.11 FEET TO A POINT; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 16°31'57" EAST, 144.44 FEET TO A CONCRETE MONUMENT FOUND ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF STATE ROUTE HIGHWAY 54; THENCE RUNNING ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF

STATE ROUTE HIGHWAY 54, NORTH 88°41'59" EAST, 420.88 FEET TO A CONCRETE MONUMENT FOUND; THENCE, SOUTH 83°24'29" EAST, 43.13 FEET TO AN IRON PIN SET; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF STATE ROUTE HIGHWAY 54 AND RUNNING, SOUTH 01°58'54" WEST, 895.92 FEET TO AN IRON PIN

SET; THENCE, NORTH 88°27'13" WEST, 834.90 FEET TO A 5/8-INCH REBAR FOUND; THENCE, NORTH 01°13'33" EAST, 723.26 FEET TO AN IRON PIN SET; THENCE, SOUTH 88°22'25" EAST, 227.29 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 14.28 ACRES (622,099 SQUARE FEET) MORE OR LESS, AS SHOWN IN A SURVEY PREPARED FOR TRINITY DEVELOPMENT GROUP, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY, BY POINT TO POINT LAND SURVEYORS, INC., DATED FEBRUARY 16, 2012.

LESS AND EXCEPT THE LAND CONVEYED BY THE FOLLOWING:

- LIMITED WARRANTY DEED FROM TRINITY-OVERLOOK, LLC TO MOUNTAINPRIZE, INC., DATED APRIL 25, 2012, FILED FOR RECORD APRIL 27, 2012, RECORDED IN DEED BOOK 3885, PAGE 319, RECORDS OF FAYETTE COUNTY, GEORGIA.
- LIMITED WARRANTY DEED FROM TRINITY-OVERLOOK, LLC TO CHICK-FIL-A, INC., DATED JULY 29, 2014, FILED FOR RECORD AUGUST 1, 2014, RECORDED IN DEED BOOK 4218, PAGE 720, RECORDS OF FAYETTE COUNTY, GEORGIA.

Exhibit "C"
Stormwater Wetland Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Water side slopes and buffers to promote plant growth and survival. • Inspect wetland, side slopes and buffers following major storm events. Plant replacement vegetation in any eroded areas.	As Needed (Following Construction)
• Examine to ensure that inlet and outlet devices are free of sediment and debris and are operational. • Inspect wetland, side slopes and buffers for dead or dying vegetation. Plant replacement vegetation as needed. • Inspect wetland, side slopes and buffers for invasive vegetation and remove as needed.	Monthly
• Inspect wetland, side slopes and buffers for erosion. Plant replacement vegetation in any eroded areas. • Monitor wetland vegetation and perform replacement planting as necessary. • Harvest wetland plants that have been "choked out" by sediment build-up.	Semi-Annually (Quarterly During First Year)
• Inspect for damage, paying particular attention to the control structure and side slopes. Repair as necessary. • Examine stability of the original depth zones and microtopographical features (i.e., shallow areas with minor ridges that increase water quality, provide flood storage, and enhance the development of a more diverse vegetative community). • Inspect side slopes for erosion and undercutting and repair as needed. • Check for signs of eutrophic conditions (e.g., excessive algal growth). • Check for signs of hydrocarbon accumulation (e.g., oil sheens) and remove appropriately. • Monitor sediment markers for sediment accumulation in forebays and permanent pools. • Check all control gates, valves and other mechanical devices.	Annually
• Remove sediment, trash, and debris from inlets/forebay.	5 years or after 50% of the total forebay storage capacity has been lost
• Monitor sediment accumulation in the wetland and remove sediment when the permanent pool volume has become reduced significantly, plants are "choked" with sediment, or the wetland becomes eutrophic.	10 plus years or after 25% of the wetland storage volume

BMPs TO BE MAINTAINED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

TESTING AND DISPOSAL OF SEDIMENTS IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA AND IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.

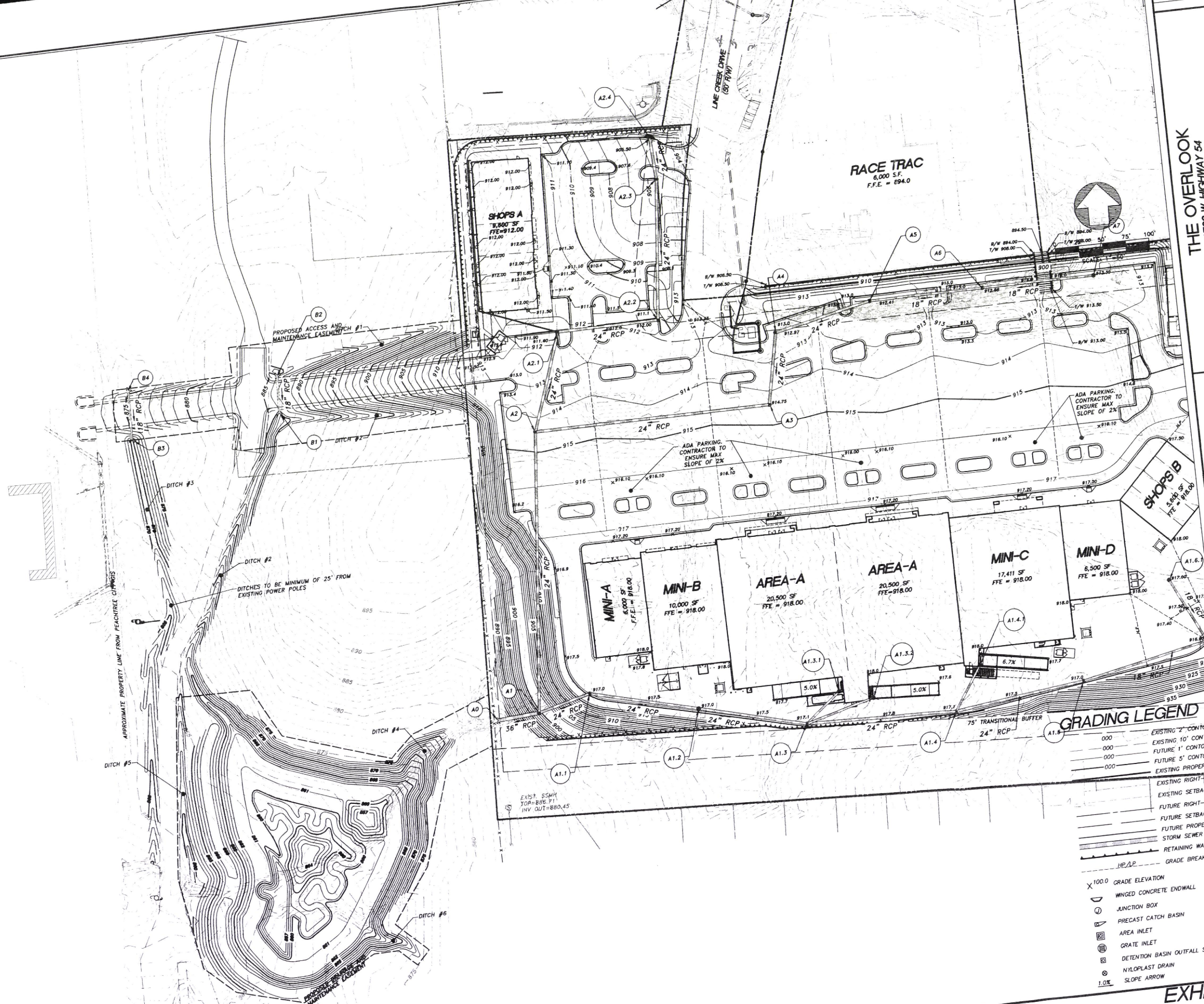
BMPs TO BE MAINTAINED BY:
JEREMY PHILLIPS
BRENT SCARBROUGH AND COMPANY, INC.
155 ROBINSON DRIVE
FAYETTEVILLE, GA 30214
PH: (706) 461-8603

NO WETLANDS, LAKES, PONDS OR OTHER SETBACKS ARE ON SITE.

Brian Kay
BRIAN KAY, PE

MAX FILL DEPTH OF 6" PER LIFT

GEORGIA811
Utilities Protection Center, Inc.
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THE OVERLOOK
2760 W. HIGHWAY 54
PREPARED FOR
TRINITY DEVELOPMENT GROUP

PEACHTREE CITY, GEORGIA

LAND LOT 860, DISTRICT 7

PREVIOUS CONSULTING
SERVICES FOR THIS
PROJECT PROVIDED BY
LAI ENGINEERING

ATWELL
666.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
770.423.1867



GEORGIA
PROFESSIONAL
ENGINEER
BRIAN E. KAY
2/1/15

JOB NO: 13027
DWG NAME: 13027-GRADING

GRADING PLAN

SHEET:
C300

DATE: 11/30/2015
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EXHIBIT "B" (2 of 2)

24-HR EMERGENCY CONTACT: BRIAN KAY - 770-423-0807