



CITY COUNCIL

Kim Learnard, Mayor

Phil Prebor, Mayor Pro Tem | Mike King, Post 2

Clinton Holland, Post 3 | Frank Destadio, Post 4

SCAN FOR AGENDA PACKET



Regular Meeting Agenda

August 3, 2023 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
 - A. Summer Interns Acknowledgment: Rebekah B. and Saivee C.
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. July 13, 2023, Regular Meeting Minutes
7. **Quarterly Reports**
 - A. Second Quarter Reports (2023)
8. **Consent Agenda**
 - A. FY-23 Budget Amendment- Tree Removal
9. **Old Agenda Items**
 - A. 06-23-06 - Flat Creek Boardwalk Repair and Tree Removal (Jonathan Miller)
 - B. 07-23-05 Resolution to Adopt FY 2024 Operating Budget & CIP (Robert Curnow)
10. **New Agenda Items**
 - A. 08-23-01 Step Two Annexation Application Acceptance for 52 acres on Stagecoach Road and Spear Road (Robin Cailloux)
 - B. 08-23-02 Library Elevator Maintenance (David Borkowski)
11. **Public Hearings**
12. **Council/Staff Topics**
 - A. Purple Heart Day Ceremony & Appreciation Breakfast- August 7, 2023
13. **Executive Session**
14. **Adjourn**

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

This meeting will be held in Council Chambers at City Hall.

**City Council of Peachtree City
Meeting Minutes
Thursday, July 13, 2023
6:30 PM**

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, July 13, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

A. 2023 July 4th Parade Winners

- **Grand Marshal Trophy - A Better Way**
- **Mayor's Trophy - Peachtree City School of Dance**
- **Most Creative - The Flying Squirrel**
- **Most Patriotic - Peachtree City Water & Sewer Authority (WASA)**
- **1st Place Golf Cart - Brian Cole**
- **2nd Place Golf Cart - Yasuhisa Matsushita**
- **3rd Place Golf Cart - Board & Brush**

Learnard presented trophies to the winners of the July 4th parade.

The Mayor also said she wanted to take a moment to outline the City's accomplishments during the first half of 2023, mentioning twice extending library hours, increasing time allowed for speakers during the public comment portion of Council meetings, and restoring public hearings to the Planning Commission, which she credited to Destadio's efforts.

She reported that four industries were each investing more than \$100 million in expansions and hiring hundreds of employees, and new small businesses were opening on a near-weekly basis. Technical college resources were now available at the former Booth Middle School through Southern Crescent Technical College.

Citizen committees were being established to include recreation, a teen forum, and a cart path advisory committee. She noted that Peachtree City was consistently ranked as one of Georgia's top five safest cities. They had rolled out a robust communications program that included live streaming of meetings and events and an active presence on all social media platforms.

A new Special Purpose Local Option Sales Tax (SPLOST) had been passed, Learnard went on. She said they were excited about the leadership of City

Manager Robert Curnow, who arrived at the start of the year, adding that she was sure this positive, cohesive Council would continue to work to advance quality projects.

B. Telly Awards Presentation

- **Bronze Award for Craft-Use of Stock Footage - "Dear Santa"**
- **Bronze Award for Government Relations - "Mondays with the Mayor"**
- **Bronze Award for Government Relations - "What is SPLOST?"**

City Manager Robert Curnow recognized the Communications Staff for the three Telly Awards earned for their work this year. Communications Specialist Andre Walker accepted the awards.

Presentation

A. AARP Trail Improvement Project

Keith Larson made a presentation on the Peachtree City Accessible Trail Marking project that he worked on this past winter. Last summer, he participated in a six-month walking college, he said, led by America Walks and sponsored by AARP. Larson found there was a general unawareness of the accessibility of city parks among Peachtree City residents. He obtained a grant from the AARP and got Council approval to mark those routes. The city had updated its website to include this information.

He worked at Huddleston Pond, Spyglass Island, Luther Glass Pond, Somerby Woods, Flat Creek Nature Area Boardwalk, and the Line Creek Nature Area. Larson said he collaborated with City staff to create signs that designated the trails as accessible. Larson showed photos of the 44 trail markers he installed.

One of the areas he highlighted was Somerby Woods, adjacent to Somerby Village, and Larson said the residents gave him good feedback on areas that needed to be addressed. They designed signs that included not only a color for the trail, but a natural feature, as well. He found a lot of things left unfinished in the Somerby Woods nature area, and got volunteer help and help from the city in correcting them. This included finishing up the information kiosk and also completing a trailhead with a handrail, paint, and gravel. Somerby volunteers painted all the trail benches and created a new nature view area. They also created a more safe ramp along another trail.

The AARP, Larson explained, wanted him to use its Walk Audit Toolkit, but he found it more geared towards urban areas. He created one for nature trails in a suburban area, sent it to AARP, and they published it. A four-page article about the project was published in America Walks in January. AARP asked Larson if he would like to participate in a webinar about walkability. He got people together to talk about what they were doing to enhance path and trail accessibility in Peachtree

City, and they created a three-minute video. He said the entire video was available on the AARP website, and he showed Peachtree City's segment at the meeting. Learnard and the Council thanked Larson for his work.

Public Comment

Connie Engel proposed Council consider creating a new zoning category for people age 62 or older. This would recognize the limited impact senior citizens had on government services, such as schools, police, and roads. She proposed they count residents, not the number of units per acre. Benefits would include more housing for active retirees who wanted to downsize and remain in Peachtree City. It would increase the tax base without increasing the burden on services. Senior housing averaged about 1.2 people per unit, as opposed to single-family homes with three or more.

Tamara Moore reminded Council that she came to them in May to ask that they consider naming the library in honor of her mother, MT Allen, one of Peachtree City's pioneer residents who served as Library Director for many years. Moore said she understood Council's concerns about regulating the number of these commemorations, but noted it had been 15 years since they had named a facility after a citizen, and she felt this honor to her mother, as a long-time employee, first female in a management position, and an active member of the community, was long overdue.

Taylor Pessin and her daughter, Charlotte, thanked Council for the July 4th parade and festivities, saying attending was a family tradition they looked forward to every year.

Agenda Changes

None

Minutes

King moved to approve the June 8, 2023 Special Called Workshop Minutes, the June 15, 2023 Regular Meeting Minutes, and the June 20, 2023 Budget Workshop Minutes. Holland seconded. Motion carried unanimously.

A. June 8, 2023 Special Called Workshop Minutes

APPROVED 5-0

B. June 15, 2023 Regular Meeting Minutes

APPROVED 5-0

C. June 20, 2023 Budget Workshop

APPROVED 5-0

Consent Agenda

Destadio moved to approve Consent Agenda items A, B, and C. King seconded. Motion carried unanimously.

A. SPLOST 2023 Georgia Fund 1 Resolution

APPROVED 5-0

B. FY2023 Budget Admendment - Sale of Seized Vehicles
APPROVED 5-0

C. Stormwater Maintenance Agreement - Gerber Collision Services - 455 S. Hwy 74
APPROVED 5-0

Old Agenda Items

None

New Agenda Items

A. 07-23-01 Lenco Armored Vehicle brand name and purchase

It was now past the July 1 start date for the 2023 SPLOST, Police Chief Janet Moon noted, so she was asking Council to approve a purchase order for the brand name Lenco Armored Vehicles Company and approve the purchase of their BearCat model for \$384,853. She said staff had reviewed the qualities and functionality required in an armored vehicle, considered maintenance capacity, and reviewed Georgia State Authority (GSA) contract rate availability, and were confident that the Lenco's BearCat model was the best vehicle to meet their needs.

King moved to approve New Agenda item 07-23-01, Lenco Armored Vehicle brand name and purchase in the amount of \$384,853. Destadio seconded.

Moon stated that it would take 10 to 12 months in production, and Learnard verified that this purchase was on the SPLOST list. Holland asked if she meant it would take 10 to 12 months for delivery? The Chief said it would.

B. 07-23-02 Consider Bid for Facade Recoating/Restoration - City Buildings

City Engineer Dave Borkowski said they were recommending Council award the bid for facade re-coating and restoration of City Hall, Station 81, and Station 82 to Structural Restoration Solutions in the amount of \$133,600.

He explained that these buildings were built with porous block that allowed moisture to propagate through; therefore, regular waterproofing was required. City staff scheduled re-applying waterproofing through the Capital Improvement Plan (CIP) approximately every 10 years, and these facilities were at this 10-year cycle point. Four bids were received, and Structural Restoration Solutions was the lowest. Their references were acceptable, with the manufacturer of the waterproofing material giving them an excellent recommendation.

Borkowski said there was adequate funding available from American Rescue Plan Act (ARPA) funds.

How many times had this been done? Destadio asked. Borkowski said twice in the 18 years he had been with the City. Destadio noted that the City Manager had told him they would eventually take action so this was not required, but was Borkowski

sure this would last 10 years? He said he was.

Prebor moved to approve New Agenda item 07-23-02, Bid for Facade Recoating/Restoration - City Buildings, in the amount of \$133,600. Destadio seconded. Motion carried unanimously.

Public Hearings

A. 07-23-03 New Alcohol License - Foxtail Coffee Peachtree City - 2713 Highway 54 West, Unit B

Deputy City Clerk Stacey Collins reported that Foxtail Coffee Peachtree City, 2713 Highway 54 West, Unit B, had submitted a request for a new alcohol license. Both the location and the applicant met the requirements of the alcohol ordinance to be granted a license.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition, and she closed the hearing.

Holland moved to approve Public Hearing item, 07-23-03, New Alcohol License - Foxtail Coffee Peachtree City, 2713 Highway 54 West, Unit B. Prebor seconded. Motion carried unanimously.

B. 07-23-05 FY2024 Proposed Budget and Capital Improvement Plan

Curnow said he wanted to continue the conversation they started on June 8 about fiscal responsibility and sustainability for fiscal year (FY) 2024. He reviewed the Vision and Core Values that Council and staff created during a two-day retreat in March, saying the vision of Uncompromised Excellence would carry through the presentation, and it was important to align projects with the vision and mission of the City.

The City's main priority, he continued, was to maintain existing service levels in all departments by reinvesting in facilities and staff. He noted that they intended to continue stabilization of the millage rates. Curnow said he would focus on the four M's: manpower, money, machines, and materials and how that related to the budget.

Finance Director Paul Salvatore stated that the entire budget book was available on the City website, so he was going to give just a brief overview. In comparing the General Fund budget from FY 23 to the proposed budget for FY 24, he noted the profound impact of inflation on both revenues and appropriations of about 11% to 12%. The proposed budget had \$103,000 use of reserves programmed in.

He presented the major categories of revenues, pointing out that ad valorem taxes and Local Option Sales Taxes (LOST) were the biggest source of revenues. A drop was expected in licenses and permits as build-out on the west side approached. Salvatore also showed how investment income had climbed because of interest

rate hikes. A look at the millage rate since 2012, when it peaked at 7.1 mills, showed a steady decline to the current 6.043.

Next, Salvatore went over a table showing the breakdown of expenditures in the \$51.4 million proposed budget. Public Safety got almost half the budget. The average home in Peachtree City was valued at \$446,000 and paid municipal taxes of \$1,105.93, and the table also showed how that tax money was allocated to each category of spending.

There would be a big investment in manpower this year, he continued, with 17 new positions added to handle all the new projects that would be coming along due to SPLOST, ARPA money, bond money, and tax money. The cost of these positions, which included salary, equipment, and benefits, would be about \$1.186 million, and SPLOST could cover about \$300,000. He noted that personnel costs made up more than two-thirds of the expenditures from the General Fund, either through in-house personnel or outsourcing.

In summary, the estimated revenues would be approximately \$50 million, with \$100,000 from the reserves, to equal about \$51 million. He noted they always budgeted for some savings, other through vacant positions, and spent \$3.5 million on debt service.

Moving on to the enterprise funds, Salvatore said there would be no big operational changes in the Storm Water Fund. They were past due for a cost of service and rate study, so funding was included for that. The budget included \$600,000 for projects such as pipelining, and \$47,000 for vehicles. The total budget was a little more than \$2.6 million. Most of the revenue came from charges for services, and Salvatore commented that the amount for debt services represented about a \$30,000 savings due to a bond refinance that would net about \$300,000 in savings over the remaining 10 years of the bond.

The Amphitheater was the other enterprise fund, and Salvatore wanted to highlight recent improvements, such as to the seating areas, that had enhanced customer experience. Next year's budget had \$100,000 programmed in for improvements to the stage area. The Amphitheater was self-sustaining, with any revenues ploughed back into it.

The proposed budget was about \$1.7 million, with most of the revenue from ticket sales. Salvatore also said they appreciated commitments from sponsors, who put in more than \$270,000 towards the Amphitheater's operation. There also was a \$75,000 transfer from the hotel/motel tax to be used for marketing the venue. Most of the expenditures went to talent, he noted.

Next year, they were projecting to collect a little under \$2 million from the hotel/motel fund. Peachtree City collected at the 8% level, and State law governed its distribution. The Convention and Visitors Bureau (CVB) got 3.5%; the General

Fund got 3%, and the most restricted part of the fund, Tourism Product Development (TPD), had to be used to market facilities that generated tourism, including the Tennis Center, the BMX Track, the Peachtree City Athletic Complex, and the Amphitheater.

The CIP totaled \$3.2 million, with projects including citywide facilities improvements, patrol vehicle purchases, and technology replacements. Again, he said, all details were online in the budget book, as was the five-year CIP.

Salvatore presented the five-year financial model, highlighting that the millage rate would be staying the same for each year. The reserve balance this year was just under \$30 million, or about 56% of the budget. The extra reserves would come in handy because SPLOST projects were starting, but the money would not begin coming in until August. If they needed to, they could dip into the reserves, rather than take out short-term loans like they did in 2017.

Curnow reminded them that they had discussed sustainability during the workshops. He said he looked at it in three ways, with operation sustainability going back to their capacity to handle the projects, which included having adequate staffing. Astronomical cost increases were also a factor.

Financial sustainability was how they could continue to afford what they currently owned, and that went back to the facilities maintenance program, utilizing ARPA and impact fees, along with bond money. The critical aspect, Curnow related, was that those funds had a timeframe in which they had to be encumbered and spent and that led back to having adequate staffing to get the projects done. Environmental sustainability went back to green spaces and other natural amenities.

He reminded them of the current supply chain fatigue that resulted in long lag times between ordering something and it being delivered, such as the armored vehicle the Police Chief had brought to them that night. The manufacturers were telling them they needed to get in line and lock in prices now. They could use capital reserves to do that before the SPLOST money came in.

He listed the City's maintenance responsibilities: 74 buildings, half a million square feet of space, 29 tunnels, 36 path bridges, and 12 roadway bridges. Curnow concluded by noting the budget calendar showed hearings on August 3, 10, and 17.

The Mayor opened the public hearing, saying they could extend the time for citizen comments if needed. Keith Larson complimented staff on the thoroughness in preparing the five-year CIP, especially in attention to the details regarding the promises made to residents in the 2023 SPLOST project list. He was glad they had plans to run path connections to neighborhoods that did not have them. No one else wished to speak, and Learnard closed the hearing.

Destadio said he was pleased with the maintenance side of it.

Holland complimented Salvatore and Curnow, saying they were very patient with him going over the budget line by line. He was glad to hear discussion about inflation and understood why they could not do a complete millage rate rollback. He said he was happy about the maintenance additions, even though it would take a long time and be expensive.

King said he again wanted to point out that Peachtree City residents paid less taxes than Fayetteville or Tyrone residents, but received far more services. Prebor noted that taxes on that \$446,000 house came out to about \$100 a month, which he thought was a bargain for what they got. He said he would pay that much just for the Police or Fire Department.

The Mayor verified with Curnow that no action was needed at this time.

C. 07-23-04 Request to Rezone 2459, 2443, and 2471 Redwine Road from R-12 to LUR

Planning and Development Director Robin Cailloux explained the applicant had requested a rezoning from Residential (R-12), a single-family zoning district with a minimum of 12,000 square foot lots, to Limited Use Residential (LUR), which was a site plan-specific category and required the applicant to provide a site plan to which that zoning was tied.

The applicant intended to keep the same number of lots and the same size lots, but to change the setbacks. The front setback for R-12 was 40 feet; the applicant wanted to change it to 25 in LUR. The side setback in R-12 was 10 feet, and the applicant proposed changing it to five feet. In R-12, the rear setback was 30 feet, and 20 was being requested. The minimum lot frontage and size would not change. They were requesting this to get a larger building envelope in order to build larger houses.

When doing a technical review of a request, staff looked at the Future Land Use Map in the Comprehensive Plan to make sure it complied. The Future Land Use for this property was single-family medium, which meant lot sizes of at least 10,000 square feet or larger. At 12,000 square feet, this request complied.

The Planning Commission held a public hearing with four voting members present. They were not able to make a recommendation either for approval or denial because the vote was a 2-2 tie, Cailloux stated.

As a result of the public comments at the Planning Commission meeting, they were proposing a set of conditions for Council to start the discussion:

- The lot size would remain as currently zoned, 12,000 square feet.

- The front setback for all the lots would be the requested 25 feet
- Lots next to Foreston Place and Wilshire Estates would maintain the 10-foot side setback required in R-12.
- The side setbacks on all other lots would be the requested five feet.
- The rear setback for lots next to Foreston Place and Wilshire Estates would remain at the 30 feet mandated in R-12.
- The rear setback for all other lots would be lessened to the requested 20 feet.
- The minimum lot width would remain at the R-12 requirement
- The minimum house size would be 2,000 square feet. R-12 required only a 1,200 square foot home.
- Architectural details would be required on the side of the houses facing the street, which Cailloux said was almost a universal condition in LUR zoning districts.
- Multi-use paths would be supplied as shown on the plan. She indicated one to the north, leading to Foreston Place, and another to an existing office building to the south.
- Buffers would be provided as shown on the master plan. There was a 25-foot buffer on the sides adjacent to Wilshire Estates and Foreston Place, and a 40-foot resulting buffer on Redwine Road.
- All parks, landscaped areas, signs, and sidewalks would be maintained by the homeowners association (HOA).
- Environmentally sensitive buffers would not be within the buildable lot area.

Cailloux said that completed staff's presentation, and the applicant was present to answer questions.

Destadio commented that when he was on the Planning Commission, a 2-2 was a denial. Cailloux said a tie was a denial of any motion that was made, so no motion could pass. City Attorney Ted Meeker affirmed that was correct. Cailloux stated it was not a denial of recommendation; it meant the motion could not pass, no matter what that motion was. Destadio said that seemed to be splitting hairs, but Cailloux replied it was according to Robert's Rules of Order.

Attorney Rick Lindsey represented the applicant, Jeff Lindsey Communities. They were not related, the attorney pointed out. He noted that the property was annexed into the City in early 2021. There were buffers all around the property, ranging from 75 feet to 25 feet.

This subdivision was currently under construction, he said, noting that they were not seeking to increase the number of houses or the layout of the subdivision. They wanted to reduce some of the setbacks to allow for a variety of larger homes and agreed with staff's conditions that side and rear setbacks remain the same for those homes along the periphery. Front setbacks for all properties would be

reduced to 25 feet.

Lindsey explained that since this property was annexed there had been a seismic shift in the housing market. The current demand in Peachtree City was for larger and more expensive homes, and those were not being built right now. The cost of building homes had gone up substantially, he remarked, due to materials shortages, supply chain issues, and labor shortages. His client, Lindsey said, was trying to adapt to those changing conditions.

The price of these homes would approach \$1 million each. They were supportive of staff's condition to increase the minimum size of the homes from the 1,200 allowed in R-12 to 2,000 square feet. These homes would be a minimum of 2,500, with some exceeding 4,000 square feet. These larger and more expensive homes would be commensurate with homes already in the area, Lindsey remarked. The request was not to increase the number of homes or change the layout of the subdivision, but simply to provide a larger building area.

The Mayor opened the public hearing and asked who wished to speak in favor or in opposition? A number of people raised their hands for opposition, and Learnard cautioned them not to repeat what others had already said.

Holland moved to extend the time allotted to each speaker to four minutes? Prebor suggested they see how it was going and make that motion if needed. Destadio seconded, but said he agreed with Prebor that they see how it was going first. Did he want a maximum of 20 minutes? Learnard asked. No maximum, said Holland. Meeker said they had a motion and a second. They needed a vote.

Motion carried 3-2, with Destadio, Holland, and Learnard voting in favor, and King and Prebor against.

Kathleen O'Mahoney of Holly Springs Drive said she was president of the Wilshire Estates HOA and had been empowered to speak for the community. She pointed out that adjacent subdivisions and properties were zoned R-12. She feared the developer would return and ask for variances on the lots that would remain unaffected. O'Mahoney also mentioned that a pond had been filled in on the site, and flooding was an issue in Wilshire Estates.

Neil Baldwin said if the builder could not do R-12, that was his problem.

Jane Watts remarked that she didn't trust the builder to abide by these conditions. She also said she was concerned that there was no landscaping proposed.

Taylor Pessin brought up another point: Peachtree City needed affordable housing for its workforce. She noted that people complained about traffic, but most of that was from workers commuting from other areas because they could not afford to live in Peachtree City. Bigger and more expensive houses were not what was

needed.

Kevin O'Mahoney called this request a "bait and switch," saying it was a reduction in value for everyone who lived in Peachtree City.

Council would be taking away from outdoor play space for children if they granted this rezoning, stated April Harwell.

Tony Tramonte said he lived outside of Peachtree City, in Jefferson Woods, across Redwine Road. He was glad to hear the facts about what was requested, because that was not what he had heard on social media. He was disappointed to see they wanted bigger houses on small lots because it was not fitting with the character of Peachtree City and its quality of life. He thanked staff for clarifying a lot of things that had been miscommunicated.

Sayed Stoman asserted there were errors in the site plan, the storm water analysis was unsubstantiated, and the traffic study was inadequate. He stated he was concerned about runoff water since the pond was now filled and planned as a cul-de-sac. Noise pollution was another of his concerns, along with an increased chance of misunderstandings between neighbors.

Suzanne Brown stated that City staff recommended seven conditions when the conceptual site plan was approved in March, 2021, with the first being a 50-foot landscape buffer along Redwine Road. However, now it showed a 40-foot greenbelt. Who on staff agreed to this and other changes? Where was the cease and desist order to stop them from doing this? She contended that other developers were probably doing the same thing, and maybe some staff changes were needed if no one recognized something that she described as simple.

Brown contended rezoning was not needed, saying the developer could combine lots to get the larger homes he wanted. He should build with all the conditions and restore the 50-foot greenbelt. She said slashing standards was not how Peachtree City should operate.

Carla Jacob of the Mountbrook HOA said they had large lots and had no problems selling homes. Traffic was her concern, and she said she believed the developer was supposed to put in a tunnel or some way to get golf carts to the school complex.

Pat Kelley noted this development would be the first thing people would see upon entering Peachtree City. He wanted them to preserve the quality of life that was Peachtree City's identify.

Robert Harwell said citizens did not want this. The city was great how it was.

Judy Gagliano noted there were no trees left on the Mill Farm property. Was there

a landscaping requirement?

Laura Anderson was concerned that the closeness of the backyards would result in conflicts between neighbors. Stormwater runoff would also be a problem. It was already flooding yards there and in adjacent neighborhoods.

Pam Howland said she could not believe anyone would want to live there. If the people who moved there had water runoff problems, could they sue Peachtree City? Would residents have to pay?

Mike Fenton said the houses were not commensurate to the houses in Mountbrook, which were on one-acre lots. He said he was an engineer, and he, too, believed there were engineering problems.

There were no other comments, and Learnard closed the public hearing.

Destadio asked about the pond that had been filled. There had been three ponds, Cailloux told him, and one had been filled.

The ponds were small farm ponds, not detention ponds, Borkowski stated. Destadio said they may not have been designed for that, but they functioned as that. Borkowski explained that the engineers who designed the subdivision did an environmental study that located wetlands and streams and showed those small ponds being removed. The consultant who reviewed the plans would not have flagged that as an issue, he continued. He said no one had asked to see the storm water plans for this development to see how it was designed by a professional engineer.

They had heard from two engineers that night, Destadio said, and had seen photos from residents that showed standing water that was flowing into areas that would be cul-de-sacs.

The Storm Water Manager had been to the site several times and met with the homeowners, Borkowski remarked. The largest issue was that they had a fence, landscaping, and gardens that were blocking the water from leaving Wilshire to get to this development.

This development, he stated, had not built anything to back up water into Wilshire. Destadio asked if the homeowners had been told that? Borkowski said they had, and Destadio said he wanted to talk to the Storm Water Manager because that was his biggest issue.

Destadio referred to what he said was the developer's report, which listed 1.91 units per acre with an estimated 185 residents, with 148 being employees in the workforce. There would be a long line of people trying to get out if there was just the one entrance/exit. There should be two, he said, although he understood

Fayette County dictated where they should go; Peachtree City should be more forceful in telling them that was not acceptable. He also did not like that the entrance had been moved, saying it would add to the traffic backup.

The developer also said that sitting areas would be placed around stormwater ponds, but that was not indicated on the plans. Destadio also expressed concern that some items, such as lighting and fire and rescue impacts and transportation impacts, were listed as not yet determined. Were they working on all this now? The City would have to determine this and they should have been discussed in this package, Destadio concluded.

Holland said he was at the Planning Commission meeting, and he recalled that the Chairman said if it was a tie, it meant “no.” He had driven by the site and saw that this was the lowest point in the whole development. Would there be an issue with pervious vs. impervious surfaces? There would be a lot of runoff.

Borkowski told him the engineers had designed and were in the process of grading for two storm water management ponds. There would be a drain system. They were still working, and it was not at finished grade, so there was standing water. Holland again noted that this site plan was different from what was approved.

Curnow asked if Lindsey could answer questions about the project? Destadio said he wanted to make sure the City Engineer understood the problems. Curnow agreed, but said the representative would be best to answer.

Lindsey said the hydrology study had addressed how water would come off the impervious surfaces. The plan would be modified to accommodate the increase in impervious surfaces.

What about erosion issues from the water coming between the houses? Holland continued. Lindsey replied that there should not be more erosion than at any other property—there would be grass, ground cover, gutters and all, so he said he didn’t see that as being a problem. It would be handled properly if this rezoning was approved.

Holland said he understood, but did not agree with that. Did the storm water people look at pervious vs. impervious surfaces? Lindsey said the plan was approved two and a half years ago, and before it could go any further, it would have to be approved by the State. That was a requirement, and it couldn’t be built otherwise.

If this was approved with larger houses, Borkowski reported, they would have to redo the hydro study to account for more impervious area. Would that have to go back to the Planning Commission? Holland asked.

The hydrology study was not what triggered having to go back to the Planning Commission, Cailloux replied, but the rezoning did. If the rezoning was approved

tonight, they would have to start the whole process again—from the conceptual plat all the way through.

So if the LUR was approved, they would have to go through the whole process? Learnard asked, and Cailloux said that was correct. Was that like starting this process all over again? Curnow asked. Absolutely, she told him. As far as layout? Learnard continued, and Cailloux said yes, everything. Step one was the conceptual plat, step two was the road plans, which included hydrology. That was very interesting, Learnard commented, and Holland said he did not know that.

The Land Use called for density in the centers, lessening towards the outskirts. Here, they were talking about a quarter-acre with a big house on it, which Holland said was not following the Land Use. Had this been taken into account?

The Land Use Plan called for quarter-acre lots here on the Future Land Use Map, Cailloux stated. The size of the house was never considered in any Land Use category. Did it comply with the Comprehensive Plan? Holland continued. Those policies were what drove the creation of the Future Land Use Map, Cailloux pointed out. The Map was a reflection of those policies, so if it complied with the Map, it complied with the policies.

The recommendation was that the rear setbacks go from 30 feet to 20 feet, Holland stated, noting that might cause problems by being too close to the surrounding area. But he had heard they would leave the setback for properties that abutted other neighborhoods at 30 feet. That still meant the interior ones would have that same issue. There would be no place for the kids to play.

Cailloux said she would not make a value judgement on the amount. The periphery lots would have a 25-foot greenbelt, plus the 30-foot rear setback, for a total of 55 feet from the rear property lines of the existing homes. That was along both the west and the north, Learnard confirmed, but Holland again said it was not on the internal lots.

What was a setback in Wilshire? asked Prebor. It was 30 feet, Cailloux told him, and he noted that would make it 85 feet in total, which she agreed was correct.

The front setbacks would go from 40 feet to 25, which meant a shorter driveway, Holland remarked. Cailloux said the 25 feet was measured from the property line, not from the back of the curb, so there were additional linear feet that were not in the right of way. That was the recommendation for every lot, Holland said, and Cailloux that was correct

He said the side setbacks would be reduced from 10 feet to five, which meant 10 feet in between houses. Was there an issue with Police and Fire?

The Building Code said that if houses were 10 feet or less apart, they had to be

built with fire ratings, Cailloux said, so an additional fire wall would have to be added here. If they were more than 10 feet apart, they would not have to.

Holland said the greenspace was set by the City at 50 feet, but now it was 40. The County took 10 feet in the right of way, Cailloux told him. She did not know why. Holland said he wanted to see correspondence in writing regarding this. Cailloux said it was on a phone call, but she could get something from the County.

Holland remarked that it was Peachtree City's greenbelt, but King pointed out that it was the right of way for Redwine Road, which was a County road. Was the 50-foot put in on the drawings erroneously? Holland inquired.

The greenbelt did not exist right now, said Cailloux. The property owner had a property line. They were proposing to put houses 50 feet from that property line, but the County came in and asked for 10 feet, and the property owner gave it to them at no cost to the taxpayers, thereby reducing the 50 feet.

Holland said he did not see anything about landscaping in the conditions, and Cailloux informed him that City Ordinance required it, so it would not need to be an additional condition. Every lot in the city was required to have two trees. She added that she had looked at the historic aerials of the property, and it had been a horse farm going back at least to 1984.

The entrance had been moved north from its position on the approved plan aligning with Nesmith Court, Holland commented. Was there anything from the County that told them they had to move it there? Cailloux said she did have an email from the County Engineer saying why they moved it. It was because of the traffic that was already backing up, and they thought moving it away from Nesmith would allow residents who were trying to leave the neighborhood to have a little more space and not have to cut through the queue lined up farther down on Redwine.

Did the County request the move or order it? Holland asked. King told him it had to do with the Board of Education not wanting the entrance so close to the entrance to the Starr's Mill Complex.

Holland concluded by saying he believed these should be larger lots or smaller homes. He said he understood the developer wanted to maximize returns, but he wanted something that would be proper for Peachtree City.

Prebor said most of his questions had been answered. He understood that the City would address issues with storm water and landscaping. Cailloux replied there would be an additional landscape plan review of the entrance and an inspection of the trees.

Was the request changed after the meeting with the Planning Commission? Lindsey said yes, and they agreed with staff's recommendation that the periphery

properties remain as they currently were under R-12. So if he was in Wilshire or Foreston Estates, Prebor proposed, he would not see different setbacks? Lindsey told him that was right. But if he bought a house in the center, that was his choice, he noted. If he wanted room for a child to play, he could get one of the lots on the periphery. Learnard pointed out there were different styles of homes, so they would not all be at the maximum. Prebor said he could also move to a different place in the city.

Prebor went on to list other things they had discussed: landscape design, and that there would be the same amount of homes, which some people did not realize, along with the compromise on the setbacks. He had heard concerns about the developer coming back and changing it again. That would be up to future Councils, he said; they could only do what they could do. It was the developer's right to come back. He said he wanted the citizens to realize that if the developer wanted to change something, he would have to return and go through the process.

He said there was still a 50-foot buffer, but it would not be landscaped in the 10 feet that was the County's. Cailloux commented that the County could give an easement to allow for landscaping.

So the people who would be affected by these changes, Prebor concluded, were the people who chose to buy those inside lots. That was true, Learnard agreed. The people in Wilshire would not see it, nor would the people in Foreston Place, Prebor pointed out. The setbacks that affected them would be unchanged.

King told Lindsey he, too, had concerns with drainage, and hoped they would not be putting basements in the houses. Another question he had was if they intended to bury the power line that ran through the southern portion of the property? Jeff Lindsey said it was Georgia Power's. King said there were ways to bury it and thought it would not be aesthetically pleasing to have a four-wire line in front of a million dollar home. Could they get with Georgia Power? He was not telling to do it, and Jeff Lindsey said it would be extremely expensive.

Learnard asked if they agreed without question that they would maintain the periphery setbacks, and Rick Lindsey said they did. She asked if they approved the LUR zoning and started the approval process again, what was subject to change? Rick Lindsey said the intent was not to change the design, but storm water might be changed. Learnard said they would go through the storm water approval regardless. Cailloux said they had not changed anything other than the setbacks.

Destadio said they should ask for a preliminary review of the storm water plan. Learnard told him they would review it no matter what. Jeff Lindsey said they had a storm water plan in place and were finalizing it and building it now. Destadio said he had not seen any drawings on storm water control. Cailloux said they had them and could provide the road construction plan and the hydrology study.

One thing they had forgotten, Holland remarked, were the children who crossed Redwine to get to school. If there was an accident, they would be in trouble as a Council. Learnard told him that was not what they were discussing. Holland asked the developer if he had taken anything into account regarding getting students across the road? Rick Lindsey said he had no answer because that was not what they were there for. That issue would exist whether it remained as currently zoned or was rezoned. The County was building a path all along Redwine to get kids to the high school.

That was a separate conversation, the Mayor said. She noted that her number one priority was to protect the neighbors on two sides, so, without question, those setbacks needed to stay the way they were. The most substantive change would be the 25-foot setback in the front. If that was what the builder wanted, and people came in with their eyes wide open about what they wanted to buy, then the free market should decide.

Destadio moved to deny Public Hearing item 07-23-04, Request to Rezone 2459, 2443, and 2471 Redwine Road from R-12 to LUR. Holland seconded. Motion failed, 2-3, with Destadio and Holland voting in favor, and King, Learnard, and Prebor voting against.

King moved to approve Public Hearing item 07-23-04, Request to Rezone 2459, 2443, and 2471 Redwine Road from R-12 to LUR with the conditions as specified. Prebor seconded. Motion passed, 3-2, with King, Learnard, and Prebor voting in favor, and Destadio and Holland against.

Learnard said they would take a five-minute break, and the meeting resumed at 9:05 p.m.

Council/Staff Topics

A. Remove Section 1203 and 1204 of Appendix A - Article XII of Peachtree City Zoning Ordinance

Holland said he wanted to talk about the administrative variance that was part of Ordinance 1195. That Ordinance was in Appendix A, Article 12 for Variance and Appeals, passed by City Council at the end of 2021.

Holland said this ordinance allowed people to request rear setback encroachments that did not exceed 50% of the required setback and have it adjudicated by a committee of three people. The committee also could decide on decreases in building setbacks of not more than 25% for properties that adjoined publicly-owned properties when there was no other possible location. An administrative variance could be requested, too, for a parking decrease of not more than 25% or an increase in fence height up to 25%.

He defined an administrative variance as a variance done on small items, such as when a house was built with a corner that was one foot inside the setback. The committee that would hear this request was comprised of the City Manager, the Planning Director, and one Council Member.

Peachtree City's land use laws had done a good job over the past five decades, Holland asserted, noting he came here four years ago and wanted to see things remain somewhat the same. He said some growth was necessary, but he wanted to see the zoning remain where it was, and the existing ordinances followed as they had been for decades.

Unfortunately, Holland continued, Section 1204, Section 12, Appendix A, needed to be removed so they could return to the ordinances that had made Peachtree City great. A problem was that the administrative variances were done behind closed doors, not in full view of the public, which he stated he believed might be a violation of Open Meeting law. Notice of meetings had to be published, and the meetings opened to the public, he stated.

Since the administrative variance process was created, Holland reported, there had been 15 hearings; nine in 2022 and six so far in 2023. Two requests were withdrawn by the applicant; one was denied; 11 were approved, and one was under review.

Holland also said it was problematic that two of the committee members were not elected officials, and their votes could supersede the City Council Member's vote. He also pointed out that no follow-up information on these procedures was supplied to City Council.

City Council needed to do all variances in full view of the public, Holland concluded, calling for Council to be prudent in every zoning decision. He said Ordinance 1195 violated the Open Meeting law and should be revoked.

King broke in to say Holland had contradicted himself. He at first said he believed it violated Open Meeting law. Now, he had said it did violate it. King asked Meeker if the administrative variance ordinance was a violation of Open Meeting law?

The ordinance was not a violation, Meeker replied, but State law under 5014-1 described a meeting to include a committee created by a governing body. Should this committee be subject to open meeting law? Holland asked. Absolutely, said Meeker. So it needed to be open to the public? Holland said, and Meeker said that was right.

Holland continued by saying that since there had only been 15 requests in 18 months, there was no reason why these requests could not come to City Council for a public hearing.

Destadio remarked that either Prebor or King had said that there were more requests, but they were denied by the previous City Manager. So there could have been more than 15.

Holland finished by asking Council to repeal Sections 1203 and 1204 from the Code of Ordinances.

Prebor said he would like to hear the history of this ordinance from staff. Cailloux reported the administrative variance was created in 1992, and it only applied to existing setback violations not created by the current property owner to the maximum of 25%. It was reviewed by an administrative variance committee, which at that time consisted of one Council Member, one Planning Commission Member, and the Planning Director.

In 2008, Council created a special exception variance, while keeping the administrative variance. The Planning Commissioner was dropped from the committee, and the City Manager added. Special exception variances covered the decrease of any setback next to a City-owned greenbelt to a maximum of 25%; decrease in parking to a maximum of 25%, and an increase of fence height for safety or privacy with no maximum. City Council had to review the requests in a public meeting.

In December, 2021, Council combined the administrative variance and special exception into one administrative variance, Cailloux related. They kept all existing categories from the 1992 and 2008 ordinances, while adding another: rear setback encroachment with a maximum of 50% plus letters of support from the HOA and surrounding property owners. They also set a maximum of 25% for fence height increases. The review committee kept the same structure as in the 2008 ordinance. Prebor said he read comments saying he and King were "lame ducks," and he took offense to that, noting that his retirement depended on how the City did, and he would not do anything to jeopardize that. He had a house and two businesses, and his retirement income were invested in Peachtree City's success.

Regarding open meetings, he asked Holland why he was getting emails regarding City business on his personal account? Prebor said when he got a City-related email on his personal account, he immediately asked the sender to send it to his City email or he forwarded it to his City email. When he responded, he copied everybody on Council so nothing was being done behind closed doors.

He acknowledged he only had about five months left on Council, but said he would still be here and have a voice in what happened. He said it was ridiculous to bring this up like there was something nefarious going on. Holland should have asked Meeker or gone to City staff with his concerns. Prebor said if something needed to be changed, he was all for it, but it was wrong for people to make accusations that his heart was not in it.

King said it concerned him that what Holland had presented was almost identical to three letters to the editor in the newspaper. He had a concern about people campaigning from the dais, and that was what he interpreted this to be.

Holland said that was not what he was doing. He just didn't like things being done behind closed doors. Then why did he not turn in those personal emails to his City account? Prebor asked. It had required an Open Records request to get them. Holland said he did it because that's where they were sent; future ones came to the City. Prebor told him there seemed to be a lot of them that just went to the personal account.

They should keep the administrative variance, Destadio commented, but with some changes, such as rotating the Council Member on the committee. He thought it might be better if the Planning Director was not on the committee or at least not as a voting member. He believed only the elected Council Members should vote.

King said he agreed with that. Council should be informed, although he noted it was public information; no one was hiding it. Holland said he did not know it was going on.

Holland went on to say he knew this would create "quite a hubbub" on Council and among citizens. He said they should look at amending the process so it was an open meeting.

King again said voting changes could be a discussion, as could rotating members, but there was no reason to insinuate that any of them who were involved in those administrative variances did so for any nefarious reasons. Last year, there was a brand new Mayor who was in the building and readily available, he went on, saying they needed to communicate with each other and not get bent out of shape.

Prebor apologized for getting bent out of shape. Holland said he was not getting emotional; he just wanted to make sure they were following the law about open meetings. King said he had reservations about what he had just said.

As Council Members, Learnard commented, they had a responsibility to get facts, and she wished Holland had taken his concerns to the City Manager and gotten a little history.

She said she had discovered during these discussions that the reason the administrative variance was tweaked in 2021 was that there was a backlog. Citizens were having to wait 45 days or longer and pay \$300 or more for advertising when they had situations that any one of them would find appropriate and needing to be approved. The rationale was to protect citizens who were usually trying to add on to their homes and not unnecessarily subject them to long waits.

There was nothing nefarious going on, and this was not something that should be a hubbub. Their job was to make sure there was information, and the City Manager did everything he could to make sure they had all the information they needed. He was available almost any time someone wanted to talk to him, and, she said, Holland should take him up on that and get the background information so it didn't come to a situation like this.

Holland said he appreciated the Mayor's comments, but he felt the discussion they had was exactly appropriate to get something done with some compromise, but to make sure it was an open meeting.

Executive Session

None

Adjourn

There being no further business, King moved to adjourn at 9:28 p.m. Prebor seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

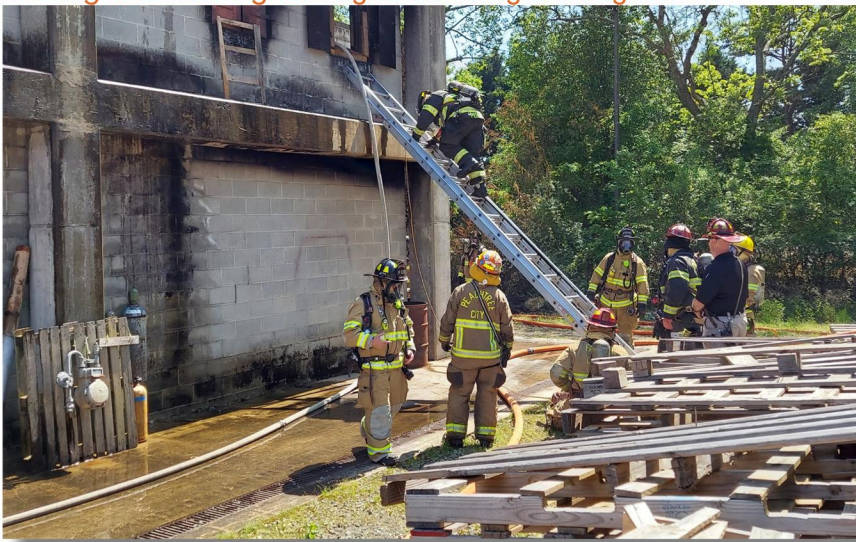
FIRE

HIGHLIGHTS:

The department conducted a promotional testing process which resulted in the promotion of Lt. Kendall and the advancement to senior firefighter of FF Rutledge, FF Hutcheson, FF Stevens, FF Willis, FF Childs, FF Purdy, and FF Nevil.

Peachtree City Fire Department hosted a live fire course in cooperation with the Metro Atlanta Fire Chiefs Conference. This conference attracts firefighters from all over the state, in several different locations in order to deliver the latest firefighting methods as well as new technologies to assist citizens across the Georgia.

Hosting Fire Training for Fayette County and Fayetteville



NUMBERS:

1,392 RUNS
312 IV PROCEDURES



TOP TYPES OF EMERGENCY CALLS:

1. Falls
2. Weakness
3. Pain, unspecified
4. Shortness of breath
5. Syncope and collapse
6. Back pain
7. Headache
8. Malaise
9. Altered mental status
10. Hemorrhage or bleeding

MUTUAL AID GIVEN:

- 1 Fayette County: 12
- 2 Coweta County: 12
- 3 Fayetteville: 2



TOTAL MEDICATIONS GIVEN:

APRIL: 112 MAY: 118 JUNE: 137



EXECUTIVE SERVICES

Q2 2023



Visitors to City Hall:

April: 2,310
May: 2,869
June: 1,840

7,019 VISITORS TOTAL

Open Record Requests:

April: 17
May: 11
June: 30

58 REQUESTS TOTAL



In May, the City Clerk's office implemented NextRequest software to streamline the Open Records Request process.

HIGHLIGHTS:

This quarter, our social media numbers experienced growth across all platforms. The most noteworthy increase occurred on our Facebook page:



- We surpassed the milestone of 12,000 followers on our Facebook page.
- On Facebook, our reach soared from 187,000 in Q1 to 810,000 in Q2.
- Comparing year over year, our Facebook reach exhibited tremendous growth, escalating from 89,000 to 810,000.
- This success extended to Instagram as well, with our reach escalating from 6,900 to 13,300. Moreover, Peachtree City's Twitter page observed an increase in impressions, rising from 28,200 to 36,100.

18K

Followers Across All Platforms



Two summer interns joined the Executive Services team and made significant contributions to our publicity endeavors. Notably, they secured news coverage of Peachtree City's Fourth of July parade, which was featured in stories by WANF-TV and WXIA. Additionally, we consistently received media coverage on various Peachtree City matters.



We ensured transparency by live streaming all planning commission and city council meetings, allowing both in-person attendees and those desiring to watch from the comfort of their homes access to official government proceedings.

Looking ahead to the third quarter, our objective is to enhance performance across all fronts as we continue to tell Peachtree City's story in an entertaining, engaging, and informative way.

This quarter, communications took home three international Telly Awards for video production.



Our team produced **13 videos**, garnered nearly **20,000 views**, and accumulated close to **400 hours** of watch time in the second quarter on YouTube.

✓ 2,205 SURVEY SUBMISSIONS

In addition to our Community Satisfaction Survey, we conducted two additional surveys to field public opinion on Flat Creek Boardwalk and naming the path survey.

Our citywide community survey brought in 744 submissions in the course of three months.

TOURISM

Q2 2023

VISITOR TOUCHES:

495 TOTAL CALLS 313 IN-STATE CALLS 135 OUT-OF-STATE CALLS 7 INTERNATIONAL CALLS 4 BLOCKED CALLS

GIFT STORE SALES: \$4,329.50

GROUP AND M&C SALES:

DEFINITE:

- Atlanta Flying Disc Club Tournament (July 2023)



WEBSITE:

VIEW HERE!

Total Sessions: 21,628
Mobile: 12,567
Desktop: 4,465
Tablet: 813
Unique Users: 17,829
Page views: 34,046

NEW LEADS:

- Rendezvous South (Feb 2025)
- ABA Fall Board Meeting (Sept 2024)
- Philanthropy SE Workshop (May 2024)
- NCLD Women's Retreat: NCLD District Conference (Sept 2023)
- Cancer Survivors- Civil Rights Tour (July 2023)

MARKETING AND AD HIGHLIGHTS:

- | | |
|-------------------------------|--------------------|
| Groups Today | May/June 2023 |
| The Guide | Annual |
| Peachtree City Magazine | Spring 2023 |
| The Local Palate (Digital) | April 2023 |
| Southbound | Spring/Summer 2023 |
| Summer Getaway (Digital) | June 2023 |
| The Camp Printed Ad Envelopes | May 2023 |



FACEBOOK SPOTLIGHT:

Rick Springfield photos from the Frederick Brown Jr. Amphitheater. Still rocking in his early 70's like it's still t...
Published by Missy Frye Roberts · June 10 at 11:10 PM ·

Post Impressions	Post reach	Post Engagement
15,504	14,647	2,090

PTC PASSPORT DATA:

Total Sessions: 1,720
Mobile: 1,012
Desktop: 693
Tablet: 15
Unique Users: 1,233
Pageviews: 5,406

BITES IN THE BUBBLE BOOSTED AD INSIGHT RESTAURANT WEEK:

Bites in the Bubble starts today, bringing you special prix fixe lunch and dinner menus at participating restaurant...
Published by Hootsuite · April 24 · Public

Post Impressions	Post reach	Post Engagement
32,318	28,880	2,634



POLICE

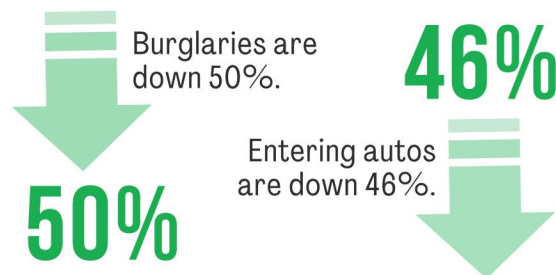
HIGHLIGHTS:

Part I Crimes increased 21% over last year.

Why the big increase? Shoplifting!

If we remove the increase in shoplifting cases this year, our part 1 crimes would be down 20%!

Q2 2023



CALLS FOR SERVICE AND RESPONSE TIMES:

Calls for service increased 5% this year over the same time period last year. The average response time to a non-emergency call is 5.32 minutes.

ARRESTS: Total arrests increased 34% compared to the same time period last year. Detectives cleared 48% more cases by arrest.

VEHICLE COLLISIONS:

Vehicle collisions dropped by 7% over the same time period in 2022.

TRAFFIC ENFORCEMENT:

56% WARNINGS
44% CITATIONS

Follow-up investigations assigned to patrol and cleared by arrest **increased by 81%** over the year to date in 2022.



MULTI USE PATH PATROL:



5% INCREASE

in multi-use path patrol this year



72% INCREASE

in warnings issued to golf carts this year



30% INCREASE

in citations issued to golf carts this year

LIBRARY SERVICES

Q2 2023

30,207
ACTIVE
USERS



ITEMS ADDED: 991
ITEMS WEEDED: 1,380



EBOOKS/EAUDIOS
DOWNLOADED:
18,152



REFERENCE
ASSISTANCE:
4,515

CIRCULATION:
91,365



WIFI USE:
13,665



36,706 IN-PERSON VISITS
598 VOLUNTEER HOURS
3,478 PROGRAM ATTENDEES



COMPUTER USE:
2,193



PLANNING AND DEVELOPMENT

Q2 2023

BUILDING PERMITS: 599 ISSUED IN Q2 2023

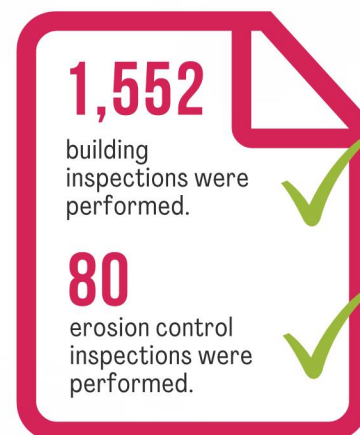
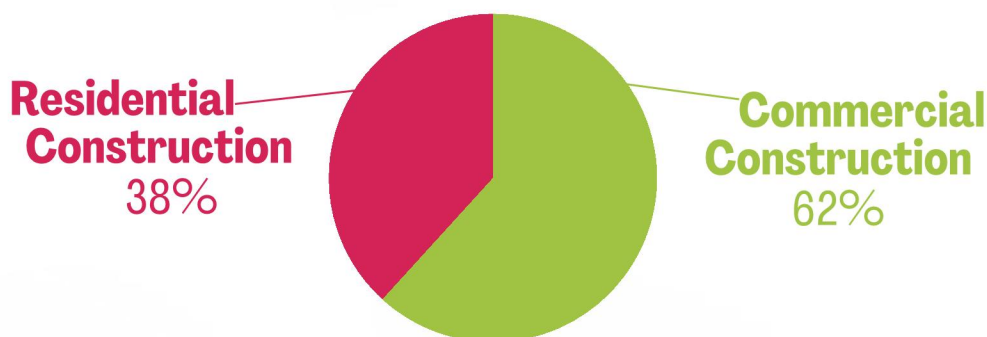
 **13% INCREASE**
Over the last five years

 **28% REDUCTION**
From last year (2022 was a peak)

We beat our review time goals for building permits. The average review time on **commercial building permits** was **8.6 days** (10-day goal)

72% of all permits were applied for online.

With the completion of the Cresswind and Wilksmoor Woods subdivisions, residential construction is down. The value of commercial construction (\$28.1 M) continues to exceed the value of residential construction in the city (\$17.4 M) for the second quarter in a row.



The number of development plans remains steady over the last 3 years. We met our review time goals for development plans. **The average review time on subdivision plan reviews was 13.7 days** (14-day goal) and **14 days on commercial development plans** (14-day goal).

Code enforcement had 878 cases this quarter, which is a 97% increase over Q1! They exceeded their goal of being 80% proactive with a rate of 89.6%. They performed 33 structural rehabilitations, which is a 220% increase over Q1.

878 Code Enforcement Cases

 **97%** Increase over Q1

 **89.6%** Rate of Proactiveness

The Park & Path Enforcement team increased their patrol hours to 869.25 hours. They recorded 2,543 service interactions and issued 237 notices of violation. They confiscated 165 illegal signs.

6% Increase over Q2 last year

869.25 Hours of Patrol

Planning reviewed 9 conceptual site plans and 6 final site plans. This is an increase of 125% and 200% respectively over Q2 2022. Staff continues to revise the Short Term Rental ordinance per City Council directions.

PARK AND PATH ENFORCEMENT TEAM

PUBLIC WORKS

Q2 2023



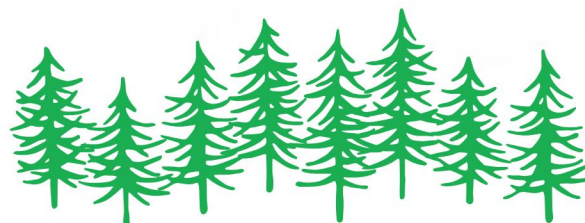
- 28 SIGNS MADE
- 32 SIGNS REPLACED
- 18 POSTS REPLACED
- 16 NEW INSTALLS



SIGN-POST
MAINTENANCE
OCCURRED
54 TIMES

TREES:

Public Works removed 190 trees within public ROW and city greenbelt.



RECYCLING CENTER:

758 MULCHERS  3,297 VISITORS



The Spring Cleanup held in May collected over 216 tons (that is almost half a million pounds) of unwanted items. Stay tuned for the next Spring Cleanup in 2024.



PAVING:

28 potholes filled on cart paths and roads
1.26 miles of cart path paved
1.7 miles of roadway paved
2 street patches

FLEET:

236 vehicles serviced
258 pieces of equipment serviced

RECREATION AND SPECIAL EVENTS Q2 2023

PROGRAMS:

KEDRON: 36 PROGRAMS | 18 CAMPS | 897 PARTICIPANTS

GLENLOCH: 21 PROGRAMS | 121 PARTICIPANTS

KEDRON GYM

- 4,326 total users
- 3,178 paid daily fees
- 11,148 used membership passes

KEDRON POOL

- 5,338 total users
- 2,855 paid daily fees
- 2,483 used membership passes

GLENLOCH POOL

- 3,593 total users
- 3,044 paid daily fees
- 549 used membership passes

EVENTS:



3 CITY-SPONSORED EVENTS 12 SPECIAL EVENTS

FACILITIES:

Opened newly-designed **Village Green Disc Golf Course**

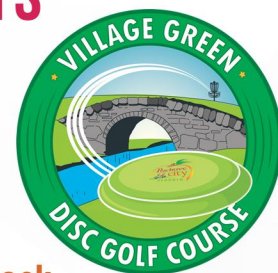
Completed and opened **Riley Field Track**

Applied coating to hockey rink roof for leak elimination

Resurfaced Pebble Pocket Tennis Courts

Upgraded lights at BMX track to LED

Remodeled Cast House shower and restroom areas



ATHLETICS:

Adult Basketball (in progress): 22 teams | 250 participants | 42 games played
Adult Volleyball (season complete): 15 teams | 172 participants | 46 games played

10 Youth Associations races, tournaments, camps, meets and clinics

12 Athletic events from outside organizations hosted at city facilities



FINANCIAL AND ADMINISTRATIVE SERVICES

APRIL-JUNE 2023



NEW GOLF CARTS REGISTERED:

852 RESIDENTS
136 NON-RESIDENTS

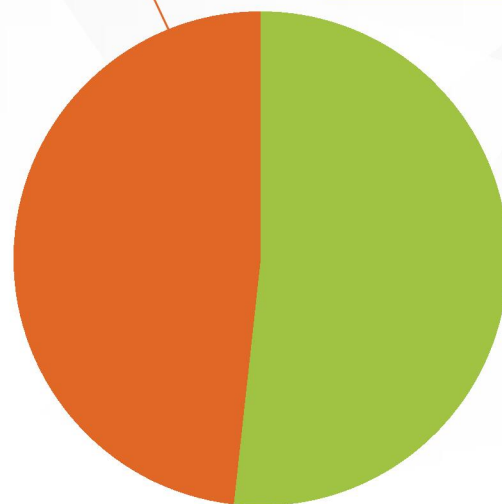


CASH BASIS FISCAL YEAR AS OF JUNE 30, 2023

	General Fund	Other Funds
Cash	\$1,753,328	\$13,385,574
Investment	\$31,190,780	\$35,640,411
Total	\$32,944,108	\$49,025,985

GENERAL FUND REVENUE

Actual
\$44,514,321

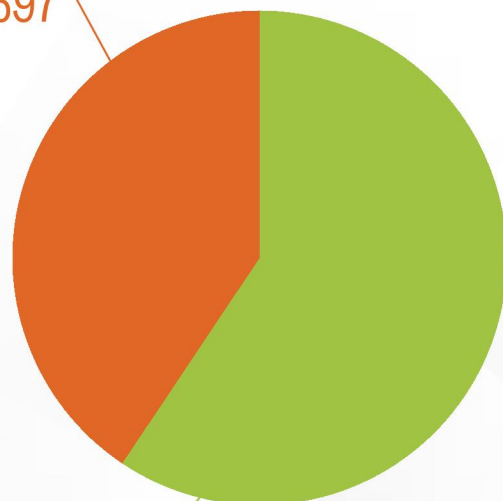


Budget
\$47,727,685

*CASH BASIS FISCAL YEAR
AS OF JUNE 30, 2023

GENERAL FUND EXPENDITURES

Actual
\$32,654,597



Budget
\$47,727,685

*CASH BASIS FISCAL YEAR
AS OF JUNE 30, 2023

CITY OF PEACHTREE CITY
QUARTERLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
QUARTER ENDED JUNE 30, 2023

PERCENTAGE OF BUDGET YEAR COMPLETED 75% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 21,716,204	\$ 20,991,452	\$ (724,752)	96.66%
Franchise Taxes	2,833,339	2,836,823	3,484	100.12%
Local Option Sales Tax	10,249,704	8,170,977	(2,078,727)	79.72%
Other Sales & Use Taxes	1,061,008	737,355	(323,653)	69.50%
Licenses & Permits	1,998,597	1,475,399	(523,198)	73.82%
Intergovernmental/Grants	280,598	252,173	(28,425)	89.87%
Charges for Services	1,263,650	1,255,792	(7,858)	99.38%
EMS Billings	990,000	515,717	(474,283)	52.09%
Fines & Forfeitures	994,780	904,312	(90,468)	90.91%
Investment Income	76,650	801,666	725,016	1045.88%
Other Revenue	201,906	208,845	6,939	103.44%
Other Financing Sources	665,644	572,370	(93,274)	85.99%
Total General Fund Revenues	\$ 45,953,974	\$ 42,740,610	\$ (3,213,364)	93.01%
Surplus Carryover	1,773,711			
Total General Fund	\$ 47,727,685			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 1,373,768	\$ 700,553	\$ 673,215	50.99%
Administrative Services	1,289,492	804,262	485,230	62.37%
Financial Services	3,067,954	2,206,036	861,918	71.91%
Police Services	10,103,321	6,954,658	3,148,663	68.84%
Fire/EMS Services	11,227,596	7,899,779	3,327,817	70.36%
Public Works/Building Maint./Engineer/Grounds	8,168,771	5,537,478	2,631,293	67.79%
Planning & Development/Code Enforcement	1,868,455	1,132,472	735,983	60.61%
Library Administration Services	1,187,130	854,629	332,501	71.99%
Recreation & Special Events.	4,096,284	2,624,054	1,472,230	64.06%
Non-Divisional:				
Unemployment Insurance	20,000	5,417	14,583	27.09%
Non-Profit Organizations	30,000	25,000	5,000	83.33%
Transfer to Airport Authority	12,750	12,750	-	100.00%
Transfer to Keep PTC Beautiful	6,430	6,430	-	100.00%
Transfers to Other Funds	4,938,441	3,690,910	1,247,531	74.74%
Liability Insurance	125,000	102,906	22,094	82.32%
Litigation Services	245,612	62,388	183,224	25.40%
Contingency - Facilities Maintenance	150,000	30,925	119,075	20.62%
General Administration/Miscellaneous	682,777	3,951	678,826	0.58%
	6,211,010	3,940,677	2,270,333	
Budgeted Savings	(866,096)	-	(866,096)	0.00%
Total General Fund	\$ 47,727,685	\$ 32,654,597	\$ 15,073,088	68.42%

HOTEL/MOTEL FUND REVENUES				
Description	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,748,384	\$ 1,409,682	\$ (338,702)	80.63%

HOTEL/MOTEL TRANSFERS OUT				
Type	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 655,644	\$ 528,631	\$ 127,013	80.63%
Transfer to Tourism Association	764,918	616,736	148,182	80.63%
Transfer to Hotel/Motel - TPD Fund	327,822	264,315	63,507	80.63%
Total Hotel/Motel Transfers Out	\$ 1,748,384	\$ 1,409,682	\$ 275,195	80.63%

HUMAN RESOURCES AND RISK MANAGEMENT Q2 2023


TOTAL EMPLOYEES:
334

13 NEW HIRES

1.79 TURNOVER RATE 

 **6** SEPARATIONS

AVERAGE SALARY:
\$59,641.25



CURRENT VACANCIES:

PAST EVENTS:

Safety Committee Program
Employee Picnic – May 12, 2023
STAR Training Program – April 13 to June 15, 2023
Employee Fitness Challenge – July 1 to July 15, 2023

UPCOMING EVENTS:

Health Fair – September 22, 2023


Athletic Coordinator P/T - 1
GIS Analyst - 1
Grounds Maintenance Supervisor - 1
Heavy Truck Driver - 1
Police Officer - 5
Sales Manager (CVB) - 1
Stormwater Manager - 1



ENGINEERING SERVICES

Q2 2023

HIGHLIGHTS:

- City Hall, Fire Station 81, and Fire Station 82 wall sealant project bid out
- Riley Field Track Resurfacing Grand Opening
- Riley Field wall poured and completed
- Worked with Public Works crews to install guardrail for Stagecoach Path
- Provided full street sign inventory to GIS Department and have procedure for future updates

BUILDING MAINTENANCE:

- Completed quarterly maintenance for pest control throughout all city buildings.
- Completed quarterly maintenance and repairs on all HVAC systems throughout all city buildings.
- Completed quarterly maintenance and repairs to all emergency generators at main city buildings.
- Installed new HVAC system at Neely Fire Station.
- Replaced Kedron Fieldhouse Burglar Alarm System.
- Coated Kedron Roller Rink Roof.
- Completed upgrade and installation of interior LED lighting at Fire Stations 81, 82, 83 and 84.
- Completed seven outside camera pole installations with electrical power where available at various city locations.
- Completed minor repairs at Fire Stations 83 on the medic bay roll up door.
- Completed major repairs at Fire Station 82 on the medic bay roll up door.

Riley Field Track Resurfacing Grand Opening



STORMWATER:



905 LINEAR FEET OF DITCHES CLEANED
70 MILES OF STREETS SWEEP
12 DETENTION PONDS CLEANED
231 DRAINS CLEANED

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Jonathan Miller, Public Works Director 7/27/2023
Paul Salvatore, Finance Director 7/27/2023
Justin Strickland, Assistant City Manager 7/27/2023

DATE: August 3, 2023

SUBJECT: FY-23 Budget Amendment- Tree Removal

Recommendation:

Approve the attached budget amendment to the FY2023 Budget Resolution for tree removal and grinding in the amount of \$150,000.

Discussion:

The attached budget amendment requests an increase in Public Works Contractual Services due to increased demand for tree removal. The increased demand is in response to the wet weather and winds. Compromised trees are a safety hazard. The attached Budget Amendment will increase the Public Works Contractual Service Expense Budget for tree removal and grinding by \$150,000 with funding from the General Fund Reserve.

Budget Impact:

The proposed budget amendment will increase both the revenues and the expenditures of the FY 2023 General fund budget by \$150,000 with the revenue coming from reserves.

Attachments:

1. Budget Amendments for FY2023 - Tree Removal

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 23.31

DATE 08/03/2023

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to allocate additional funds for tree removal services.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Jonathan Miller, Public Works Director 7/27/2023
Paul Salvatore, Finance Director 7/27/2023
Justin Strickland, Assistant City Manager 7/27/2023

DATE: August 3, 2023

SUBJECT: 06-23-06 - Flat Creek Boardwalk Repair and Tree Removal

Recommendation:

Approve an option with the respective cost for tree removal and boardwalk reconstruction.

Discussion:

During the Council Meeting on 6/15/23 various options were discussed for the tree removal and boardwalk reconstruction. Based on the council discussions, staff obtained prices for various options for remediation of the boardwalk. The options and the respective costs for the boardwalk are outlined in the tables below. Option A was the initially presented remediation for the boardwalk at the Council Meeting on 6/15/23. Additionally, all contingencies have been removed from the options and the costs do not account for unforeseen project increases.

Flat Creek Boardwalk Options

Option A	
Task Items	Cost
Cut and remove trees(South Side)	\$103,680.00
Cut and remove trees (North Side)	\$31,440.00
Repair the north side damage (existing material)	\$10,000.00
Option A Total=	\$145,120.00

Option B	
Task Items	Cost

Cut trees and leave in wetlands (South Side)	\$86,450.00
Cut trees and leave in wetlands (North Side)	\$17,225.00
Repair the north side damage (existing material)	\$10,000.00
Option B Total=	\$113,675.00

Option C	
Task Items	Cost
Cut and remove trees to flat creek (503')	\$68,250.00
Construct a new lookout (existing material)	\$28,875.00
Demo the remaining south side of the Boardwalk	\$25,000.00
Demo the north side of the Boardwalk	\$12,500.00
Option C Total=	\$134,625.00

Option D	
Task Items	Cost
Cut and remove trees to 100' south side	\$28,250.00
Construct a new lookout (existing material)	\$28,875.00
Demo the remaining south side of the Boardwalk	\$45,000.00
Demo the north side of the Boardwalk	\$12,500.00
Option D Total=	\$114,625.00

Budget Impact:

Funding is available in the American Rescue Plan Fund under General Government.

Attachments:

1. Flat Creek Boardwalk Survey Results



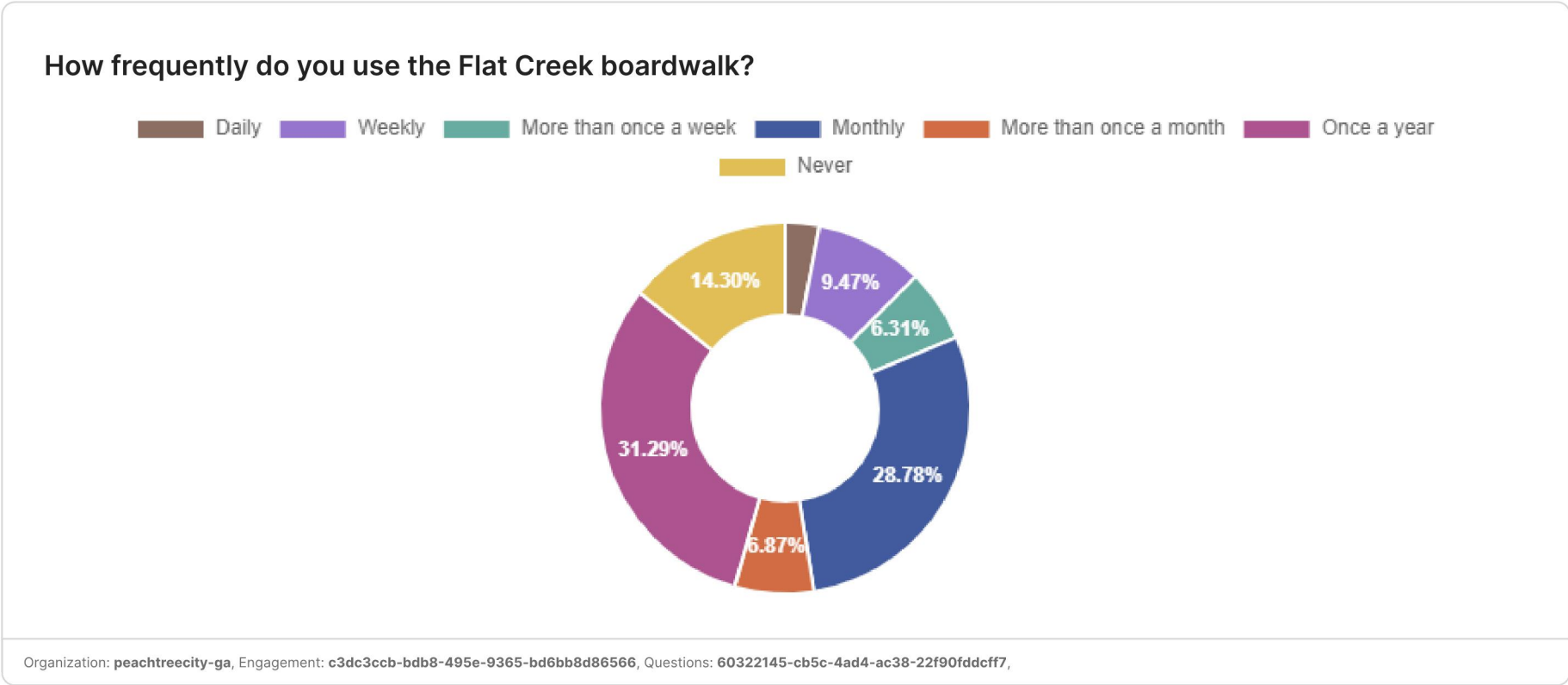
Flat Creek Boardwalk Survey

Date range: Jun 21, 2023-Jul 16, 2023

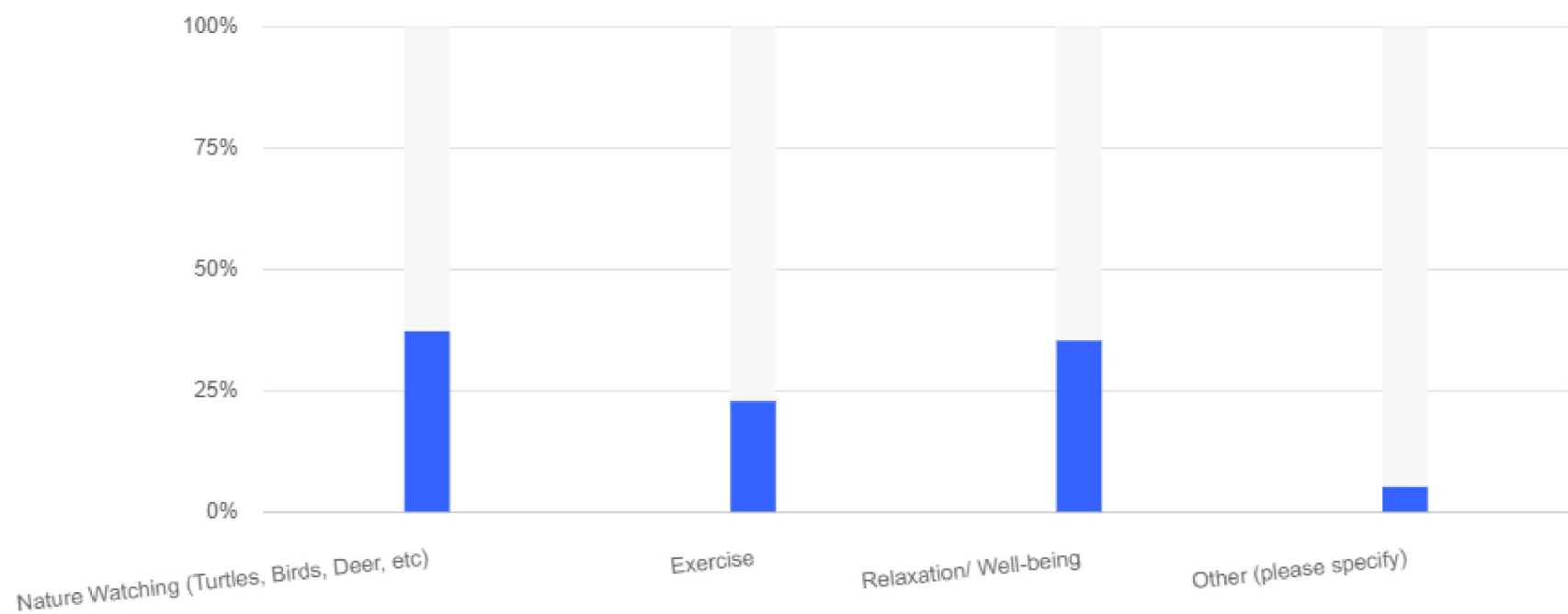
Total submissions: **1097**

Total responses: **31820**

Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: 60322145-cb5c-4ad4-ac38-22f90fddcff7,

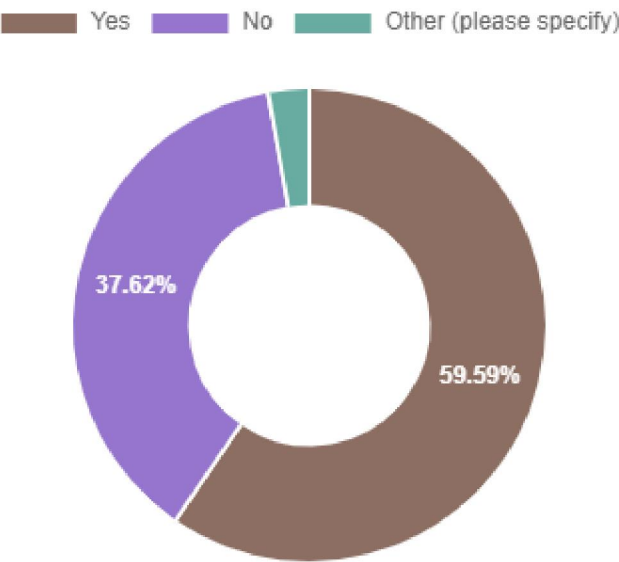


For what purpose(s) do you utilize the boardwalk?



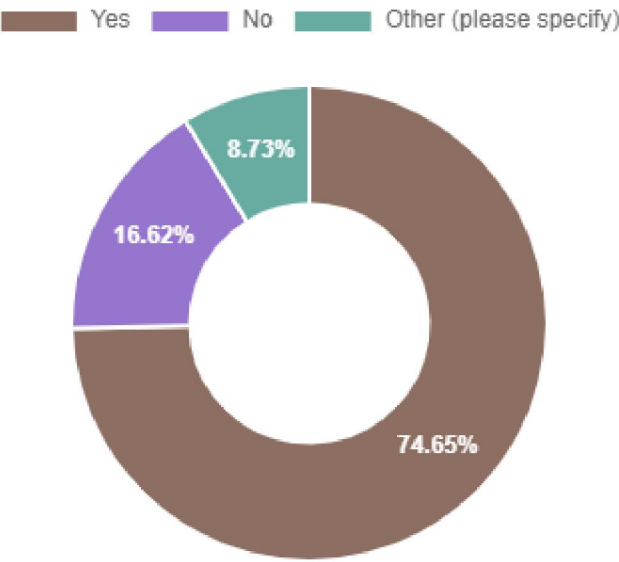
Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: 89911686-735e-4436-9b39-1ed73a21342b,

Has the closure of the boardwalk had an impact on your experience or usage of the Flat Creek Nature Area?



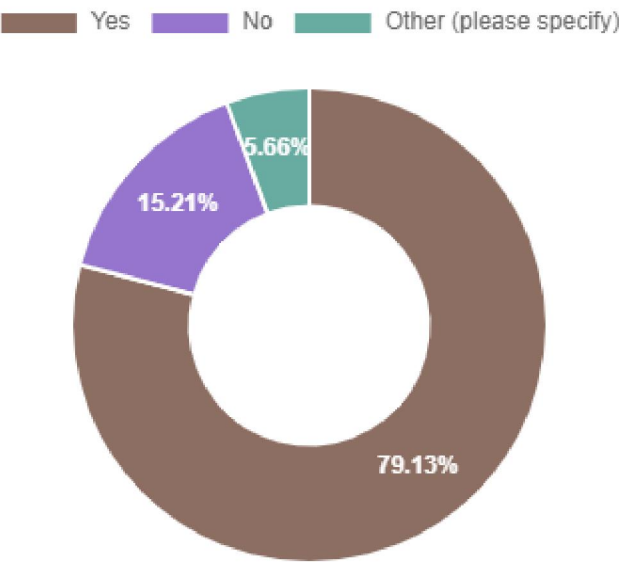
Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: 5433570c-3124-45a8-8a09-feb05c9032bd,

Do you support the estimated expenditure of \$200k to reopen the boardwalk?



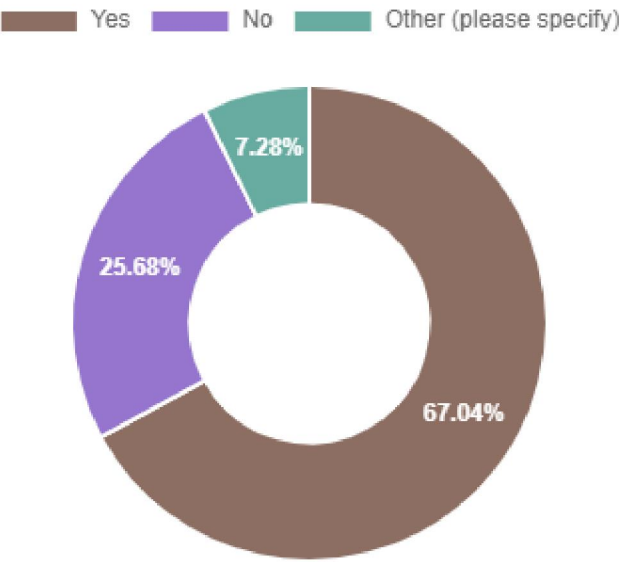
Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: cea9d7f1-5964-491e-9130-227dd56033c1,

Are you in favor of repairing the boardwalk to restore it to its original condition?



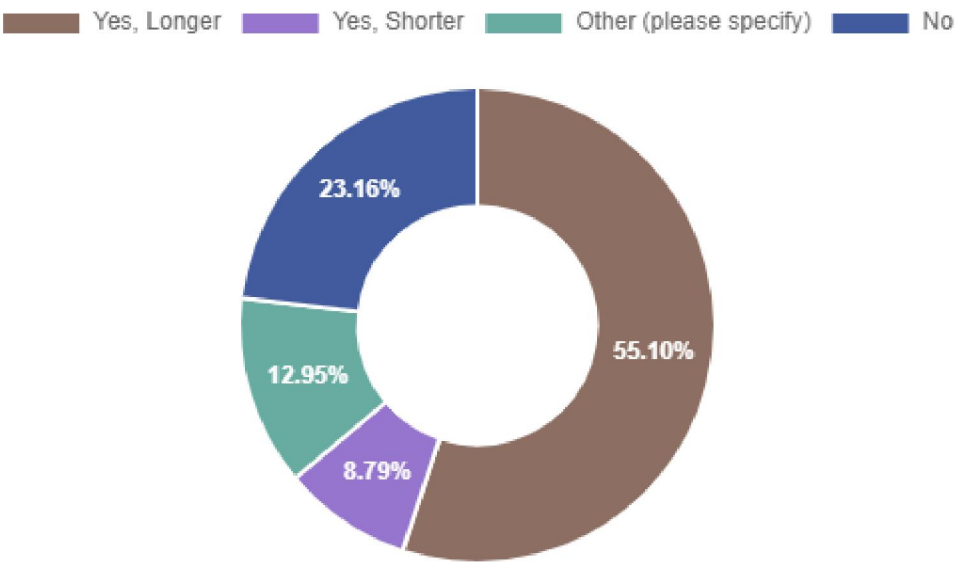
Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: 9890e271-0fc4-498d-89bb-fe3f8ea741b2,

Would you support rebuilding the boardwalk with a more durable material? (Ex. Composite Wood)



Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: c8baf64c-cc34-4404-9399-07b0e44f106e,

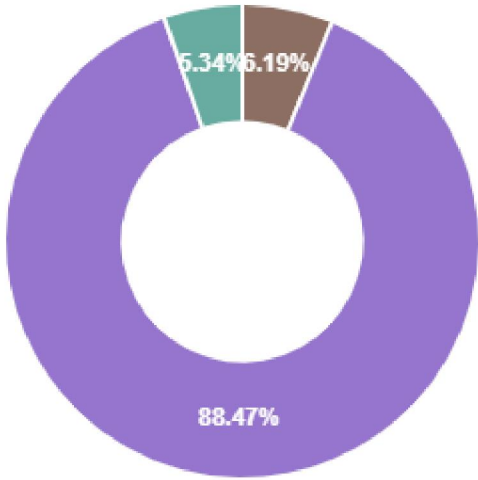
Do you think there is an opportunity to reconfigure the boardwalk?



Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: 4a3deebc-6bab-44a0-9153-6c9611f8c346,

Have you previously encountered any safety concerns or issues while utilizing the boardwalk?

Yes No Other (please specify)



Organization: peachtreecity-ga, Engagement: c3dc3ccb-bdb8-495e-9365-bd6bb8d86566, Questions: 3e2cbba4-a4ee-4fb4-bc9e-3db8882cdb2a,

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 7/26/2023
Justin Strickland, Assistant City Manager 7/26/2023

DATE: August 3, 2023

SUBJECT: 07-23-05 Resolution to Adopt FY 2024 Operating Budget & CIP

Recommendation:

Adopt the attached resolution for the FY 2024 Budget, along with all supporting documents.

Discussion:

Council has already held two budget workshop meetings and the required public hearing on the FY 2024 Budget and may now take action to adopt the annual operating budget and Capital Improvement Plan (CIP). Attached is the budget resolution and all supporting documents, which are consistent with the figures presented at the public hearing.

Budget Impact:

Adoption of the resolution will authorize all appropriations for FY 2024 identified in the supporting schedules. Implementation of the budget will occur as of October 1, 2023.

Attachments:

1. FY2024 Budget ResolutionandSchedules

BUDGET RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2024 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 2024 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 2024, 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 _____, 2023.

Kim Learnard, Mayor

Phillip E. Prebor, Mayor Pro Tem

Mike King, Post 2

Clinton Holland, Post 3

Frank Destadio, Post 4

ATTEST: _____
Yasmin Julio, City Clerk

General Fund FY 2024 Budget Summary

Sources of Funds:

Estimated Revenues

Taxes	\$43,922,254
Licenses & Permits	\$1,778,440
Intergovernmental (Grants)	\$284,131
Charges for Services	\$2,183,679
Fines & Forfeitures	\$1,167,000
Investment Income	\$1,124,095
Contributions & Donations	\$3,000
Miscellaneous	\$144,000

Total Estimated Revenues:	\$50,606,599
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Other Sources (H/M Taxes, Sale of FA)	\$751,655
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Surplus Carryover:	\$103,808
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Total Sources of Funds:	\$51,462,062
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Uses of Funds:

Appropriations

Departmental Operating Expenses

Executive Services	\$1,187,231
Economic Development	\$51,047
Public Communications/CVB	\$335,844
Administrative Services	\$1,916,730
Financial Services/ Information Technology	\$2,692,580
Public Safety	\$24,773,216
Public Works	\$8,156,188
Recreation & Special Events	\$4,063,116
Senior Services	\$186,992
Library	\$1,287,539
Planning & Development	\$2,305,787

Total Departmental Appropriations:	\$46,956,270
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Salary Vacancy/ Other Savings	-\$704,344
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General Administration

Not-for-Profit Organizations	\$25,000
General Liability Insurance	\$125,000
CVB Labor Expense (reimbursed)	\$402,908
Miscellaneous Legal Fees/Claims	\$245,612
Unemployment & Other Expenses	\$20,225
Administrative/Technical Contingencies	\$375,000

Total General Administration:	\$1,193,745
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Transfers to Other Funds/Authorities

Transfer to CIP	\$500,000
Transfer to Debt Service	\$3,509,961
Transfer to Airport Authority	\$0
Transfer to KPTCB	\$6,430

Total Transfers:	\$4,016,391
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Total Uses of Funds	\$51,462,062
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**City of Peachtree City
General Fund
Sources of Funds**

Account Title	Adopted FY 2024 Budget
<u>Taxes</u>	
Ad Valorem (Real) Property - Current	\$21,579,314
Ad Valorem (Real) Property - Prior Yrs.	\$58,231
Motor Vehicle	\$55,705
TAVT - Motor Vehicles	\$1,891,284
Real Estate Transfer Tax	\$140,000
Recording Intangible Tax	\$309,693
GA Power Franchise Tax	\$1,229,532
Coweta Fayette EMC	\$1,040,930
Atlanta Gas Franchise Tax	\$408,199
Comcast Cable	\$356,546
ATT/Bell South Cable	\$62,496
WOW/Nulink Cable	\$12,420
Communications Franchise Tax	\$30,219
Local Option Sales Tax	\$11,515,304
Alcoholic Beverage Tax	\$790,593
Mixed Drink Tax	\$236,900
Business/Occupational Tax	\$484,841
Pawn Shop Annual License/Reg. Fee	\$2,000
Insurance Premium Tax	\$3,622,500
Financial Institutions	\$87,572
Property Tax Penalties - Current Year	\$5,500
Property Tax Penalties - Prior Year	\$2,475
Total Taxes:	\$43,922,254
<u>Licenses & Permits</u>	
Soil Erosion Permits	\$3,600
Land Disturbance Fees	\$38,067
Alcoholic Beverage Licenses	\$387,313
Golf Cart Registration- Residential	\$157,590
Golf Cart Registration- Non Res.	\$225,750
Golf Cart Admin Fees- Late & Decal	\$16,800
Golf Cart Transfer Fees	\$4,410
Golf Cart Annual Rental Fees	\$1,680
Pawn Shop Employee Permits	\$75
Burn/Blasting Permits	\$200
Miscellaneous Fire Permits	\$3,500
Certificates of Compliance- Fire	\$6,500
Building Permits	\$850,000
Certificates of Occupancy New	\$12,000
Certificates of Completion	\$400
Plumbing Permits	\$4,500
Electrical Permits	\$10,500
Mechanical/HVAC Permits	\$27,890
Reinspection Fee	\$500

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

Account Title	Adopted FY 2024 Budget
Zoning & Land Use Permits	\$16,020
Sign Permits	\$10,945
Temporary Sign/Use	\$200
Total Licenses & Permits:	\$1,778,440
	\$184,992.00
<u>Intergovernmental</u>	17%
FCBOE Reimb.- Resource Officers	\$114,131
Fayette County Recreation Grant	\$150,000
GMA Grants	\$20,000
Total Intergovernmental:	\$284,131
<u>Charges for Services</u>	
Tower Lease	\$183,121
WASA Reimbursements	\$5,000
Sale of Merchandise	\$650
Training Reimbursement Revenue	\$1,000
Plan Review Fee - Fire New Construction	\$10,000
Fire Sprinkler Plan Review	\$3,600
Site Follow Up - Fire	\$0
Ambulance Fees	\$750,000
Sale of Recycled Materials	\$2,000
Program Fees - Recreation	\$122,400
Program Fees - Glenloch Pool	\$25,500
Program Fees - Athletic Tournaments	\$3,060
Facilities Maint Fees - Athl. Assoc.	\$129,540
Special Events/Sponsors	\$5,000
Program Fees - Kedron Fieldhouse	\$220,000
Program Fees - Kedron Pool Fees/Passes	\$90,000
Program Fees - Kedron Open Gym	\$25,000
Program Fees - Kedron Swim Lessons	\$22,000
Program Fees - Kedron Swim Teams	\$55,000
Facil Maint Fees - Kedron Athletic Assoc.	\$0
Building Plan Review Fees	\$80,000
Building Plan Review Resubmittal Fees	\$1,200
Plan Review Fee - Various	\$600
Plan Review - Resubmittal	\$2,000
Plan Review - Final Site Plan	\$10,000
Conceptual Plan Fees	\$3,100
Notice of Intent - EPD	\$0
Plat Review Fees - Subdivision	\$1,000
Application Fees	\$8,000
Other Charges for Services	\$22,000
CVB Reimbursements- Personnel Costs	\$402,908
Total Charges for Services:	\$2,183,679

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

Account Title	Adopted FY 2024 Budget
<u>Fines & Forfeitures</u>	
Municipal Court Fees	\$55,000
Court Administrative Fees	\$85,000
Court Restitution	\$2,000
Pre-Trial Intervention Fees	\$60,000
Municipal Court Fines	\$945,000
Library Fines	\$20,000
Total Fines & Forfeitures:	\$1,167,000
<u>Investment Income</u>	
Interest Earnings	\$1,124,095
Total Investment Income:	\$1,124,095
<u>Contributions & Donations - Private</u>	
Donations - In-Kind - Community Events	\$0
Donations	\$3,000
Total Contributions/Donations:	\$3,000
<u>Miscellaneous</u>	
Facility Rental - Tennis Center	\$35,000
Facility Rental - Recreation	\$25,000
Facility Rental - Kedron	\$4,000
Facility Rental - Right-of-Way	\$30,000
Other Revenues	\$35,000
Insurance Reimbursements	\$15,000
Employee Vehicle Reimbursements	\$0
Total Miscellaneous:	\$144,000
Sale of Fixed Assets	\$10,000
Total Fixed Assets:	\$10,000
<u>Other Financing Sources</u>	
Operating transfer from H/M Tax Fund	\$741,655
Operating transfer from Other Funds	\$0
Total Other Financing Sources:	\$741,655
General Fund Revenue Totals:	\$51,358,254
Surplus Carryover/ (Reserve Increase)	\$103,808
Total Sources of Funds	\$51,462,062

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

General Fund Expenditures

	Adopted FY 2024 Budget
<u>Departmental Operating Budgets</u>	
Mayor & Council	\$255,619
Economic Development	\$51,047
Public Communications	\$335,844
City Manager	\$931,612
Total Executive Services:	<u>\$1,574,122</u>
 Human Resources	 \$669,648
City Clerk	\$488,596
Municipal Court	\$758,486
Total Administrative Services	<u>\$1,916,730</u>
 Finance Department	 \$1,143,048
Purchasing Department	\$147,383
Geographic Information Systems	\$458,044
Information Technology	\$944,105
Total Financial Services/ I.T.	<u>\$2,692,580</u>
 Police Department	 \$11,769,351
Fire Department	\$12,403,799
Emergency Medical Services	\$600,066
Total Public Safety	<u>\$24,773,216</u>
 Public Works	 \$4,939,292
Grounds Maintenance	\$2,088,396
Building Maintenance	\$1,128,500
Total Public Works	<u>\$8,156,188</u>
 Recreation Administration	 \$3,127,385
Kedron Fieldhouse	\$935,731
Library Administration	\$1,287,539
Senior Services Facilities	\$186,992
Total Leisure Services	<u>\$5,537,647</u>
 Planning & Zoning	 \$448,755
Engineering	\$535,739
Code Enforcement	\$539,579
Protective Inspections	\$781,714
Total Planning & Development	<u>\$2,305,787</u>
 Total Departmental Budgets:	 <u>\$46,956,270</u>
 <u>General Administration Budget</u>	
Liability Insurance (GIRMA)	\$125,000
Unemployment Insurance	\$20,000
Pooled Vehicle Expenses	\$225

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

General Fund Expenditures

	Adopted FY 2024 Budget
Not-for-Profit Organizations	\$25,000
CVB - Shared Labor	\$402,908
Contingency - Legal Services	\$245,612
Contingency - Technology	\$85,000
Contingency - Facilities Maintenance	\$150,000
Contingency - General Administration	\$140,000
Total General Administration:	\$1,193,745
<u>Operating Transfers</u>	
Transfer to CIP Fund	\$500,000
Transfer to Fire/EMS Grants Fund	
Transfer to SPLOST Fund	
Transfer to Debt Service Fund	3,509,961
Transfer to Amphitheater Fund	
Transfer to KPTCB	\$6,430
Transfer to Airport Authority	\$0
Transfer to H/M Tax TPD Fund	
Total Interfund Transfers:	\$4,016,391
	\$4,807,228
 General Fund Totals:	 \$52,166,406
	\$5,053,499
 Salary Vacancy/ OtherSavings:	 -\$704,344
 Total Uses of Funds:	 \$51,462,062

**Stormwater Utility Fund
Operating & Capital Budget
Fiscal Year 2024**

Revenues		
Fund 521	Description	Amount
	Charges for Services	\$ 2,577,361
	Investment Income	49,000
	Miscellaneous Revenue	32,000
	Total Stormwater Revenues:	\$ 2,658,361
Appropriations		
Fund 521	Description	Amount
	Personnel Services & Benefits	\$ 442,537
	Purchased/Contracted Services	722,222
	Supplies	130,226
	Contingency	
	<u>Capital Outlay</u>	
	Vehicles & Equipment	47,000
	Infrastructure - Renewal & Extension	600,000
	Depreciation & Amortization	
	Other Costs (Bad Debt Expense)	30,000
	Debt Service	659,850
	Other Financing Uses	-
	Total Stormwater Appropriations:	\$ 2,631,835
		\$ 26,526

**City of Peachtree City
Stormwater Utility Fund
Sources Uses of Cash for Bond Coverage
Fiscal Year 2024**

	FY 2024 Adopted Budget
Sources of Operating Cash:	
Stormwater Billings	2,651,260
Bad Debt Expense	(30,000)
Stormwater Credits	(73,899)
Miscellaneous Revenue	32,000
Interest Earnings (1)	49,000
Sources of Cash	<u>2,628,361</u>
Use of Operating Cash	
Salaries and Benefits	442,537
Other - Operating	852,448
Debt Service (2)	659,850
	<u>1,954,835</u>
Net Increase (Decrease) in Cash before Capital Items	673,526
Infrastructure - Use of R&E	600,000
Other Capital Items (3)	47,000
Net Increase (Decrease) in Cash after non-R&E Capital Items (Available for Renewal & Extension)	<u>\$ 26,526</u>
Net Revenue Available for Debt Service	\$ 733,376
FY2022/2023 Debt Service Payments	659,850
Bond D/S Coverage (4)	1.11

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

(2) Cash Basis

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

(4) There are no bond covenants requiring a minimum debt service coverage ratio
For good management practice, we strive to maintain a minimum coverage of 1.1 (110%)

**Amphitheater Fund
Operating and Capital Budget
Fiscal Year 2024**

Revenues:

Charges For Services	\$ 1,373,500
Sponsorships	271,625
Miscellaneous Revenue	2,000
Transfer from HM Tax Fund (TPD)	75,000
Surplus Carryover (increase or use of reserves)	-

Total Revenues:	\$ 1,722,125
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Expenses:

Personnel Services and Employee Benefits	\$ 41,095
Purchased / Contracted Services	458,896
Supplies	67,050
Program Expenses	1,020,750
Capital Outlay/Contingency	100,000
Contingency	34,334

Total Expenses:	\$ 1,722,125
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**City of Peachtree City
Special Revenue Funds**

	FY 2024 Adopted Budget
<u>Hotel/Motel Tax Fund - 275</u>	
Beginning Cash/Fund Balance	
Revenues - Hotel/Motel Taxes	1,977,747
Operating Transfers Out:	
Peachtree City Convention & Visitors	(865,264)
City General Fund	(741,655)
TPD Fund	(370,828)
Amphitheater (TPD)	-
Ending Cash/Fund Balance	\$ -
<u>Hotel/Motel TPD Fund - 276</u>	
Beginning Cash/Fund Balance	
Revenues	-
Operating Transfer In:	370,828
Expenditures	(295,828)
Operating Transfers Out:	
Amphitheater (TPD)	(75,000)
Ending Cash/Fund Balance	\$ -
<u>Neighborhood Parks Fund - 200</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -
<u>D.A.R.E. Program Fund - 202</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -
<u>State Seizure Fund - 203</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -
<u>HAZMAT Fund - 204</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -
<u>Police Department Tuition Fund - 206</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -
<u>Youth Council Fund - 207</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -
<u>Public Safety Grants - 208</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -
<u>Police CERT Grants/CERT Donations Fund - 209</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	\$ -

**City of Peachtree City
Special Revenue Funds**

	FY 2024 Adopted Budget
<u>Police Grants/Donations Fund - 210</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	<u>\$ -</u>
<u>Explorer Troop Fund - 211</u>	
Beginning Cash/Fund Balance	
Revenues	
Expenditures	
Ending Cash/Fund Balance	<u>\$ -</u>
<u>Federal Seizure Fund - 212</u>	
Beginning Cash/Fund Balance	
Revenues	
Expenditures	
Ending Cash/Fund Balance	<u>\$ -</u>
<u>Tree Fund - 215</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	<u>\$ -</u>
<u>ARP Fund - 230</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	-
Expenditures	-
Ending Cash/Fund Balance	<u>\$ -</u>
<u>Keep Peachtree City Beautiful Fund</u>	
Beginning Cash/Fund Balance	\$ -
Revenues	45,540
Expenditures	-
Operating/Equity Transfers Out	(45,540)
Ending Cash/Fund Balance	<u>\$ -</u>

**Debt Service Funds
FY 2024 Budget Summary**

	Fund 400 G/F Supported
Revenues:	
Surplus Carryover	\$0
Transfer from General Fund	\$3,509,961
Total Revenues	\$3,509,961
Appropriations:	
General Obligation Bond Expenses	
Facilities Authority Bonds	\$718,142
Equipment Lease-Purchase Loans	\$2,791,819
Total Appropriations	\$3,509,961

**Debt Service Detail
FY 2024**

<u>Description/Budget Year</u>	<u>FY 2024</u>
B & M Loans/Recr Bond/Facil Bond:	
Facilities Authority Bond (2014)	341,375
FY 2022 Public Safety Expansion - \$3.5MM	376,767
Total B & M Loans:	718,142

Equipment Lease-Purchase Loans:

Public Works Department

F-250 Diesel P/U Truck repl (2018)	1,805
F-250 Diesel P/U Truck repl (2018)	1,805
Asphalt Roller Repl. (2018)	2,105
Zero-turn Mowers-3-B&G (2018)	1,660
Komatsu Track Hoe Repl. -PW (2019)	18,058
Zero-turn Mower Repl. (5) PW- (2019)	10,662
Zero-turn Mower Repl. (3) Grnds- (2019)	6,397
F-250 P/U repl. (2019)	6,785
F-150 P/U repl. (2019)	5,706
F-350 Dump Truck Repl.-(2) PW (2020)	20,618
F-250 Repl.-3032-PW (2020)	5,646
S250 Bobcat Skid Loader -PW (2020)	11,320
LB90 Back Hoe repl. PW (2020)	16,761
F-250 P/U Truck Repl.-Grnds. (2020)	5,646
F-250 P/U Truck Repl.-Grnds (2020)	5,646
Zero-turn Mower Repl. (3) Grnds (2020)	6,583
B95 Back Hoe PW (2023) FY21 Carry	24,383
F-350 Dump Truck Repl.-3020 PW (2021)	11,586
Kubota RTV (2022) 2021 carryover	4,266
F-150 P/U Truck Repl.-PW (2023) FY21C	7,980
F-250 P/U Truck Repl.-Grnds. (2023) FY21C	7,093
Hustler Zero-Turn Mower Repl. (2021)	8,811
F-250 Replacement-PW (2023) FY22 carry	7,980
Ford Ranger Repl.-PW (2023) FY22 Carry	7,980
Motor Grader Repl.-PW (2023) FY22 Carry	53,199
Hustler Zero-Turn Mower Repl. (2022)	12,330
Repl. Skid Steer Loader (2023)	15,517
Tractor Truck, Day Cab (2023)	27,708
Low-Boy Trailer- 35 Ton (2023)	9,975
F-750 Dump Truck Repl. 3093 (2023)	28,816
Bobcat S185 Replacement (2023)	15,517
Vermeer Mini Skid Steer (Dingo) (2023)	15,517
Hustler Zero-Turn Mower Repl.-4 (2023)	10,285
Asphalt Roller Repl. (3833) (2024)	12,857

**Debt Service Detail
FY 2024**

<u>Description/Budget Year</u>	<u>FY 2024</u>
Asphalt Roller Repl. (5185) (2024)	12,857
Ford Ranger- Admin. (repl. 3083) (2024)	8,468
Isuzu NPR Flatbed Repl.- (3086) (2024)	14,408
F-250 P/U Truck Repl. 5025 (2024)	10,418
Hustler Zero-Turn Mower Repl. (4) - (2024)	8,379
F-150 P/U Truck Repl. 3087 (2024)	9,909

Total Public Works: 473,442

Recreation Department

Zero-Turn Mower- Super Z (2024)	2,793
F350 Utility Bed Repl. 5041 (2024)	13,522
Explorer Repl. 5063 (2024)	7,273

Recreation Department Totals: 7,273

Police Department

Vehicle Replacements for FY 2018	26,074
Unmarked Vehicle Repl (1) (2018)	1,682
192TB Storage/Expansion (2018)	4,535
Vehicle Replacements for FY 2019	118,037
Stationary ALPRs (3) - (2019)	6,418
Ford F-250 repl. (2019)	9,760
Vehicle Replacements for FY 2020	120,205
192TB Storage/Expansion (2020)	17,359
Taser Replacements (2020)	47,932
Vehicle Replacements for FY 2021	157,343
Vehicle Replacements for FY 2022 (4 only)	24,591
Laptop Replacements-30 (2022)	23,958
Vehicle Replacements for FY23-FY22 carry	116,219
Vehicle Replacements for (FY 2023)	141,864
Vehicles- New Personnel-3 (FY2023)	42,559
Laptop Replacements-30 (2023)	23,940
Vehicle Replacements for (FY 2024)	150,730

Police Department Totals: 1,033,205

Fire Department

Repl Staff Vehicle-Training (2017)	
ReplStaff Vehicle (2006-1) (2018)	2,068
Cardiac Monitor Lifepak-15 Repl. (2018)	2,067
Medic Unit 85- replace (2019)	51,749
Cardiac Monitor Lifepak-15 Repl. (2019)	8,624
Sta. 82 Generator repl. (2019)	0

**Debt Service Detail
FY 2024**

<u>Description/Budget Year</u>	<u>FY 2024</u>
Oxygen Generator repl. (2019)	4,935
Genesis Combo Tools (2019)	5,286
Repl Staff Vehicle - 2011 (2020)	8,807
Cardiac Monitor Lifepak-15 Repl. (2020)	4,330
Combo Hydraulic Tools (2) (2020)	5,127
06 Reserve Engine repl. (2023) FY21 Carry	111,036
Brush Truck- Remount Squad 81 FY22-21C	33,834
SCBA Air Compressor Repl. (2021)	7,464
Replace Medic 81 (2023) FY22 Carry	98,640
F-250 Repl.-Battalion Cmnd. (2022)	8,458
Reseve Enginge repl. (2007) (2023)	0
Staff Vehicle repl. (2204) (2023)	9,975
Cardiac Monitor Replacement (2023)	10,418
Staff Vehicle repl. (2204) (2024)	16,625
 Fire Department Totals:	 389,442
 <u>Code Enforcement</u>	
Code Enforcement Vehicles-New (2022 BA)	17,238
Ford Maverick (repl. Ranger) (2024)	7,759
 Code Enforcement Totals:	 24,997
 <u>General Administration</u>	
MS Server Software Upgrades (2019)	13,813
Tape Drive (Backups) (2019)	4,713
Public Works Physical Security (2019)	7,392
Recreation Physical Security (2019)	7,582
Add'l Storage-Facilities Video (2019)	9,432
Firewall Repl-Public Safety (2019)	9,450
Avanti Laserfiche Upgrade (2019)	11,877
PC Replacements - 146 (2019)	44,974
Firewall Replacement (2020)	10,337
Storage Repl/Additions (2020)	24,807
Data Security Upgrades (2020)	9,303
Server Replacements (2020)	10,336
SQL Server Upgrades (2020)	9,303
VMWare/Veeam Repl. (2020)	9,303
Add'l. Physical Security (2020)	6,202
Misc Software Upgrades (2021)	10,400
Storage Unit Replacements (2021)	41,602
Network Switch Replacements (2021)	31,206
MS Office Updates (2021)	25,959
MS Exchange Software Upgrade (2021)	15,607

**Debt Service Detail
FY 2024**

<u>Description/Budget Year</u>	<u>FY 2024</u>
Fuel Master Pump Upgrades (2021)	3,722
Data Security Upgrades (2021)	8,317
PC Replacements - 60 (2022)	33,852
GIS Workstations - 20 (2022)	14,586
Storage Replacements (2022)	45,127
MS Server Software Upgrades (2022)	16,927
Wireless Network Repl. (2022)	22,554
Vmware Upgrades (2022)	10,156
Physical Security Upgrades (2023) FY22 Carr	6,650
Data Security Upgrades (2022)	9,015
Server Replacements (2023)	21,501
Storage Upgrades (2023)	48,765
Firewall Replacement (2023)	21,058
Tape Drive Replacment (2023)	11,527
Data Security Upgrades (2023)	11,083
Veeam/Backup Upgrades (2023)	10,861
Misc Software Upgrades (2023)	13,300
PC Replacements - 86 (2024)	52,275
MS Server Software Upgrades (2024)	19,319
Add'l. Storage Repl. (2024)	42,047
IP Phone System Replacement (2024)	23,275
Data Center Switch Replacements (2024)	13,300
Firewall Replacement (2024)	15,683
Data Security Upgrades (2024)	12,500
BS&A Cloud Software Upgrade (2024)	55,415
Physical Security Upgrades (2024)	7,046
 Total General Administration:	 863,459
 Total Equipment Lease:	 2,791,819
 Total Debt Service Expense:	 3,509,961
 Transfer from General Fund:	 3,509,961

**Capital Improvement Program Fund
FY 2024 Budget Summary**

Revenues:

Transfer from General Fund	\$500,000
Equipment/Lease-Purchase Loans	\$2,318,350
State Grants	\$432,458

Total Revenues:	\$3,250,808
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Appropriations:

Public Works	\$1,135,208
Recreation	\$105,600
Police	\$680,000
Fire/EMS	\$75,000
Code Enforcement	\$35,000
Administration	\$1,070,000
Contingency	\$150,000

Total Appropriations:	\$3,250,808
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2024 Capital Improvement Program

Expenditures		5 Year Plan	Debt Svce.	Term
Division: Public Services				
PW	Asphalt Roller Replacement (3833)	\$58,000	\$12,857	5 yrs.
PW	Asphalt Roller Replacement (5185)	\$58,000	\$12,857	5 yrs.
PW	Street Resurfacing - LMIG Match	\$432,458		
PW	Ford Ranger - Admin. (repl. 3083)	\$39,550	\$8,468	5 yrs.
PW	Isuzu NPR Flatbed Repl.- Sign Shop (3086)	\$66,350	\$14,408	5 yrs.
Bldgs.	F-150 P/U Truck Repl. 3087	\$46,050	\$9,909	5 yrs.
Bldgs.	Facilities Improvements	\$350,000		
Grnds.	F-250 P/U Truck Replacement (5025)	\$47,000	\$10,418	5 yrs.
Grnds.	Hustler Zero-Turn Mower Repl. (3 @ \$12,600)	\$37,800	\$8,379	5 yrs.
Public Services Total		\$1,135,208		
Division: Leisure Services Services				
Rec.	Replace Ford Explorer (5063)	\$32,000	\$7,273	5 yrs.
Rec.	Hustler Zero-Turn Mower Repl. (1 @ \$12,600)	\$12,600	\$2,793	5 yrs.
Rec.	F350 Utility Bed & Pipe Rack (repl. 5041)	\$61,000	\$13,522	5 yrs.
Rec.	Meade Field/PAC Light Replacements - All		\$1.835MM - ARPA	
Rec.	Glenloch Pool Pump Replacement		\$12K from FM Funds	
Kedron	Concrete Pool Deck Work		\$30K from FM Funds	
Leisure Services Total		\$105,600		
Division: Public Safety Services				
P.D.	Police Vehicle Replacements (10 @ 68,000)	\$680,000	\$150,730	5 yrs.
	Police Department Totals:	\$680,000		
F.D.	Staff Vehicle Replacement (2204)	\$75,000	\$16,625	5 yrs.
	Exterior Building Sealant - Station 82		\$65K from FM Funds	
	Fire/EMS Department Totals:	\$75,000		
Code	Ford Maverick (repl. Ranger)	\$35,000	\$7,759	5 yrs.
Public Safety Services Total		\$790,000		
Administrative/Financial/Technical Services				
	432,458	\$230,000	\$52,275	5 yrs.
	MS SQL Server Software Upgrades	\$85,000	\$19,319	5 yrs.
	Storage Replacements (Synology, HP, MSA)	\$185,000	\$42,047	5 yrs.
	IP Phone System Replacement	\$105,000	\$23,275	5 yrs.
	Data Center Switch Replacements	\$60,000	\$13,300	5 yrs.
	Firewall Replacement - City Hall	\$69,000	\$15,683	5 yrs.
	Data Security Upgrades - AI add-on	\$55,000	\$12,500	5 yrs.
	BS&A Cloud Upgrade (5-Year Cost)	\$250,000	\$55,415	5 yrs.
	Physical Security Upgrades	\$31,000	\$7,046	5 yrs.
Administrative Services Total		\$1,070,000		
Contingency Funds				
	CIP Contingency	\$150,000		
Total Expenditures		\$3,250,808	\$516,858	
Revenue Sources				
	General Fund Transfer		\$500,000	
	Equipment Lease Loan Proceeds	\$2,318,350		
	Other Revenue			
	State Grants - LMIG	\$432,458		
Total Revenues			\$2,750,808	
Total Revenues & Transfers			\$3,250,808	

Equipment Lease/Purchase Program

City of Peachtree City
Hotel/Motel Tax Fund Budget
FY 2024

	FY 2023		FY 2023		FY 2024	
	Current	Budget	Projected	%	Budget	Budget
Estimated Revenue:						
Hotel/Motel Taxes	6.5%	\$1,420,562	\$1,575,412	2%	\$1,606,920	
H/M Tax (TPD)	1.5%	\$327,822	\$363,557	2%	\$370,828	
	8.0%	<u>\$1,748,384</u>	<u>\$1,938,968</u>		<u>\$1,977,747</u>	
Operating Transfers Out:						
Convention & Visitors Bureau	3.5%	\$764,918	\$848,299		\$865,264	
City General Fund: 3%	3.0%	\$655,644	\$727,113		\$741,655	
* City TPD Fund - 1.5%	1.5%	\$252,822	\$288,557		\$295,828	
* Amphitheater Fund (TPD)		\$75,000	\$75,000		\$75,000	
Total:	8.0%	<u>\$1,748,384</u>	<u>\$1,938,968</u>		<u>\$1,977,747</u>	

* These two items total the 1.5% TPD portion
Amphitheater supplement to be transferred out from the TPD Fund

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 7/21/2023
Justin Strickland, Assistant City Manager 7/26/2023
Robert Curnow, City Manager 7/26/2023

DATE: August 3, 2023

SUBJECT: 08-23-01 Step Two Annexation Application Acceptance for 52 acres on Stagecoach Road and Spear Road

Recommendation:

Staff recommends that Council accept the Step-Two annexation application for the 52 acres on Stagecoach and Spear Roads. Council's acceptance of the application allows staff to begin the review process and in no way implies approval of the annexation.

Discussion:

Peachtree City has adopted a two-step annexation process. Step Two of the City's process begins the State-mandated annexation process outlined in the Georgia Annexation Law. The annexation statute includes a tightly regulated timeline of deadlines, all measured from when the application is officially accepted. Once an application has been accepted, and barring possible objection from the County, Council must hold a public hearing within 60 days.

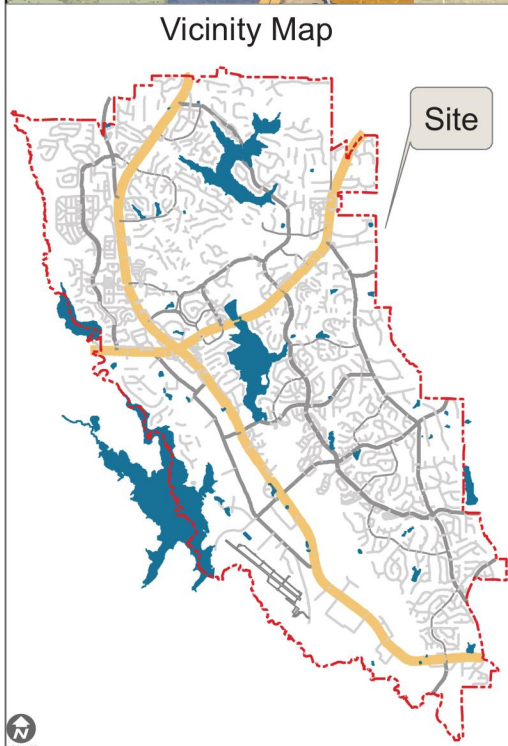
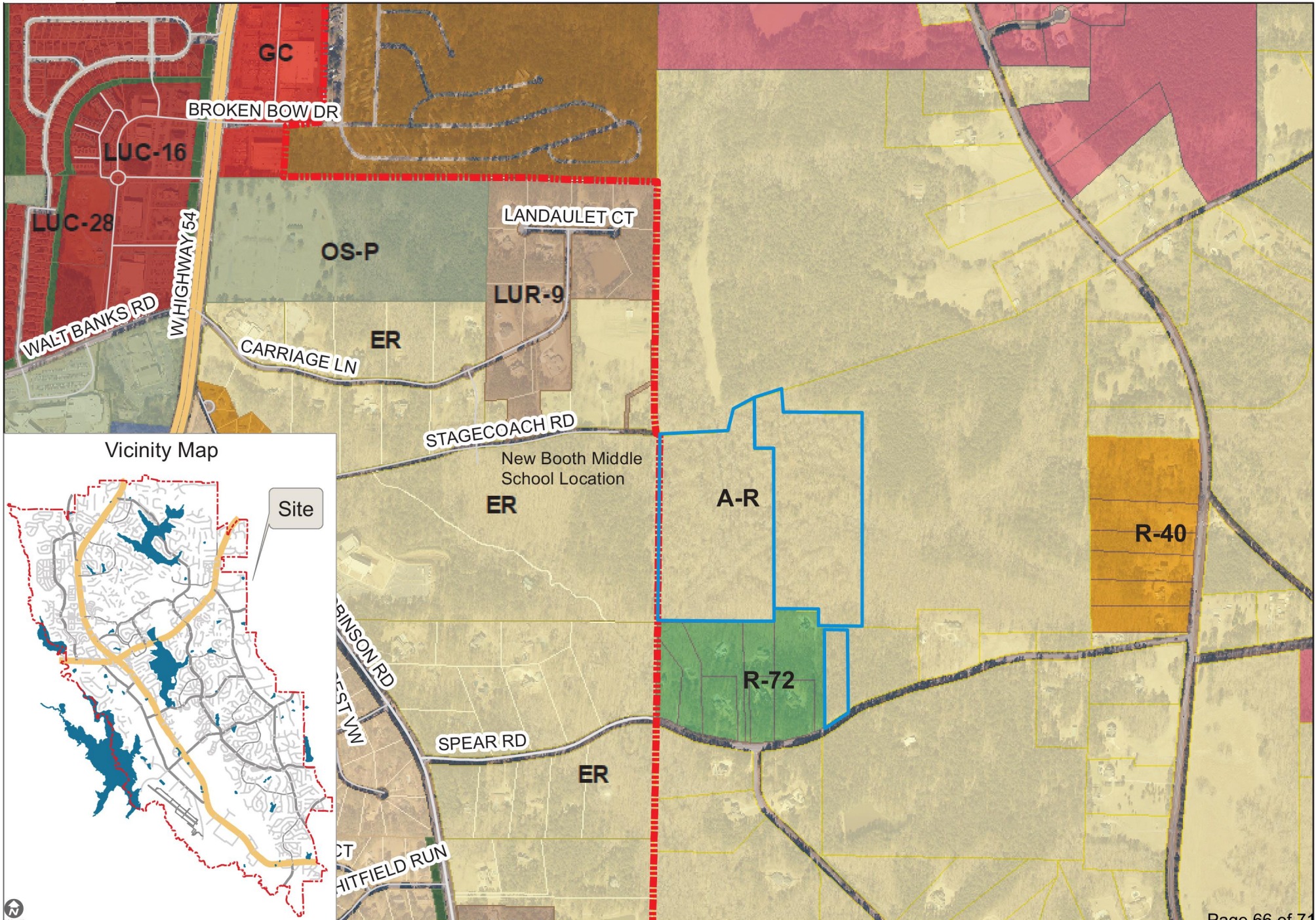
Staff has reviewed the application and found that it meets the submittal requirements of the 100% methodology, as outlined in the Georgia Annexation Law.

Budget Impact:

There are no budget impacts associated with the item.

Attachments:

1. Location & Zoning Map
2. Applicant Narrative
3. Schematic Land Use Plan 11x17





APPLICANT Narrative

PREAMBLE

Each of the subject tracts was purchased separately over the last 28 years by Applicant in furtherance of a larger, long range plan first envisioned in 1985 with the initial land purchase and subsequent development in 2005 of Hyde Park (Phase 1). As key components for Hyde Park's development, a Declaration of Protective Covenants, HOA By-Laws, Deed Restrictions AND Development Guidelines were carefully crafted with the anticipation of several future land purchases within the delineated, contiguous land lots (61 and 68).

The resulting build out of Hyde Park (Phase 1) is the example to be followed for the subject development of Phase II, to be known as Kensington Gardens at Hyde Park. Clearly the subject property is part of a very long range plan and not of a speculative nature.

Applicant has been a citizen of Peachtree City since 1974, has operated multiple businesses in Peachtree City since 1978, developed a previous high quality neighborhood development adjacent to this property, and has raised a family that now lives and works in Peachtree City as well. Applicant and his family are looking to do another high quality development that matches the character of Peachtree City that they understand and cherish.

Comprehensive Plan Goal Statements

1. Natural Resources

The subject property borders the West and East sides of Camp Creek and, of the approximate 52 acres, roughly 12 acres (23%) are within the floodplain. The remaining 40 acres rises quickly away from the floodplain and any environmentally sensitive areas. It is our intention to develop the East side first, incorporating a new bridge over the creek and to develop the West side after the East side is completely developed and occupied.

With the Comprehensive Plan firmly in mind, our goal is to clearly protect this waterway and its drainage areas. To this end, we have already tentatively agreed with The Southern Conservation Trust (See Attached) to dedicate the creek and floodplain areas for conservation, and we are also receptive to involvement with the FCBOE/Booth Middle School in conjunction with their previous "Project

Adventure” or similar program. We are also receptive to alternative cartpath placement and/or a potential City easement/greenbelt along the waterway.

In any event, these areas are fully protected within stringent existing Federal, State, and Local regulations, which will be further protected by certain deed restrictions and land covenants as deemed necessary for proper development.

It is worth noting that the current Fayette County (Unincorporated) Land Use Plan incorrectly shows the West Camp creek boundary as environmentally sensitive (wetlands?) fully abutting the Peachtree City limits almost the entirety of our property. This designation is factually incorrect. Prior Fayette County Land Use Plans along with Fayette County’s Geospatial Map and FEMA’s FIRM Map (attached) show the vast majority of the property (on BOTH sides of the creek) as completely outside of the floodplain, with zero delineated environmentally sensitive wetlands. Our on-site flood survey further confirms this to be the case. The incorrect designation of this property mistakenly identifies 3/4ths of the proposed development:

No home will be in the floodplain or any environmentally sensitive area; and after dedication to SCT, wetlands will not be a part of any lot.

More than 1 acre and more than 50% of each lot will be outside of the floodplain (exceeding City required 30%), while many of the lots do not touch the floodplain at all.

2. Land Use & Development Patterns

Per the City’s Land Use Plan, low density is defined as one (1) acre or larger and numerous one-acre parcels (or less) currently exist and are occupied along Stagecoach and Spear Road. At an average density of over 2.25 acres, this 52 acre (23 Lot) development adheres to Comprehensive Plan “Low Density” land use for the Eastern area of the City AND is also in keeping with the County’s desired density for the area.

More particularly, to the South of and bordering this proposed development, the County zoned Shaker Ridge subdivision consists of 8 lots averaging just over 2 acres with half of them being 2.0 and 2.1 acres. Other lots on Spear Road towards Ebenezer are 0.35, 1.08, 2.0, and 4.38, and 5.0 acres in size. The East side of Kensington Gardens will have a developed acreage density of 1.88 acres/lot with all lots that border Shaker Ridge being over 2 acres in size. It is further noted that further South on the City’s Eastern side, several developments (e.g. The Estates and The Preserve) consist of low density, one acre lots.

Lastly, the County’s Comprehensive Plan, and more particularly recent rezonings in the area, suggest that even a density of 1 acre/lot under a conservation subdivision would be acceptable (See Attachments).

3. Economic Development

Being only a residential development, the property taxes and miscellaneous impact and development fees on the individual lots and homes will be contributing factors to City finances, in addition to future resident local spending.

4. Transportation

The development is divided into two sections bifurcated by Camp Creek with a paved continuation of Stagecoach Road from Robinson Road over a new bridge to the East side of Camp Creek. Additional Golf cart access for Kensington Gardens will use a 20’ Old Stagecoach Road formal easement to also cross

Camp Creek and connect to the City's path system and the new school – eliminating or reducing most/all middle school car traffic from either portion of this development. This cart path creek crossing will be enhanced with a covered bridge design.

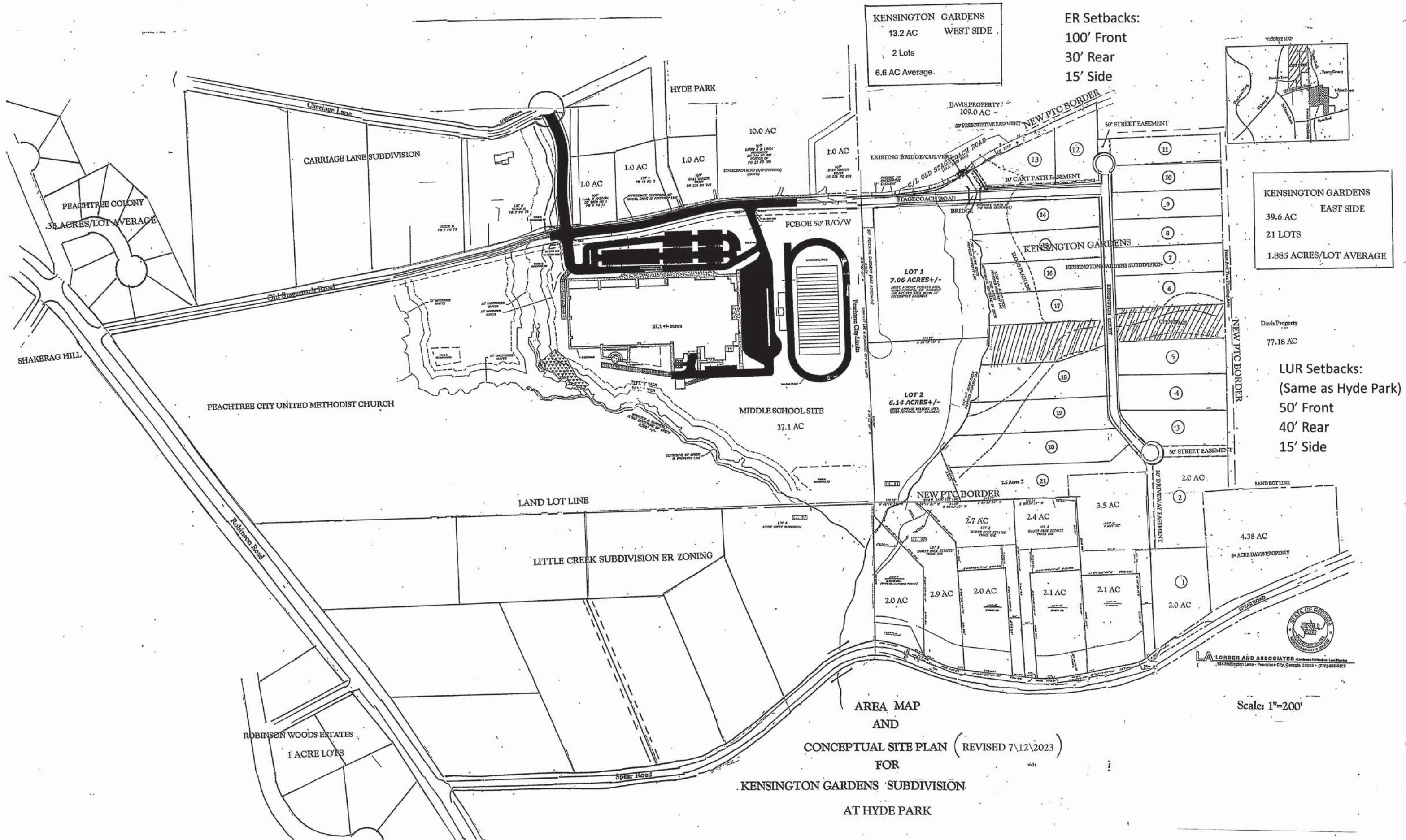
5. Housing

On the East side of Camp Creek, the development will include 21 large upscale homes equivalent to the existing Hyde Park subdivision with the same HOA and Development Standards. On the West side of Camp Creek, the development will consist of two (2) large Estate Residential lots consistent with many of the other lots on Stagecoach and Carriage Lane, which are also intended to be incorporated into the Hyde Park (& Kensington Gardens) HOA, further protecting the integrity of the area.

The overall development offers potential homeowners an alternative to the prevalent cluster home subdivisions.

6. Community Service and Facilities

This development has access to public water system from both Spear Road and Stagecoach Road and the property has adequate soil conditions to allow individual septic systems and redundancy. Fire, police, and emergency service are within a reasonable response time with easy access from Highway 54 down Stagecoach or Carriage Lane. Infrequent first responder access for this area already entails City personnel through Mutual-Aid agreements with the County (See attached).



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Jill Prouty, Library Director 7/27/2023
Paul Salvatore, Finance Director 7/27/2023
Justin Strickland, Assistant City Manager 7/27/2023

DATE: August 3, 2023

SUBJECT: 08-23-02 Library Elevator Maintenance

Recommendation:

Accept the proposal from KONE for the modernization of the elevator in the City Library for the total amount of \$215,950.

Discussion:

The elevator system at the library is over 27 years old. The average life of an elevator is 25 years. Some parts and electronic components are no longer manufactured and repairs are getting harder to complete. Therefore, staff requested a modernization proposal from our current elevator maintenance contractor, KONE. The proposal includes replacing all electronic and mechanical equipment for the elevator system. The proposal also includes some aesthetic upgrades as well, including new interior wall panels and ceiling.

Staff has reviewed the proposal and finds it acceptable and recommends approval.

Budget Impact:

City Staff has procured a grant from Georgia Public Library Service in the maximum amount of \$93,500 (50% of estimated cost of \$187,000). Therefore, the amount the City will have to pay for the project is \$122,450. Funding is budgeted and available in 335-6510-541200 GA.

Attachments:

None