City Council of Peachtree City
Agenda
August 3, 2006
7:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
Recognize Graduates of Citizen Police Academy

IV. Public Comment

V. Minutes
June 21, 2006, Special Called Meeting Minutes
June 21, 2006, Budget Workshop Minutes
July 13, 2006, Special Called Meeting Minutes
July 20, 2006, Special Called Meeting Minutes – 7 a.m.

VI. Monthly Reports

VII. Consent Agenda
1. Consider Changes to PCTA Bylaws
2. Consider Appointments to Tourism Association – Art Ferreira, Chuck Micallef
3. Consider Budget Adjustments including a New Police Officer Position

VIII. Old Agenda Items
07-06-02 Consider Funding for Conceptual Design of The Gathering Place and Baseball/Soccer Complex Expansion

IX. New Agenda Items
08-06-01 Consider Adoption of FY 2007 Budget
08-06-02 Consider Intergovernmental Agreement with Development Authority of Peachtree City (DAPC)
08-06-03 Consider Alcohol License Fee for Wholesale Business
08-06-04 Alcohol License – NEW – Imagen, Inc.
08-06-05 Consider Step One Annexation Request from Group VI

X. Council/Staff Topics

XI. Executive Session

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

City Council of Peachtree City
Minutes of Special Called Meeting
June 21, 2006
6:30 p.m.

The City Council of Peachtree City met in a special called meeting on Wednesday, June 21, 2006, in the Floy Farr Room at the Peachtree City Library. Mayor Logsdon called the meeting to order at 6:40 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

The purpose of the meeting was to hear a report on the CSX siding, consider approval of a 25 mph speed limit on Terrane Ridge and Planterra Way, discuss the millage rate established by Fayette County for unincorporated County residents, and discuss the EMS tax equity issue.

I. CSX Report to Council on Siding Project
Craig Camuso of CSX Railroad told Council that he understood the concerns. The siding was operational as of the evening of June 20. He said he had been working on the City's suggestions. Camuso continued that CSX-Georgia was part of a company that was in 23 states and covered 28,000 miles of track. The Georgia operation had approximately 1,600 miles of track through 60 counties, with a major intermodal facility located in Fairburn. Several other terminals and facilities were located throughout the state. Business had picked up the last four to five years, and the railroad was moving more freight than ever, which presented capacity problems. In August 2005, CSX announced a $400 million investment to upgrade capacity, which included passing sidings. In the northern U.S., the rails were double-tracked to allow for trains to go both directions. The south had single track, so sidings were created to get one train out of the way to allow another to go through. The purpose of the siding was not to park trains, but to get them out of the way.

Camuso said CSX had a list of considerations when the siding locations were selected. The list included whether or not right-of-way had to be purchased, whether there were public crossings involved, and environmental issues. In the City, there was no need to purchase right-of-way. There were two private crossings and one public crossing (County Road 104). The siding would not be in any wetlands. The location in the City met the criteria, and construction began on the Rock Spur crossing. After construction began, CSX heard about the other issues that should have been considered in the beginning.

Camuso continued that CSX believed it had the authority to close the private crossing located on GA 74 at the former Comcast site. He said the company had decided not to close the crossing and understood the property development issues. Camuso said CSX was committed to continuing the dialogue. The placement of the buffer for noise and aesthetics had to be off the right-of-way and in concert with operational procedures, but he committed the railroad to continuing the discussion. Camuso said the line was a low-density line for hazardous materials. The company would work with the Fire Department to upgrade the hazardous materials plan and to conduct any necessary training. He also understood an overpass north of the Comcast crossing was planned and committed to keeping the dialogue open. Camuso said he could not go beyond that.

Kourajian asked where the next closest siding was located. Camuso said there were several on the line, and most were located south of the City. The next one was located in Haralson, and it was the most active. The siding in the City would be able to accommodate longer trains. Kourajian asked how long much time would be involved. Camuso said the intent was to increase the sidings so the trains would not sit parked for a long period of time. It was hard to put a time frame on the waits, but the company wanted the trains to move as quickly as possible. He spoke to the company's operations office, and they would try to move trains on the siding as soon as possible. Hopefully, it would be no more than 20 minutes. Kourajian reiterated the siding was not a place to park a train. Camuso said he could not say that would not happen, but it would happen only if something happened on the line so trains could not move anywhere.

Plunkett asked when it was determined that the City met the criteria. Camuso said it was early in 2006. Plunkett asked if the railroad had an obligation to let a City know its plans. Camuso said that contact should have been made earlier, instead of after the Mayor contacted CSX. Kourajian asked who the point of contact was. Camuso said he was.

Plunkett asked if there was anything that could be done to keep the railroad from using the siding. Camuso said no. Logsdon said it mystified him that there was not a rural area where the siding could go rather than in a planned community. Camuso said he understood.

Boone asked what was recommended for the buffer between the railroad and the homes. Camuso said they would work with the City to put the buffer where the City determined it would be the best. Rutherford said there also needed to be buffering along GA 74 beside the crossing. She did not want to see the train. Since the crossing was to be kept open, there also needed to be visibility. Camuso said they would continue to work with the City engineer.

Kourajian thanked the railroad for keeping the Comcast crossing open. He asked if the train would ever block the crossing and the road. Camuso said that the train would currently block the crossing. There were only a few vehicles a week using the crossing now. Kourajian asked if there would be more safety precautions taken by the railroad if the crossing became a neighborhood outlet. Camuso said there was concern for using the crossing as the main access for the development. There would be more exposure for something bad to happen, and it would be a concern whether the siding was there or not. Logsdon asked if the railroad intended to close the Comcast crossing if an overpass was built. Camuso said the railroad would keep the discussion open, but the crossing would not close anytime soon.

Plunkett asked if CSX were aware of discussions with previous administrations regarding the Comcast crossing. Camuso said they had conversations a few years ago, but had heard nothing until April 2006. Plunkett noted there were upgraded crossing guard mechanisms that would alleviate some of the concerns. Camuso said there were. There were now quiet zones with four-quadrant gates. The train would not have to slow down or blow its whistle. Trains also did not have blow whistles when a crossing was closed.

Rutherford asked how much the traffic had increased. Camuso said only a few trains had been added. He clarified that "more traffic" did not mean more train trips; it meant adding cars. Rutherford asked how long it would take for 110 cars to pass through a crossing. Camuso said it depended on the speed of the track. Since the track had just opened, the trains were going 10 mph now, but would get faster as the track settled.

Fire Chief Stony Lohr said the closest siding to the new siding was in Tyrone, and there was also a siding between Kelly and Dividend. He asked if the switches were manually or remotely controlled. Camuso said he did not know, but he would get an answer. Ron Mundy asked if there were any statistics regarding an increase in derailments or collisions involving sidings. Camuso said he did not know. There were no statistics, but siding was made of upgraded materials and was safe. The chance of a head-on collision decreased.

II. Consider Approval of a 25 mph speed limit on Terrane Ridge and Planterra Way

Police Chief James Murray said the homeowners association had requested that the speed limit be lowered. The Police Department asked the state for an update to the radar permit to add the 25 mph speed limit to it. It usually took months to get the permit back, but it was returned in a matter of weeks. He asked Council to approve the permit, sign it, so the change would become effective.

Rutherford moved to approve the 25 mph speed limit on Terrane Ridge and Planterra Way. Kourajian seconded. The motion carried unanimously.

III. Discuss the Millage Rate Established by Fayette County for Unincorporated County residents and Incorporated County Residents

City Manager Bernard McMullen said that staff had put together a letter to the County Commission Chairman that the Mayor had signed in anticipation of the joint meeting between the Board and the Council. The item had not been advertised on the special called meeting agenda for the meeting, so it was not discussed.

Finance Director Paul Salvatore discussed the information in the letter. He referred to the 2005 Fayette County millage rate certification form. He noted there had been a .892 mill rollback for the unincorporated County residents. Rutherford asked why that had been done. Salvatore said that was the question. The rollback was listed as an insurance premium tax rollback. The state required that, when the net millage rate was calculated, there must be a rollback for local option sales tax. There were stipulations on when, or if, there should be a rollback based on the insurance premium tax. If the millage had not been rolled back, the County would have collected another $1.7 million from unincorporated residents, which would have allowed the Commissioners to rollback the incorporated tax rate.

Salvatore read from the 2005 Fayette County millage rate certification form:

The Insurance Premium Tax proceeds must be used to fund one or more of the services indicated below within the unincorporated area of the county, however, if the insurance premium tax proceeds exceed the cost of the service, then the 2005 unincorporated millage rate must be rolled back for any amount not expended.

Salvatore said the County had received $1.8 million in insurance premium tax. He said the rate should only be rolled back if at least that amount was not spent on services that benefited primarily the unincorporated areas. Rutherford noted that the applicable services included police protection, except protection provided by the sheriff; fire protection; curbside or on-site residential or commercial garbage and solid waste collection; curbs, sidewalks, and street lights; and other such services as may be provided by the county governing authority for the primary benefit of the inhabitants of the unincorporated areas of the county. She said EMS was not on the list.

Salvatore said the funds could be used for basically anything in the unincorporated areas of the County. He said the Marshal's office received $600,000. Salvatore said he broke out the County's FY 2006 budget (Attachment 3) and listed the services provided county-wide and non-county-wide. The value for the non-county-wide services was $5.5 million, which was well in excess of $1.8 million. Salvatore said the City's question was why rollback the millage rate for the unincorporated residents if they were receiving more than $1.8 million in services.

City Attorney Ted Meeker said that the millage rate should be rolled back if more money was collected than spent. Plunkett said the incorporated areas should not subsidize the unincorporated area. Rutherford clarified that the unincorporated area should not have gotten a rollback. McMullen said that was staff's opinion.

Rutherford asked if anyone else had looked at the information. McMullen said they had looked at how other counties did it. Salvatore said Henry County had the LOST rollback the way it should be done, but did not have anything for the unincorporated area for the insurance premium rollback. Salvatore noted that Henry County also noted duplication of services and rolled back the rate for the cities that provided the same services. McMullen said that, in addition to the rollback for the insurance premium tax, the County did not account for the duplication of services. Salvatore said the County only rolled back the rate for incorporated residents for fire service because of the special districts. He said there were other services that should be included in addition to fire. Rutherford asked what other services were duplicated in addition to recreation, fire, planning and zoning, and EMS. McMullen said the duplicated services included engineering and fleet maintenances, marshal's office, permits and inspections, and planning.

Kourajian asked what should be done. Logsdon said they would wait for the Commissioners to respond. McMullen said he had not heard anything yet. Logsdon said he spoke with Commission Chairman Greg Dunn, and the commissioners were looking at the letter. Plunkett said if the City were wrong, then the Commissioners needed to tell the City why.

Assistant Fire Chief Ed Eiswerth said that basically the City taxpayers were paying a higher millage rate than unincorporated citizens for services they did not receive. Logsdon said that was the position the City was taking.

Rutherford asked staff if there was anyone at the state level that could be consulted about the issue. McMullen said Salvatore had talked to the Department of Revenue, and they were seeking an answer. Rutherford asked if the Georgia Municipal Association (GMA) had been contacted. McMullen said they had not. Council agreed that it would be good to contact GMA.

Logsdon asked if another letter should be sent if there was no formal response by July 5. The consensus was yes.

Plunkett asked if the issue affected the City's budgeting process. McMullen said it did not. Rutherford asked if the other municipalities had been copied on the letter. McMullen said he sent a copy to Fayetteville and Tyrone. Rutherford asked if the matter could be placed on the agenda for the Association of Fayette County Governments meeting on July 11. McMullen said yes. Salvatore added that the County had to set the millage rate by August 1, so it was a good time to discuss the issue. Rutherford asked if the City's representative to the Board of Commissioners had been contacted. Logsdon said the letter would be sent to the City's representative.

IV. Discuss the EMS Tax Equity Issue

McMullen said that, subsequent to the June 7 joint meeting with the Board of Commissioners, Council asked staff to put together a white paper on the EMS tax equity issue, which was given to Council prior to the meeting. Council also asked for information regarding the financial impact. The inequity actually began in 1987 as far as citizens paying for the services twice. He said staff was working to gather information.

Lohr went over the white paper. The City's EMS became separate in 1979 for a variety of reasons. City residents did not want to wait for an extended period of time for EMS to arrive from outside the City. Most of the medics at that time were all volunteer, and the only training offered was from the County during the workweek.

Lohr said Fayette County's EMS care was not being criticized. Both the City and the County provided an extremely high level of service as far as quality of people and equipment. The difference was time and distance. Both services had paramedics trained to the critical care level, which was the highest level. The City service provided service to a smaller area, so there was a greater probability of having help when it was needed. According to the FY 2005 County radio report, the County's average response time was five minutes, 11 seconds. The City's average time was four minutes, 16 seconds. The response time for the County's ambulances was nine minutes, two seconds. The times would be similar if they came into the City because they were trying to cover more area per unit. If the County were to cover the City, only three units would be provided. The locations had not been specified. The logical placement was one in the far north of the City, and the other in the far south, which would be best for the County. Lohr continued that most of the City's calls were in Stations 81 and 82 territory, which was the center of the City.

Lohr continued that the County selected the consultant hired in 2000. The consultant's opinion was that the City was correct in that the County should not put so many people under the medical staff in the General Fund. They should be accounted for in fire budget. The County initially said they would do that, but increased the staffing on the medical side from 15 to 40 instead of going down from 15 to 10. Rutherford clarified that the County had been putting fire personnel in the EMS budget, but had not added an ambulance until this year. Lohr said the County added a fifth ambulance in May 2006 at Station 4, which served the area with the highest density of calls.

Rutherford asked how long it had been since the County last added an ambulance. Lohr said it had been at least five years. McMullen noted that the fire district millage rate had decreased during that time. Lohr said the probability of an ambulance being available when it was needed was greater in the City. The County had 99 square miles to cover compared to less than 25 square miles in the City. The square miles per unit in the County was 34.8, and it was 8.3 for the City. The probability of an ambulance being available when needed was much greater in the City. Mutual aid calls with the County had a 10 to one ratio because the County was over-committed on the number of units.

Rutherford asked if all the City's fire trucks were Advance Life Saving (ALS) equipped. Lohr said they were not, but a number were. Rutherford said the County's response time was based on getting ALS to the door, not necessarily an ambulance. Lohr said the City's department was trying to do less with the fire units to ensure they would be available when needed. In 2005, there were 1,596 calls per ambulance in the County compared to 645 per unit for the City.

Lohr continued that, depending on the document, the County either had 140 or 145 career personnel and 20 volunteers. The City had 46 career personnel and 15 part-time personnel that filled in when career personnel took time off and 60 paid volunteers. In 2005, the City collected $300,000 in EMS revenue compared to $241,395 in expenses.

Rutherford noted that there were 50 people in the County EMS budget that manned fire engines, not ambulances. She asked if the ambulance was left unstaffed when the fire engines went out. Lohr said he did not know. He said that, according to Jack Krakeel, Fayette County's Fire and Emergency Services Chief, the County would need 17 new EMS personnel and two ambulances if it provided EMS to the City. Rutherford added that, according to the information given at the joint meeting, the two ambulances could be located in Brooks and Tyrone. In addition, the City would have to upgrade its fire engines with ALS equipment and medications. Lohr said it would cost approximately $75,000 per unit to upgrade the City's engines to ALS. There were four engines. Lohr said if the City did not transport the patients, there would be no EMS revenue stream. The revenues would go to the entity responsible for transporting patients. McMullen said the City would still be the first responder, but patients would have to wait longer for transport. Rutherford said the County tax rate would go up, the City's tax rate would go up, and the City would have a lower level of EMS service. McMullen said the City residents would not wait longer for a paramedic to show up, but would most likely wait longer for transport.

Logsdon said the City was not going to give up EMS. The City's issue was to stop double-taxing by the County. Rutherford said that, to be fair, the County said to show expenses and why it would not be cheaper to spread the cost across the County. The response times would be about the same. The transport time would be longer, which could be critical. It would still cost the City more money, and she did not understand why the County did not understand the math.

Lohr said that, from an organizational perspective, splitting EMS and fire functions would significantly impact the Department. Seventy-six percent of the City's current workload was medical. The City would lose highly-qualified people who would go somewhere else for full duty.

Lohr said from a control perspective that the City should hold on to the license to provide EMS service. He added that the licenses were hard to get, and if they were given up, the likelihood of getting one back was zero. Logsdon said the City started its own EMS based on a control issue in October 1979 with the County's concurrence. Over the last five years, the City had been overtaxed $1.15 million and had received nothing for it.

Kourajian asked what was the next step. Rutherford said the state had given the counties authority to provide EMS. She suggested the issue should be taken back to the legislature, and the legislation should be changed. Meeker said the preferred method was not the only method, and it could be as simple as a rollback for duplication of services. For now, he suggested the City continue with the process since the Comprehensive Plan was the deadline for the service agreement. McMullen said that February 2007 was the deadline. The EMS had been identified as an issue, as well as recreation funding and the identification of SPLOST dollars for paving, which would be to identify the money in the budget in terms of miles rather than listing specific streets.

Plunkett said the County would not give up voluntarily. The City really did not want to have to go down the road in place for entities that did not work out their service agreements. Meeker said it might be headed there, but was not there yet. The law was designed for there to be an agreement rather than a legal process. Rutherford said if no agreement was signed, then the Comprehensive Plan would not be accepted by the state, which meant the City would not be eligible for state grants and other things, but neither would the County. Logsdon said the City would pursue every avenue to bring the issue to a positive resolution. The worst-case scenario would be status quo. Rutherford said if the City had those funds, then the City's public services could benefit.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Kourajian seconded. The motion carried unanimously. The meeting adjourned at 7:52 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City of Peachtree City
BUDGET WORKSHOP
Minutes of Meeting
June 21, 2006
6:30 p.m.

The City Council of Peachtree City met in a workshop session on Wednesday, June 21, 2006, at 7:55 p.m., immediately following the special called meeting. Council Members attending were: Mayor Harold Logsdon, Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford. Staff members attending were: City Manager Bernard McMullen, Assistant City Manager/Developmental Services Director Colin Halterman, Finance Director Paul Salvatore, Administrative Services Director/City Clerk Jane Miller, Fire Chief Stony Lohr, Assistant Fire Chief Ed Eiswerth, Leisure Services Director Randy Gaddo, Public Services Director Tom Corbett, Police Chief Jim Murray, Assistant Finance Director Janet Camburn, and IT Administrator Matt Robinson.

McMullen noted that a copy of his memo to City County dated June 15, 2006, with the subject, "Questions from June 5 & 6, 2006, Budget Workshop," was on the table. He said the memo had been e-mailed to Council prior to the meeting, but pointed out that there had been a change to the answer for Question #4.

Salvatore told Council that staff was still trying to get the use of cash reserves down from in excess of $800,000, as well as decide on personnel issues.

Salvatore noted that the County provided the City with $150,000 in recreation funds with the stipulation that County residents could use City facilities. Historically, the funds had been used for capital recreation projects in the Public Improvement Program (PIP). Gaddo said those projects had historically been restrooms. Salvatore continued that the current five-year PIP included four new park restrooms at a cost of $650,000 over the next four years. The money no longer was earmarked for the capital items in the PIP. He said that staff proposed that the $150,000 be placed in the General Fund to offset operating and /or capital item expenses in the Recreation Department budget, which would reduce the annual use of cash reserves by $150,000. Kourajian asked what items the money would be used for. Salvatore said there was over $150,000 in capital items alone in the Recreation budget such as improvements to buildings and fields. Boone asked the status of the problems with the Meade Field restrooms. Gaddo said those problems had been fixed.

Plunkett noted this was a deviation from the past. In the past, the request had to be tied to a PIP item or the County would not give the City the funding. The City paid approximately $792,000 to the County for recreation. Gaddo said there had never been a formula. The amount of money returned to the City had always been random. Rutherford said the City had asked for more funds this year, but did not get it. Logsdon said the County had been asked to tie the recreation funds to an index such as the tax digest, but the Commissioners had not seen fit to honor the request.

Rutherford asked what would happen if the City did not take the recreation money from the County, but charged County residents more to use the facilities and participate in the recreation programs. Gaddo said that had been discussed; a lot of people would not use the services. Kourajian added that a lot of the uses were passive; the City could not charge someone for using a tot lot. Plunkett said they could, but park monitors would be needed to check identifications and to collect fees. McMullen said the recreation budget included $477,000 from program fees, and County residents paid approximately 20%, or $87,000. Kourajian asked McMullen what he was asking Council to do. McMullen said that, as part of budget development for FY 2007, the additional new restroom not be funded. It would add to the infrastructure and operating expenses. He recommended the funds be used to offset the existing operating expenses. Plunkett suggested that the County send the City a written document stating it was fine to use the money for that purpose, so it could not be used as a future excuse to return less money to the City for recreation. McMullen said he had an e-mail from the County to that effect.

Rutherford asked if there was any word on the County's plans for the park on Kelly Drive. Gaddo said the money had been budgeted, and the drawings were done. It was in the FY 2007 budget. Rutherford explained that the County owned the land where the water treatment plant was formerly located and had agreed to turn the area into a passive park using County funds.

Salvatore discussed the Tennis Center drainage issue. He said the FY 2007 PIP currently included $300,000 cash for the project. The project qualified as a drainage project under the stormwater fund. Staff proposed to fund the project out of the $3 million stormwater bond, which would further reduce the use of cash reserves by $300,000. Rutherford asked if any of the other stormwater projects would be given up for the Tennis Center. There were many projects that were long overdue. McMullen said staff had reviewed the big ticket items in the stormwater budget, and there were a number of projects the City might not be able to do legally based on the City Attorney's comments. Those projects could come off the list. At this point, none of the projects had been dropped. Rutherford clarified that if the designer and builder for the Tennis Center paid for the repairs, then it would not be an issue. She questioned whether any funds reimbursed by the builder or designer would be placed in the General Fund or the stormwater fund. McMullen said that any balance would come out of the stormwater budget.

Salvatore presented two options being considered for new personnel. Both options included three new police officers and three new captain positions for the Fire Department. Fire Personnel Option A was to fund the three new captains out of the budget and the local share needed to fund six additional firefighters if the SAFER grant was approved. The use of cash reserves would be reduced to $405,995, but more would be added to the operating expenses. The millage rate increase associated with the plan was 0.34 mills. The other plan (three captains and three firefighters applied for under the grant) was 0.25 mills. Logsdon clarified that nine firefighters required a 0.34 mill increase and six firefighters required a 0.25 mill increase. Rutherford said the City's share to fund the firefighters with the SAFER grant was $160,000. Rutherford asked if the budget included the cost if all the firefighters started on October 1, or if the positions would be phased in based on actually funding the positions later in the year. Lohr said the grant applications were due June 30. No dates had been announced, but it usually took 30 to 60 days. Rutherford asked how long it would take to get the firefighters on the payroll if the grant was approved. Lohr said it would take a few months. Rutherford asked if recruitment would start on October 1. She said that, realistically, one-fourth of the cost could be taken out. Murray said the Police Department's hiring was based on the academy. The academy started in September, and the fiscal year began October 1. A new officer would not officially start to work until January, unless the officer was already certified, which was rare. Rutherford said the budget included the cost for a full year, when the reality was they would only be on the payroll for nine months. She said that should be a good bit of the $160,000. Salvatore said that it was just under $100,000.

Boone recommended holding off on hiring the three new police officers and looking at the requirements. He said he would rather hire the officers after the first of the year, and hold the requirement for the fifth zone in the north end of the City if there was some reserve money. Murray said the three officers would go into the fifth zone, which was originally planned in 1992. The failure to hire additional people with the calls for service and the rising crime rate would necessitate other action. He would have to do away with the officer running the DARE program and put the officer in a car, remove the resource officers at Booth Middle School and McIntosh High School and put them in a car, and eliminate the internet pornography program to put that officer in a car. The Department had to answer calls first. There was a six-minute response time last month. The patrol coverage in the neighborhoods was not adequate; they were just answering calls. Boone asked about the officers that could be hired for the drug program and federal reimbursement. Murray said he did not like discussing this in a public forum, but one of those officers would go to the Drug Enforcement Agency (DEA), and the cases they worked on would allow the City to federally share money at a higher rate. Those monies would eventually pay for that officer. The intelligence information was also valuable. Rutherford added that that person would not be in a patrol car in the City.

Rutherford told Boone she appreciated what he was trying to do, but she believed that $160,000 could be found in the budget. Murray said it took one year from the date of hire to get an officer on the street. The Fire Department could hire a paramedic that could go out in the field right away. Boone asked if any grants were available for police. Murray said 12 officers had been added under the Cops Fast grant program. He noted that he could not hire officers under federal grants and reduce his budget. Logsdon clarified that the City could not take the grant money and reduce expenses. He wanted to budget for three firefighters so the City would at least be able to hire three if the grant request was not approved. Murray said that federal grants would not let a City do that.

McMullen said that was not what was being done. He said Fire Personnel Option B was to not budget any full-time firefighters. It was to raise the captains, and provide the City's match for the grants. The budget would not show three positions and three positions funded by grants. It would show six positions funded by a grant if the grant was approved. Rutherford said that was why she was adamant about the three firefighters. McMullen explained that, if the City did not get the grants, then the match money would be there to rebudget to hire three full-time firefighters. Rutherford said she did not want to see any less than three firefighters and three police officers in the budget and the matching money for six people if the grants were approved.

Logsdon said he knew there was need for the positions, but did not think it could be done at one time. He would rather have four consecutive small millage rate increases than one large one. Plunkett said they also did not know the financial impact of Target, which could be greater than anticipated. Salvatore said that the LOST money from Wal-Mart and Home Depot had been more of a blip on the map. McMullen said it would also depend on whether additional people came from outside of the County to shop, rather than residents staying in the City to shop instead of going to Fayette Pavilion.

Rutherford asked how many new vehicles were budgeted in addition to the police vehicles. Salvatore said he did not have that information without going through the budget. Rutherford said that was one area where money could be saved. Every vehicle should be looked at, as well as why they were being replaced. McMullen said there were two F150 truck replacements in Public Works, which were safety concerns. Gaddo said Recreation was to get a new truck and would keep the other truck to get more work done. It would allow them to separate the teams that picked up trash and cleaned the restrooms.

Logsdon said he was committed to getting the use of cash reserves to zero. It was basically deficit spending. Salvatore added that it also had a snowball effect on future budgets. Rutherford said that there were still things in the 2006 capital plan that had not been decided on, and that money could go to other things. Kourajian asked how much money would come from the cash reserves for FY 2006. Salvatore said $1.1 million from cash reserves had been budgeted, but there had been about $800,000 in carryovers (money that was unspent in FY 2005, but still was still going to spent) that increased the number to approximately $2 million. He projected that over $500,000 of that figure would be saved.

Kourajian asked how much should be in reserve. Salvatore said that decreasing reserves could downgrade the City's bond rating. McMullen noted that construction grants were reimbursable, but the City had to have the money upfront. Kourajian asked if there were a "magic" amount that had to be in cash reserves. Salvatore said the cash reserves were used for grants, pre-paid items, Police Department reward fund, outstanding loans, and carryovers from prior years. The cash reserve policy target was 13.3% of revenue, which was approximately $3.5 million, and the reserves were approximately $1.7 million short of the target reserve. Kourajian asked if the 13.3% was a federal or state standard. Salvatore said it was about two months of operating capital. Salvatore said it was something looked at individually. Kourajian asked what affected the bond ratings. Salvatore said they looked at a rapid depletion of reserves. Kourajian asked if they looked at the percentage in the cash reserves. Salvatore said there were a number of things, including economic conditions. He added that the bond rating had noted the fact that there had not been a steady increase in the cash reserves from 2000 to 2004. Plunkett asked what would happen if the millage rate was not increased. Salvatore said the use of cash reserves would be back at $880,000. Rutherford said, even without a millage rate increase, the City would still have to claim a millage increase since assessments were up.

Rutherford asked about the new personnel plan and the 25% cap on outstanding ratings. McMullen said they would bring forward new categories and would have to look at the criteria. There would not be a cap the first year. There was a meeting scheduled the next week with Atlanta Regional Commission (ARC) representatives. Miller said the same performance appraisal instrument with a new category would be used the first year.

Murray said the pay plan put the City in a position so it could recruit and retain good employees. It had taken many years, and he did not want anyone to forget. The City wanted good workers, but did not want to pay them enough to live here. It was a shame the workers were not put first when Council and managers talked about pay plans. The City had the lowest number of employees for cities its size, and they worked twice as hard across the board. They recruited out of a small pool of people. He knew Council was concerned about employee morale. He said that senior management had a management plan. He said that maybe money should go back into the COLA and step increases. Miller said the cap on the merit raises would go down from five percent to 4.5%. Rutherford said that lowering the COLA to one percent had been a hard decision. She was employed in the real world and had not gotten a raise last year. She told Murray she appreciated that he stood up for the employees. Murray said he had an issue with the 25% cap. He liked having an area between 2.5% and the maximum. People worked hard, but were not paid enough to live in the City they served. Plunkett said she had asked for an analysis of employee pay for firefighters and police. It would be good to have it across the board. Boone asked the savings on the pay plan. McMullen said it was approximately $135,000.

Miller said that every time they looked at a full pay plan, it was over $1 million. It was fine to do a pay plan, but it had to be funded. The City had attempted to keep the plan current and keep compression down. All starting salaries went up two percent each year. It was a major morale issue, but it could be a significant issue to fund. Plunkett agreed, but said it needed to be looked at to keep it current. Miller said the City did have higher standards for all positions. The employees had good backgrounds and good histories. Rutherford said, that in order to accomplish what had been done, the City obviously had a good staff. It needed to be done for every job classification. Gaddo said retention was also an issue. It cost money, time, and efficiency to retrain people. Murray said it cost $150,000 to train police officers, and the Department was losing people to Homeland Security and the Secret Service. The two percent at least kept the City in half-step with other cities. McMullen said it would be one percent this year, plus the adjustment. The COLA would go back to two percent the following year. The average COLA would be 1.5% for FY 2007. Rutherford said everyone would get a raise, even with a terrible job review. Kourajian said that in his company the employees would either get no raise or take a pay cut if it was a bad year. Plunkett said everyone was taking cuts in health benefits. Lohr asked about the cities used for the comparisons, and if they had EMS. Miller said it was noted if there were no EMS service. Kourajian asked if all the metro cities gave their employees a COLA. Miller said she did not know. She noted that the COLA had been called a standard salary adjustment at one time since it was not tied to the standard of living. She said she would get the information.

McMullen noted the Riley Field/football issue. He had the impression that Council wanted to look at other locations. The parking plans at Riley were in the PIP. He said he would send an e-mail on the issue. The parking improvements at Riley included reducing the slope, improving the drive-through and the flow.

Logsdon noted that there were a large number of City employees attending the meeting to discuss the proposed pay plan. Employees who spoke included Ron Mundy, David Lamb, Alan Reeves, Andrew Mathis, and Eddie Edwards. Their comments included:

- Any decrease in the COLA would have a significant impact on day-to-day living.
- The COLA kept the City from losing pace with the competition.
- The difficulty in balancing the budget was not the employees' fault.
- The budget should not be balanced on the employees' backs
- Everyone multi-tasked in all the departments.
- The quality of life would go down if the City lost employees.
- A decrease in the merit raises would drastically affect employees who were the primary income for their families.
- The concern was how the one-time COLA adjustment would affect families.
- There was concern regarding the proposed cap of 25% on employees rated as outstanding.

Rutherford said Council asked for the information from the other cities to find out what parity would be. She did not want to get behind again, but it needed to be grounded in reality. Council had to figure out how to pay the employees and keep the budget in line.

Jim Sherman of the Senior Adult Council (SAC) asked about the decision to cut the Senior Center expansion from the budget. Rutherford said it had not been cut, but was pushed forward one year. McMullen said the design was in the FY 2008 PIP, with construction in the 2009 PIP. Sherman said they were disappointed in the pushback of the project, but recognized the difficulty in balancing the budget. He said The Gathering Place was a beacon of quality of life for seniors. The percentage of seniors in the community was growing. The prime periods of time were all taken. There were several alternatives to consider as stop gap measures. Sherman continued that County Commission Chairman Greg Dunn had briefed the SAC on the new senior center in Fayetteville that was funded by grants and private donations. The building would be maintained by a private organization, not the County. The question was how much they would allow the City residents to use the facility. Transportation to Fayetteville was also an issue.

Sherman continued that the SAC was skeptical about First Baptist Church. Some activities could be counter to the church's beliefs. The space would only be available until the church needed space or changed ministers. The SAC would work with the Recreation Department, but had an obligation to move forward. They had formed a committee to find out how Fayette County had gotten the funding for the new building. He said they also needed to understand the mechanics of grants. More information on how the building was used was needed, as well as statistics on activities that had to be turned down. Help from Council was needed. A visual description was needed to show what had to be done. He requested that the $50,000 for the design stay in the budget, so they could go out and seek funds. Shakerag was an ideal location.

Salvatore said the next key date in the budget process was July 20. A public hearing on the budget was scheduled as well as two public hearings on the millage rate. The third public hearing on the millage rate was scheduled on July 31 at 7 a.m.

Salvatore said he would work on Option A and cut back the cost for the positions by one-fourth. Budget amendments could be made during the year depending on the grants.

Council agreed to cancel the June 22 budget workshop.

There being no further business to discuss, the meeting adjourned at 9:20 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Special Called Meeting
July 13, 2006
6:30 p.m.

The City Council of Peachtree City met in a special called meeting on Thursday, July 13, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 6:30 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, and Judi Rutherford. Cyndi Plunkett was out of town and unable to attend.

The purpose of the meeting was to consider award of the bid for natural gas, to consider acceptance of the donation of a car to the Police Department, to consider the appointment of solicitor pro-hac, to consider an appointment to the Tourism Association, to consider a proposal for Police Station moisture investigation testing, and to hold an executive session to discuss threatened or pending litigation.

I. Consider Award of the Bid for Natural Gas

Assistant Finance Director Janet Camburn addressed Council. She noted that there were additional documents on the dais that had not been scanned as part of the agenda packet – the second page of the staff memo to Mayor dated July 5, 2006, entitled "Natural Gas and Compressed Gas Provider," and a letter from Jimmy Adams at Coweta-Fayette EMC dated June 26, 2006. The documents would clarify staff's recommendation to enter into a one-year agreement with Coweta-Fayette EMC Natural Gas to provide natural gas and compressed natural gas for vehicles effective August 1. Bids were sent to 10 potential vendors, and six bids were returned. Only three bids were responsive and provided the required information. Coweta-Fayette EMC submitted the lowest bid and was the current provider.

Rutherford asked what a DDDC was. City Manager Bernard McMullen said it was the thermal equivalent of a measure of cubic feet of gas. Rutherford asked about the $1,135 monthly transportation fee charge since natural gas came through a pipe. She asked if it was above and beyond what was on a homeowner's gas bill, or if the charges were the same. Camburn said they were the same charges.

Camburn said the bid was a 7.7% average increase per therm over the cost last year. Rutherford stated that bothered her, particularly since the price of natural gas had gone down. She said her residential cost had gone down from $1.56/therm to %1.11/therm. She felt the City's rate should at least be even. Camburn said the price was not based on usage. Rutherford said the City must have had an incredibly cheap rate last year.

Rutherford moved to approve the contract with Coweta-Fayette EMC natural gas for one year. Boone seconded. The motion carried 4-0

II. Consider the Agreement for Wireless Network for the City (Removed)

III. Consider Acceptance of the Donation of a Car to the Police Department
Rutherford moved to accept the donation of the car to the Police Department. Kourajian seconded. The motion carried 4-0.

IV. Consider the Appointment of the Solicitor Pro-hac
Deputy City Clerk/Public Information Officer Betsy Tyler addressed Council. Council had approved a solicitor pro-hac in September 2005 to handle the duties when the staff solicitor was not able to. Two bids were received. David Studdard was selected to serve, but had accepted a position with the District Attorney's office. Jason Thompson of Webb, Lindsey & Wade had agreed to honor the proposal submitted at that time of $100 per hour.

Rutherford said the position should go back out to bid. She was willing to approve the appointment for 90 days. She noted that it had been almost a year since the previous appointment. Tyler noted that most contracts for professional services were for three years with an automatic annual renewal.

Police Chief James Murray said the pro-hac was not used very often, maybe once a year for a court date. The agreement would just renew automatically. Rutherford said the solicitor was probably given a one-year contract with the option to renew for another year at the same price since Council could not do anything for more than a year. Because he left, Rutherford said it should go out for bid again. It was possible more bids would be sent in this time.

Kourajian asked if it mattered whether the appointment was effective in November or January for accounting purposes. Tyler said the position was budgeted for annually, but was seldom used, so it did not matter. City Attorney Ted Meeker said the agreements were typically for a calendar year. McMullen said the agreement would be from the end of the 90 days to the end of the year, with an automatic renewal. Kourajian noted that Thompson's price was 50% more than Studdard's had been.

Rutherford moved to approve the recommendation for 90 days and that the position of solicitor pro-hac go back out to bid. Kourajian seconded. The motion carried 4-0.

V. Consider an Appointment to the Tourism Association
McMullen said the selection committee had met that morning. The members included himself, Logsdon, Boone, and Tourism Association member David Ring. Five candidates had been interviewed, and the recommendation was that Bill Bexley be appointed to serve the remainder of Bob King's unexpired term, which ran through December 31, 2007. In addition, Art Ferreria and Chuck Micallef were recommended for appointment as alternates. He continued that, assuming the proposed changes to the Tourism Association bylaws were accepted, the alternates could move into the slots that would open.

Kourajian asked if the Tourism Association's charter allowed alternates. McMullen said he had looked at the charter, and it was silent on the issue. Rutherford said alternates had been appointed for other commissions and authorities. Kourajian asked if, without appointing alternates, Council would have to go through the process again. He said that would be a benefit to having alternates. McMullen recommended that the appointment of the alternates to the vacant positions come back to Council for approval.

Rutherford noted that Bexley had served on the Development Authority, but had not completed his term. McMullen said the issue was job conflicts, which Bexley indicated would not be an issue. Boone said Bexley indicated that he had more time with his job now. Rutherford said that was fine.

Kourajian moved to appoint Bill Bexley to the unexpired term of Bob King from July 14 to December 31, 2007, and that Art Ferreira and Chuck Micallef be appointed as alternates on the Tourism Association. Boone seconded. The motion carried 4-0.

VI. Consider Proposal for Police Station Moisture Investigation Testing

City Engineer Dave Borkowski said that staff recommended approval of the proposal from United Consulting to perform additional moisture investigation testing at the Police Station. He continued that staff had been working with GeoRay, Inc., to review all the work done and to come up with a solution to the moisture problem. They needed to do some building envelope investigation and to do borings in the building (slab, subgrade, and around the building) to determine where the groundwater level was and if it was the potential source of the moisture. The cost was $20,739, which should come out of PIP contingency.

Rutherford said she had no question that the work needed to be done, but asked how United Consulting had been selected. McMullen said that the annual contract for engineering and testing services had been awarded to United Consulting in March. However, the cost for this testing would be more than what was budgeted, and the amount exceeded his approval authority for unbudgeted items, so Council approval was needed. Rutherford asked what amount triggered the bid process. Salvatore said $10,000. Rutherford asked why the test did not have to go out for bid. McMullen said that the engineering and testing services had gone out for bid, and this was a part of that service. Only a few hundred dollars had been spent out of the $30,000 approved in March, that he was aware of. Only the air sampling in the Court Clerk office had been done. He continued that the cost for tests typically came out of the money for a specific project, but there was no associated project account for this item. Kourajian asked McMullen to take Council through a timeline. McMullen said there was always a testing and engineering firm on board so the professional services were available when needed. Staff recommended the award with a not to exceed amount of $30,000. The City did not actually put $30,000 aside for the testing. If tests were needed for a street contract, the money would come from that project line. This testing would be the initial work, and there was no budgeted project to take the money from, which was why the request was to use PIP contingency.

Rutherford moved to approve $20,739 for additional moisture investigation testing at the Police Station. Boone seconded. The motion carried 4-0.

Murray reminded Council that the moisture problem had been going on for a long time and was a serious matter. He was extremely concerned about serious health issues with people working in the humidity. Rutherford noted that Council's agreement was the reason they approved the testing. Logsdon agreed with Murray regarding the health issues, and added that the problem surfaced last year and had not been corrected. Boone asked if there was a spring underneath the building. Murray said no one really knew. He said they had worked hard to find out the cause, but he reiterated that there were always employees in the building. Rutherford said Council had not lost sight of that. She wanted to ensure that once the work started, it was not stopped because it had not been done right. Kourajian asked Murray if he felt that Council was not doing everything possible and that people were getting sick because things were not getting taken care of. Murray said there was a health problem in the building because of the amount of mold and mildew in the building. Dehumidifiers ran constantly. Rutherford told Murray he needed to discuss the issue with the Mayor. Logsdon directed Murray to get on his calendar at Murray's convenience.

Rutherford asked for an update on the traffic signal at GA 74/Georgian Park. McMullen said the poles were scheduled to go up the next day, and paving was to begin the next week. The lights would be flashing by July 19. DOT had agreed to a shortened burn-in period of three days. The lights should be functioning by July 22, and Target was scheduled to open on July 23.

Rutherford asked if the certificate of occupancy (CO) was part of the agreement for the light. Meeker said it was not a condition. The agreement for the light was part of the conditions for the Kroger section of the shopping area. The warrants had been met. Rutherford noted that the state had not wanted to put in the signal even though the intersection met the warrants. McMullen said the City's first request for the light permit was not approved because the state had asked for additional studies. The studies were submitted, then the permit was issued. During the permit review process, the state identified the need for the turn lanes. McMullen said the CO was issued that day, and a soft opening for Target was planned on July 18. Kourajian asked if someone was "bird dogging" the light construction. McMullen said staff was checking things everyday.

Rutherford moved to convene in executive session for threatened or pending litigation and a personnel issue. Kourajian seconded. The motion carried 4-0.

Rutherford moved to reconvene in regular session. Kourajian seconded. The motion carried 4-0.

Rutherford moved to waive any conflict of interest in Webb, Lindsey & Wade from acting as solicitor pro hac for the City and representing Hyde Investments, LLP, in the

City Council of Peachtree City
Minutes of Special Called Meeting
July 20, 2006
7:00 a.m.

The City Council of Peachtree City met in a special called meeting on Thursday, July 20, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 a.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

The purpose of the meeting was to conduct a public hearing to discuss the millage rate for 2006.

Finance Director Paul Salvatore said the proposed millage rate for the 2006 tax year was 5.533 mills, which represented a 0.25 mill tax rate increase over the current rate of 5.283 mills. He said the increase would generate an additional $442,000 in revenue.

Salvatore continued that the reason for the proposed rate increase was to fund the additional public safety personnel in FY 2007 budget. The additional personnel included three police officers and three firefighters, plus an additional six firefighters if the SAFER grants were awarded.

Salvatore said that the rollback millage rate, which would cancel the tax revenue impact of reassessments, was 5.047 mills. The difference between the proposed millage rate and the rollback rate was 0.486 mills ($849,000). Adoption of the rollback rate would require the use of $1.3 million of cash reserves in order to balance the proposed budget.

Salvatore said the 2006 Peachtree City tax bill, based on a $200,000 property, would actually decrease by 0.341 mills, or $27.28. The proposed rate for the Board of Education was 22.150 mills and the County's proposed rate was 5.692 mills. Both had decreased, while the City's rate would increase.

Kourajian noted that the main reason for the increase in the City's millage rate was public safety. He asked how much was needed. Salvatore it would be approximately $170,000 for the police. He did not have an exact figure for the firefighters, but the captains would be more expensive. McMullen said it would be more than $440,000. Kourajian asked Salvatore to ensure that the reason for the increase was pointed out at the next hearing. Rutherford said to be specific that the increase would fund three firefighters and three police officers, plus six possible firefighters with the SAFER grant.

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

McMullen noted that the County tax rate for the incorporated areas would remain the same, but the rate for the unincorporated area would be rolled back 0.8 mills. The proposed rates had not changed. Logsdon said he would call County Commission Chairman Greg Dunn regarding the rollback for the unincorporated area. He wanted to discuss the issue before Dunn left office. A copy of the letter sent the Board of Commissioners was faxed to the Georgia Municipal Association (GMA), and the GMA felt the City was on solid ground on the insurance premium rollback. Logsdon said the City would push forward, but he was not optimistic anything would be done by August 1, which was when the millage rate had to be set. Rutherford asked if Commissioner-elect Eric Maxwell should be copied on any correspondence to the Board of Commissioners. Logsdon said they would make a decision based on the issue, but it was probably a good idea.

Boone questioned the amount for public safety. He said he thought it would cost $300,000 for the three police officers. Salvatore said it did not add up to that much. Rutherford said the three police officers were approximately $180,000, and the three firefighters were $180,000, plus another $200,000 for the SAFER grants. McMullen said the cash value for the cars was lower than anticipated, so the actual amount for the police officers was approximately $240,000.

Plunkett asked which officers took cars home. Rutherford said the patrol people who lived in the City took cars home. The officers took cars home whether they lived in the City or not.

Boone asked how much money would be used from cash reserves. Salvatore said it would take approximately $440,000. Rutherford asked Salvatore to have the beginning cash reserve balance for the next hearing.

Kourajian said he would like to have a press release regarding the issues with the County. Rutherford said the story should include the fact that the millage rate hearings were required to be held now due to state law, but the City was continuing to work on two issues that could result in the City getting more money back from the County. Plunkett said it could mean that cash reserves would not have to be used.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Kourajian seconded. The motion carried unanimously. The meeting adjourned at 7:13 a.m.

Pamela Dufresne, Recording Secretary

Harold K. Logsdon, Mayor

2006 City Event Calendar

July	August	September
7/29 - Movie Under the Stars, 7 pm, Baseball/Soccer Complex 7/31 – City Council Special Called Meeting, 7 am	8/3 – City Council Meeting, 7 pm 8/4 – Movie Under the Stars, 7 pm, Baseball/Soccer Complex 8/8 – City Council Workshop (Lake shore codes & laws), 6:30 pm 8/17 – City Council Meeting, 7 pm **8/19 – Kidz Fest, 11 am - 3 pm** **8/26 – Adult Triathlon, 7 – 11 am**	**9/2-4 – Library Closed, new software** 9/4 – Labor Day, City Offices Closed 9/5 - Council Workshop (Tentative), 6:30pm 9/7 – City Council Meeting, 7 pm **9/10 – Patriot's Day Program, 4-6 pm** 9/16 & 17 – Shakerag Arts & Crafts Festival 9/21 – City Council Meeting, 7 pm
October	**November**	**December**
10/3 - City Council Workshop (Tentative), 6:30 pm 10/5 – City Council Meeting, 7 pm 10/14 & 15 – Great Georgia Air Show 10/19 – City Council Meeting, 7 pm 10/21 – PTC Classic Road Race 10/31 – Halloween	11/2 – City Council Meeting, 7 pm 11/7 - City Council Workshop (Tentative), 6:30 pm 11/16 – City Council Meeting, 7 pm 11/23 & 24 – Thanksgiving Holiday – City offices closed	12/7 – City Council Meeting, 7 pm 12/5 - City Council Workshop (Tentative), 6:30 pm 12/21 – City Council Meeting, 7 pm 12/25 & 26 – Christmas Holiday – City offices closed.

2007 City Event Calendar

January	February	March
1/01 – New Years, City offices closed 1/02 - City Council Workshop (Tentative), 6:30 pm 1/4 – City Council Meeting, 7 pm 1/15 – MLK Day, City offices closed 1/18 – City Council Meeting, 7 pm	2/1 – City Council Meeting, 7 pm 2/6 - City Council Workshop (Tentative), 6:30 pm 2/15 – City Council Meeting, 7 pm	3/1 – City Council Meeting, 7 pm 3/6 - City Council Workshop (Tentative), 6:30 pm 3/15 – City Council Meeting, 7 pm
April	**May**	**June**
4/5 – City Council Meeting, 7 pm 4/26 - City Council Meeting, 7 pm	5/6 – City Council Meeting, 7 pm 5/17 - City Council Meeting, 7 pm 5/28 – Memorial Day, City offices closed	6/7 - City Council Meeting, 7 pm 6/21 - City Council Meeting, 7 pm

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

Updated 7/24/06

DHS
ACM
CM

ADMINISTRATIVE SERV
MONTHLY REPORT

For Month of: ***June 2006***

	May-06	June-06	FY 2006 YTD	FY 2005 YTD
Human Resources				
Workers Compensation Claims Filed	6	**1**	**17**	18
City Vehicle / Equipment Accidents	1	**4**	**12**	13
Lawsuit Legal Fees	$15,290.99	**$6,050.64**	**$40,795.47**	$50,109.80
Municipal Court				
Fines Collected	$115,606.00	**$112,923.00**	**$1,095,582.71**	$977,289.45
Online Transactions	144	**155**	**1,505**	1,331
Citations Closed	790	**635**	**6,408**	5,954
Jail Fund Balance	$1,361.15	**$277.27**	**$86,195.06**	$63,117.52

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

Public Information

New Businesses Registered	38	**30**	**260**	253
Public Contacts, Questions & Complaints	83	**94**	**742**	633

This includes 3 complaints against Comcast Cable Company, 5 sanitation company complaints, and 6 Open Records/Discovery Requests.

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF JUNE 30, 2006

Fund	Cash Balance	Total Investment	Total Cash and Investments	YTD Interest
General Fund	$ 1,288,803	$ 9,462,082	$ 10,750,885	$ 387,807
Neighborhood Parks Fund	3,259	-	3,259	93
DARE Fund	1,390	-	1,390	71
Federal Seizures Fund	9,881	-	9,881	292
HAZMAT Fund	892	-	892	78
Library Sales Tax Fund	8,309	-	8,309	380
Police Tuition Fund	3,978	-	3,978	151
Youth Council Fund	1,069	-	1,069	32
Fire/EMS Grant Fund	(20,123)	-	(20,123)	-
PD Cert/GEMA Grant	(453)	-	(453)	-
Athletic Assoc. Funds	53,887	-	53,887	1,948
Hotel/Motel Tax Fund	-	-	-	-
Library Construction Fund	-	159,869	159,869	17,212
S.P.L.O.S.T.	1,818,747	-	1,818,747	39,401
Public Improvement Funds	439,702	1,028,077	1,467,779	100,110
Debt Service Funds	-	-	-	-
Stormwater Utility Fund	272,213	-	272,213	3,049
Municipal Court Fund	47,113	-	47,113	-
Landscape Deposit Fund	129,040	-	129,040	-
Total Collateralized Funds	**$ 4,057,707**	**$ 10,650,028**	**$ 14,707,735**	**$ 550,624**
Pension Trust Fund	-	9,135,721	9,135,721	-
Grand Total	**$ 4,057,707**	**$ 19,785,749**	**$ 23,843,456**	**$ 550,624**

Collateral Analysis as of June 30, 2006		
Safe-keeping Bank	**Bank**	**Total Held**
Bank of New York	Wachovia	$ 17,006,944

CITY OF PEACHTREE CITY
GENERAL GOVERNMENTAL FUNDS BUDGET COMPARISON (UNAUDITED)
FOR THE NINE MONTHS ENDED JUNE 30, 2006

REVENUES BY MAJOR CATEGORIES

Description	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	$ 9,119,954	$ 8,826,146	$ (293,808)	96.78%
Franchise Taxes	2,100,128	1,788,909	(311,219)	85.18%
Local Option Sales Tax	6,554,692	5,168,941	(1,385,751)	78.86%
Other Sales & Use Taxes	635,702	474,930	(160,772)	74.71%
Business Taxes	1,921,788	2,026,163	104,375	105.43%
Licenses & Permits	945,801	842,972	(102,829)	89.13%
Grants	310,929	58,320	(252,609)	18.76%
Charges for Services	1,197,915	733,553	(464,362)	61.24%
Fines & Forfeitures	1,174,904	776,733	(398,171)	66.11%
Investment Income	281,208	387,807	106,599	137.91%
Surplus Carryover	1,947,240	-	(1,947,240)	0.00%
Other Revenue	88,551	9,396	(79,155)	10.61%
Other Financing Sources	395,891	359,437	(36,454)	90.79%
Total General Fund	**$ 26,674,703**	**$ 21,453,307**	**$ (5,221,396)**	**80.43%**
Hotel/Motel Tax Fund	999,413	822,023	(177,390)	82.25%
Total General & Hotel/Motel Tax Funds	**$ 27,674,116**	**$ 22,275,330**	**$ (5,398,786)**	**80.49%**

EXPENDITURES BY DIVISION AND/OR TYPE
PERCENTAGE OF BUDGET YEAR COMPLETED - 75%

Division and/or Type	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Administrative Services	$ 1,603,147	$ 1,137,612	$ 465,535	70.96%
Developmental Services	1,852,302	1,214,688	637,614	65.58%
Financial Services	845,259	628,979	216,280	74.41%
Leisure Services	4,811,193	3,374,293	1,436,900	70 13%
Public Safety	9,516,800	6,903,352	2,613,448	72.54%
Public Works	4,624,521	2,698,155	1,926,366	58.34%
Council Contingency	57,000	-	57,000	0.00%
Non-Profit Organizations	15,000	15,000	-	100.00%
Grant Incentive Program	50,000	-	50,000	0.00%
Transfer to Development Authority	35,000	35,000	-	100.00%
Transfers to Other Funds	3,520,276	2,117,751	1,402,525	60.16%
Liability Insurance	73,486	53,192	20,294	72.38%
Legal Services	155,125	86,775	68,350	55.94%
General Administration	75,000	9,220	65,780	12.29%
Other	(559,406)	-	(559,406)	0.00%
Total General Fund	**$ 26,674,703**	**$ 18,274,017**	**$ 8,400,686**	**68.51%**
Hotel/Motel Tax Fund				
Transfer to General Fund	333,138	274,008	59,130	82.25%
Transfer to Tourism Fund	666,275	548,015	118,260	82.25%
Total General & Hotel/Motel Tax Funds	**$ 27,674,116**	**$ 19,096,040**	**$ 8,578,076**	**69.00%**

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF JUNE 30, 2006

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER
June 2006

Description	Vendor	Award	Date
Paint & Line Tennis Courts	Add-In Tennis & Fence, Inc.	$ 10,972.00	06/01/2006
Library Self-Check System	Checkpoint Systems	13,350.00	06/12/2006
Master Account File - Stormwater	Integrated Science & Engineering	21,000.00	06/22/2006
2007 Ford Focus	Family Ford Inc	11,360.37	06/22/2006
2007 Ford Escape	Legacy Ford	16,817.17	06/22/2006

PURCHASING REPORT
FOR MONTH ENDED JUNE 30, 2006 AND JUNE 30, 2005

Activity	Fiscal Year 2006	Fiscal Year 2005
Purchase Orders / Requisitions Processed	235	243
City Store Requisitions Processed	9	12
Sealed Bids Requested	3	5
Requests for Proposals	1	1
Bids Awarded	5	9
Requests for Proposals Awarded	1	0
Contracts Prepared	7	1
Fixed Assets Purchased	7	11

INFORMATION TECHNOLOGY REPORT
JUNE 2006 AND YEAR-TO-DATE

Activity	Current Month	Fiscal Year 2006
Work Orders Created	115	1,083
Work Orders Closed	102	971
Work Orders Open	13	100
Corrective Work Orders	68	647
Project Work Orders	11	74
Technical Support	26	288
Website Visits	50,652	480,353

PEACHTREE CITY FIRE/EMS DEPARTMENT
2006 MONTHLY REPORT

	May. 06	Jun. 06	2006 Y-T-D	2005 Y-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	2	3	21	32
Actual Business/Industrial Fires	0	0	6	9
[1]**Rescue/EMS Assist**	159	134	1302	1233
[1]**Vehicle/Golfcart Accidents**	26	27	229	188
[1]**False Alarms**	25	19	186	221
[2]**Other**	24	35	232	269
Total Engine Response	236	218	1976	1952
Dispatched Fire Calls	46	60	477	551
Response Time Fire	4:46	4:19	4:43	4:47
RESCUE/EMS				
Trauma	60	51	535	608
Medical	147	127	1096	765
Total # Patients	207	178	1631	1373
Patients Transported	89	95	763	653
Dispatched EMS Calls	190	156	1508	1412
Total Medic Response	274	203	2058	1730
Dispatched Fire/EMS Total	236	216	1985	1963
Response Time EMS	4:26	4:18	4:13	4:12
EMS BILLING				
Patients Billed	85	87	683	770
Revenue Generated	34,386	34,371	268,375	298,880
[3]**Total Revenue Received**	19,248	21,073	206,003	212,679

[1]**Previously categorized as Other**

[2]**Other miscellaneous responses; gas and water leaks, hazmat spills, etc.**

[3]**Revenue Received on All Outstanding Accounts**

LEISURE SERVICES MONTHLY REPORT

Jun-06

Activity Description	Unit	June 2006	FY 2006 YTD	FY 2005 YTD
Library				
Books Circulated	number	30,946	187,975	146,044
Internet Usage	visits	3,502	23,923	21,325
Computer Lab Use	hours	55	429	178
Recreation				
Class/Program Revenue	$	$15,631	$38,296	$42,927
Playing Surface Mowing	hours	500	2,398	2,399
Playing Field Preparations	hours	815	5,916	5,635
Building Maintenance	hours	418	3,920	3,838
Safety Inspections	visits	50	450	450
Litter Removal	hours	304	2,566	2,624
Complaints answered	number	1	16	11

PEACHTREE CITY POLICE DEPARTMENT
2006 MONTHLY REPORT

	MAY 06	JUNE 06	2006 CYTD	2005 CYTD
PART I CRIMES				
Criminal Homicide	0	1	1	0
Rape	0	0	0	2
Robbery	1	0	1	2
Aggravated Assault	1	0	2	4
Arson	0	1	1	6
Auto Theft	9	6	27	36
Theft	34	28	159	105
Burglary	3	7	18	7
TOTAL PART I CRIMES	**47**	**43**	**209**	**162**
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	18	30	118	120
DUI – ADULT	17	24	104	110
DUI – UNDERAGE	1	6	14	10
MINOR IN POSSESSION OF ALCOHOL	4	8	34	41
DRUG ARRESTS:				
MARIJUANA	4	8	33	41
METHAMPHEDIMINE	0	2	3	18
COCAINE	0	0	3	3
OTHER (opium, etc)	0	0	0	0
ARRESTS				
PROPERTY CRIMES	15	14	70	50
PERSON CRIMES	10	5	26	33
CITY ORDINANCES	48	27	215	223
TRAFFIC OFFENSES	57	50	348	196
OTHER	55	23	273	249
AVERAGE RESPONSE TIME	5.49	6.16	5.86	5.44
CALLS ANSWERED	**5,751**	**5,742**	**35,724**	**37,655**

TRAFFIC				
CITATIONS ISSUED	690	518	3,766	3,705
WARNINGS	393	368	2,746	2,736
ACCIDENTS	98	85	558	557

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	6
HWY 54 / COMMERCE DRIVE	5
HWY 74 / CLOVER REACH	4
HWY 54 / PEACHTREE PARKWAY	3
HWY 54 / PLANTERRA WAY	3

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / COMMERCE DRIVE	40
HWY 54 / HWY 74	33
HWY 74 / CROSSTOWN DRIVE	15
HWY 54 / PLANTERRA WAY	12
HWY 54 / PEACHTREE PARKWAY	11

PUBLIC SERVICES MONTHLY REPORT
JUNE 2006

Activity Description	Unit	June- 06	FY 2006 YTD	FY 2005 YTD
Street Patching	Hrs.	387	2,018	1,031
Street Crack Sealing	Hrs.	35	553	461
Drainage Maintenance	Hrs.	83	1,103	3,135
Street Sweeping	Hrs.	0	335	313
Cart Path Paving	Ft.	3,236	33,052	7,977
Cart Path Prepped for Paving	Ft.	1,464	14,473	~~~
Cart Path Drainage Maintenance	Hrs.	34	1,775	800
Cart Path Litter Removal	Ft.	119	1,105	690
R.O.W. Mowing	Hrs.	931	2,628	2,815
R.O.W. litter Removal	Hrs.	333	3,556	2,432
General Maintenance	Hrs.	322	2,496	3,310
Mowing (Subdivision Entrances)	Hrs.	770	3,680	4,215
Landscape Maintenance	Hrs.	14	615	722
Landscape Planting/Mulching	Hrs.	0	3,667	1,937
Litter Removal	Hrs.	0	0	14
Subdivision Sign Maintenance	Hrs.	41	224	275
Traffic Sign Maintenance	Hrs.	178	1,503	1,313
Vandalism Repairs	Hrs.	13	54	94
Vandalism Repairs	Dls.	390	1,686	1,767
Citizen Requests Answered	Num.	75	614	954
Community Service	Hrs.	14	174	103

RECYCLING SITE

Manhours	Hrs.	74	614	579
PARTICIPANTS				
Recycling	Num.	200	2,096	2,012
Composting	Num.	920	9,013	13,648
Mulch Pick Up	Num.	165	963	930

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

FROM: **City Manager** Bernard J. McMullen

DATE: **July 26, 2006**

SUBJECT: **CHANGES TO PEACHTREE CITY TOURISM ASSOCIATION (PCTA) BYLAWS AND ARTICLES OF INCORPORATION**
August 3, 2006, Council Consent Agenda

Recommendation:
That Council approves changes to the PCTA By-laws and Articles of Incorporation approved by the PCTA Board of Directors on July 19, 2006.

Discussion:
The PCTA, at their meeting on July 19, 2006, approved changes to the Association By-laws and Articles of Incorporation previously approved by the City Council. These changes removed the City Manager and one Council Member from the Board and replaced them with two residents of Peachtree City. At the same meeting, the PCTA approved the following additional changes:

A) By-laws:
   1) Section 3-3, second paragraph, changed title of Fayette County Chamber of Commerce member to "President."
   2) Section 3.3, second paragraph, added to the last sentence, "or until he leaves his place of employment in Peachtree City."
   3) Section 8.3, added a member of the Board of Directors to the Finance Committee.

B) Articles of Incorporation:
   1) Article VIII, paragraph 3a, changed title of Fayette County Chamber of Commerce member to "President."
   2) Article VIII, paragraph 3c, added to the last sentence, "or until he leaves his place of employment in Peachtree City."

Budget Impact
None.

BJM:pd

Attachments

cc: Lauren Yawn

BY-LAWS

OF

PEACHTREE CITY TOURISM ASSOCIATION, INC.

Incorporated as a Not-for-Profit Corporation
Under the laws of the State of Georgia

Incorporated ________________________, 2003.

ARTICLE ONE

Name, Location and Offices

1.1 Name. The name of this Corporation shall be:

"PEACHTREE CITY TOURISM ASSOCIATION, INC."

1.2 Registered Office and Agent. The Corporation shall maintain a registered office in the State of Georgia, and shall have a registered agent whose address is identical with the address of such office, in accordance with the requirements of the Georgia Nonprofit Corporation Code.

1.3 Other Offices. The principal office of the Corporation shall be located at such places as designated by the Board of Directors. The Corporation may have other offices at such place or places, within or outside the State of Georgia, as the Board of Directors may determine from time to time or the affairs of the Corporation may require or make desirable.

ARTICLE TWO

Purposes and Governing Instruments

2.1 Not-for-Profit Corporation. The Corporation shall be organized and operated as a not-for-profit corporation under the provisions of the Georgia Nonprofit Corporation Code.

2.2 Purposes. The Corporation is an association of members the purposes of which, as set forth in the articles of incorporation, are not organized for profit and no part of the net earnings of which inures to the benefit of any private shareholder or individual within the meaning of Section 501(c)(6) of the Internal Revenue Code. The Corporation was organized, and at all times shall be operated, to serve the needs and interests of tourism within the City of Peachtree City. The purposes of the Corporation shall include, but shall not be limited to, the following:

- Improve the availability of basic goods and services within the City of Peachtree City;
- Develop the educational, cultural and economic potential of the City of Peachtree City;
- Enlist the active interest and financial support of individuals and businesses in the development, improvement and beautification of the City of Peachtree City;

- Improve and maintain the appeal of the City of Peachtree City by improving and maintaining the physical, environmental and business conditions in the City;

- Increase City revenues by stabilizing the tax base, enhancing property values and increasing retail sales in the City;

- Contract with the City of Peachtree City to expend on behalf of the City of Peachtree City that portion of the hotel/motel tax authorized by Georgia law and other funding, and use the tax revenue and other funds to promote tourism, conventions and trade shows within the City. The Corporation's overall purpose will be to promote the welfare of the public, stimulate commerce and otherwise serve the public interest of the City of Peachtree City, as set forth in these Articles of Incorporation and the Bylaws, including the exercise of all other power and authority enjoyed by corporations generally by virtue of the provisions of the Georgia Nonprofit Corporation Code, within the subject to the limitations of Section 501(c)(6) of the Internal Revenue Code; and

- By contract with the City of Peachtree City to manage and operate the Frederick W. Brown, Jr. Amphitheater and the Peachtree City Tennis Center.

2.3 Governing Instruments. The Corporation shall be governed by its articles of incorporation and these bylaws.

2.4 The Corporation shall not lobby or otherwise attempt to influence legislation. The Corporation shall not in any manner or to any extent participate in or intervene in any political campaign on behalf of any candidate for public office. In the event of dissolution or liquidation of the corporation, the balance of all assets received by the Corporation for its operations, after the payment of all debts and obligations of the Corporation, shall be distributed to the City of Peachtree City (or an entity that is an integral part of the City of Peachtree City) provided that such entity's entire income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE THREE

Board of Directors

3.1 Authority and Responsibility of the Board of Directors. The supreme authority of the Corporation and the government and management of the affairs of the Corporation shall be vested in the Board of Directors; and all the powers, duties, and functions of the Corporation conferred by the articles of incorporation, these bylaws, state statutes, common law, court decisions, or otherwise, shall be exercised, performed, or controlled by the Board of Directors, except as otherwise limited in these bylaws.

The governing body of the Corporation shall be the Board of Directors. The Board of Directors shall provide supervision, control and directions of the management, affairs and property of the Corporation; shall determine its policies or changes therein; and shall actively pursue its purposes and objectives and supervise the disbursement of its funds. The Board of Directors may adopt, by majority vote, such rules and regulations for the conduct of its business and the business of the Corporation as shall be deemed advisable, and may, in the execution of the powers granted, delegate certain of its authority and responsibility to an executive committee. Under no circumstances, however, shall any actions be taken which are consistent with its articles of incorporation or these bylaws; and the fundamental and basic purposes of the Corporation, as expressed in the articles of incorporation and these bylaws, shall not be amended or changed.

The Board of Directors shall not permit any part of the net earnings or capital of the Corporation to inure the benefit of any member, director, officer, trustee, or other private person or individual.

Only when the services are not otherwise available from resources of the City of Peachtree City; the Board of Directors may, from time to time, appoint, as advisors, persons whose advice, assistance and support may be deemed helpful in determining policies and formulating programs for carrying out the purposes and functions of the Corporation; and, to employ such person or persons, including an executive director or officer, attorneys, trustees, agents, and assistants, as in its judgment are necessary or desirable for the administration and management of the Corporation, and to pay reasonable compensation for the services performed and expenses incurred by any such person or persons. The Board of Directors, either directly or through its management, shall meet not less than one (1) time per month with the City Manager and City Financial Services Director of the City of Peachtree City, Georgia, so as to review the financial status of the corporation.

The five (5) member Board of Directors and any officers of the Corporation shall be appointed in the manner established in Section: 3.3 of these Bylaws. The Board of Directors shall have full power and authority to review and approve in advance both short-term and long-term budgets, capital and operating, of income and expenditures of the Corporation and to exercise such other supervision and control over the affairs and property of the Corporation as the Board of Directors of the Corporation may deem necessary or desirable to ensure the 501(c)(6) purposes and functions of the Corporation are carried out.

3.2 Board of Directors. The ultimate property, affairs, activities and concerns of the Corporation shall be vested in a Board of Directors, consisting of five (5) directors. The members of the Board shall, upon appointment, immediately enter upon the performance of their duties and shall continue in office until their successor shall have been duly appointed and qualified, or until the director's earlier death, resignation, removal or disqualification.

3.3 Manner of Appointment and Term of Office. The five (5) member Board of Directors shall be appointed by the City Council of the City of Peachtree City ("Council"); provided that four (4) directors shall be citizens of, or persons conducting business within the City of Peachtree City, one of whom shall be employed in the restaurant or hotel/motel business; ; and one (1) director shall be the Chairperson of the Peachtree City Recreation Commission. One of the these same citizens shall have a minimum of five (5) years of fiscal experience (fiscal experience shall be defined as on the job training, education, degrees, and/or licenses gained in finance, accounting, and/or professional budgeting.). Also, the citizens-at-large shall serve for a maximum of two consecutive three-year terms. The Board shall consist of a chair, a vice-chair and a secretary/treasurer to be chosen by and from the voting Board of Directors of the Corporation. At the expiration of his/her term, any director may be re-appointed. The City Council may stagger the terms of the directors so as to provide continuity on the board.

In addition to the five-member Board of Directors, there shall be three non-voting directors appointed by the City Council of the City of Peachtree City: One non-voting director shall be the President of the Fayette County Chamber of Commerce or designee. The designee shall be someone under the direct supervision of the President of the Fayette County Chamber of Commerce by virtue of their employment. One non-voting director shall be the Superintendent of the Fayette County Board of Education or designee. The designee shall be someone under the direct supervision of the Superintendent of the Fayette County Board of Education by virtue of their employment. One non-voting director shall be a manager of a hotel located in Peachtree City or designee. The designee shall be someone under the direct supervision of the hotel manager by virtue of their employment. The hotel manager shall serve for a three-year term or until he leaves his place of employment in Peachtree City.

The Board shall consist of a chair, a vice-chair and a secretary/treasurer to be chosen by the Board of Directors of the Corporation.

3.4 Removal. Any director may be removed by the Council. A removed director's successor shall be appointed by the Council to serve the unexpired term. Failure of any director to attend seventy-five percent (75%) of the meetings of the Board of Directors of the Corporation held in any fiscal year of the Corporation shall operate as a tender of such director's resignation, and such director shall be removed from the Board; provided, however, that a director, may petition the Board for an excused absence due to unavoidable circumstances.

3.5 Vacancies. Any vacancy in the Board of Directors arising at any time and from any cause, may be filled for the unexpired term only by the Council. Unless otherwise provided by these bylaws, each director so appointed shall hold office until the expiration of his or her term and the qualification of his or her successor.

3.6 Compensation. There shall be no Director compensation. Directors may be reimbursed for actual out-of-pocket expense incurred in pursuing the business of the Corporation, provided the expenses are approved by the Board prior to being incurred, or are incurred pursuant to prior established Board policy.

ARTICLE FOUR

Meetings of the Board of Directors

4.1 Place of Meetings. Meetings of the Board of Directors may be held at any place within the State of Georgia as set forth in the notice thereof or in the event of a meeting held pursuant to waiver of notice, as may be set forth in the waiver, or if no place is so specified, at the principal office of the Corporation.

4.2 Annual Meeting; Notice. The annual meeting of the Board of Directors shall be held at such place as the Board of Directors shall determine on such day and at such time as the Board of Directors shall designate. Unless waived as contemplated in Section 5.2, notice of the time and place of such annual meeting shall be given by the secretary either personally or by telephone or by mail or by telegram not less than ten (10) nor more than fifty (50) days before such annual meeting.

4.3 Regular Meetings; Notice. Regular meetings of the Board of Directors shall be held from time to time between annual meetings at such times and at such places as the Board of Directors may prescribe.

4.4 Special Meetings; Notice. Special meetings of the Board of Directors may be called by the Chair, or by any three (3) of the directors in office at that time. Notice of the time, place and purpose of any special meeting of the Board of Directors shall be given by the secretary/treasurer either personally, by telephone, by mail, by email, by telegram, or by facsimile at least twenty-four (24) hours before such meeting.

4.5 Waiver. Attendance by a director at a meeting shall constitute waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of business because the meeting is not lawfully called.

4.6 Quorum. At meetings of the Board of Directors, at least eighty percent (80%) of the directors then in office shall be necessary to constitute a quorum for the transaction of business. In no case, however, shall less than four (4) directors constitute a quorum.

4.7 Vote Required for Action. Except as otherwise provided in these bylaws or by law, the act of a majority of directors present at a meeting at which a quorum is present at the time shall be the act of the Board of Directors.

4.8 Adjournments. A meeting of the Board of Directors, whether or not a quorum is present, may be adjourned by a majority of the directors present to reconvene at a specific time and place. It shall not be necessary to give notice of the reconvened meeting or the business to be transacted, other than by announcement at the meeting that was adjourned. At any such meeting at which a quorum is present, any business may be transacted which could have been transacted at the meeting, which was adjourned.

ARTICLE FIVE

Notice and Waiver

5.1 Procedure. Whenever these bylaws require notice to be given to any director, the notice shall be given as prescribed in Article Four. Whenever notice is given to a director by mail, the notice shall be sent by first-class mail by depositing the same in a post office box or letter box in a postage prepaid sealed envelope addressed to the director at his address as it appears on the books of the Corporations and such notice shall be deemed to have been given at the time the same is deposited in the United States mail. Notice shall be deemed to have been given by telegram, cablegram, facsimile, or email at the time notice is filed with the transmitting agency.

5.2 Waiver. Whenever any notice is required to be given to any director by law, by the articles of incorporation, or by these bylaws, a waiver thereof in writing signed by the director entitled to such notice, whether before or after the meeting to which the waiver pertains, shall be deemed equivalent thereto.

ARTICLE SIX

Officers

6.1 Number and Qualifications. The executive officers of the Corporation may consist of officers as the Board deems necessary for the efficient management of the Corporation; but the Corporation shall not be required to have, at any time, any officers other than the chair, vice-chair and secretary/treasurer which shall be members of the Board.

6.2 Election and Term of Office. The executive officers of the Corporation, shall be elected by the Board of Directors of the Corporation on a biannual basis at the first meeting after Board appointments have been made by Council, and shall serve at the will of said Board.

6.3 Other Agents. Subject to Section 3.1 of these Bylaws, the Board of Directors may appoint from time to time such agents as it may deem necessary or desirable, each of whom shall hold office at the pleasure of the Board, and shall have such authority and perform such duties and shall receive such reasonable compensation, if any, as the Board of Directors may from time to time determine.

6.4 Removal. Any officer or agent elected or appointed by the Board of Directors of the Corporation, may be removed by the Board of Directors whenever in its judgment the best interests of the Corporation will be served thereby; provided that any such removal shall be without prejudice to the contract rights, if any, of the officer or agent so removed.

6.5 Vacancies. A vacancy in any office arising at any time and from any cause may be filled for the unexpired term by the Peachtree City City Council.

6.6 Chair. The chair shall preside at all meetings of the Board of Directors. The chair shall appoint the members and chairs of any committee of the board. He or she shall perform such other duties and have such other authority and powers as the Board of Directors may from time to time prescribe. The chair shall be a member of the Board and shall report to and be supervised by the Board of Directors.

6.7 Vice-Chair. The vice-chair shall preside at all meetings of the Board of Directors in the absence or disability of the chair, and shall act in the place of the chair in the chair's absence or disability. He or she shall perform such other duties, and have such other authority and powers as the Board of Directors may from time to time prescribe. The vice-chair shall be a member of the Board, and shall report to and be supervised by the Board of Directors.

6.8 Secretary / Treasurer. The secretary/treasurer shall attend all meetings of the Board of Directors and record, or cause to be recorded, all votes, actions and the minutes of all proceedings in a book to be kept for that purpose and shall perform, or cause to be performed, like duties for other board committees when required. The secretary/treasurer shall give, or cause to be given, notice of all meetings of the Board of Directors. The secretary/treasurer shall keep in safe custody the seal of the Corporation and, when authorized by the Board of Directors or the Chair, affix it to any instrument requiring it. The secretary/treasurer shall be a member of the Board and shall report to and be under the supervision of the Board of Directors. He or she shall perform such other duties and have such other authority and powers as the Board of Directors may from time to time prescribe.

ARTICLE SEVEN

Conflict and Disclosure of Interest

The directors and officers of the Corporation shall comply with and enforce the "Conflict and Disclosures of Interest" policies as adopted by these Bylaws, and may be amended from time to time.

7.1 Purpose. The purpose of the conflicts of interest policy is to protect the Corporation's interest when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director of the Corporation. This policy is intended to supplement but not replace any applicable state laws governing conflicts of interest applicable to nonprofit and charitable corporations.

7.2 Definitions.

Interested Person: Any director, principal officer, or member of a committee with board delegated powers that have a direct or indirect financial interest, as defined below, is an interested person. If a person is an interested person with respect to any entity or venue in which the Corporation is a part, he or she is an interested person with respect to all such entities.

Financial Interest. A person has a financial interest if the person has, directly or indirectly, through business, investment or family:

a. an ownership or investment interest in any entity with which the Corporation has a transaction or arrangement, or

b. a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement, or

c. a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement.

Compensation includes direct and indirect remuneration as well as gifts or favors that are substantial in nature.

A financial interest is not necessarily a conflict of interest, a person who has a financial interest may have a conflict of interest only if the Board of Directors decides that a conflict of interest exists.

7.3 Procedures

7.3.1 Duty to Disclose. In connection with any actual or possible conflicts of interest, an interested person must disclose the existence of his or her financial interest and must be given the opportunity to disclose all material facts to the Board of Directors and members of committees with board delegated powers considering the proposed transaction or arrangement.

7.3.2 Determining Whether a Conflict of Interest Exists. After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the Board meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Board members shall decide if a conflict of interest exists.

7.3.3 Procedures for Addressing the Conflict of Interest.

a. An interested person may make a presentation at the board or committee meeting, but after such presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement that results in the conflict of interest.

b. The chair/president of the Board shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c. After exercising due diligence, the Board shall determine whether the Corporation can obtain a more advantageous transaction or arrangement with reasonable efforts from a person or entity that would not give rise to a conflict of interest.

d. If a more advantageous transaction or arrangement is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested directors whether the transaction or arrangement is in the Corporation's best interest and for its own benefit and whether the transaction is fair and reasonable to the Corporation and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.

7.3.4 Violations of the Conflicts of Interest Policy.

a. If the Board has reasonable cause to believe that a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.

b. If, after hearing the response of the member and making such further investigation as may be warranted in the circumstances, the Board determines that the member has in fact failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

7.4 Records of Proceedings.

The minutes of the Board and all committees with board-delegated powers shall contain:

a. The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the board's or committee's decision as to whether a conflict of interest in fact existed.

b. The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection therewith.

7.5 Compensation.

a. A voting member of the Board of directors who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that member's compensation.

b. A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that member's compensation.

7.6 Annual Statements.

Each member of the board and each officer shall annually sign a statement, *which* affirms that such person:

a. has received a copy of the conflicts of interest policy,

b. has read and understands the policy,

c. has agreed to comply with the policy, and

d. understands that the Corporation is a charitable organization and that in order to maintain its federal tax exemption it must engage primarily in activities, which accomplish one or more of its tax-exempt purposes.

ARTICLE EIGHT

Committees

8.1 Committees of Directors. Committees, each consisting of one (1) or more directors, not having and exercising the authority of the Board of Directors in the management of the Corporation may be designated by a resolution adopted by a majority of directors.

8.2 Advisory and Other Committees. The Board of Directors may provide for such other committees, including committees, advisory groups, boards of governors, etc., consisting in whole or in part of persons who are not directors of the Corporation, as it deems necessary or desirable, and discontinue any such committee as its pleasure. It shall be the function and purpose of each such committee to advise the Board of Directors on matters relating to the business and affairs of the Corporation; and each such committee shall have such powers and perform such specific duties or functions, not inconsistent with the articles of incorporation of the Corporation or these bylaws, as may be prescribed for it by the Board of Directors.

8.3 Finance Committee. There is hereby created a Finance Committee of the Corporation, the members of which committee shall include the City Manager and City Financial Services Director of the City of Peachtree City, Georgia, the Executive Director of the Corporation, a member of the Board of Directors, and the Tennis Center Manager and Amphitheater Manager of the Corporation. The Finance Committee shall meet not less than one (1) time each month so as to review the financial posture and status of the Corporation.

8.4 Committee Governance. Except as otherwise provided in Board resolution or in these bylaws, a committee formed by the Board shall be generally governed as follows:

8.4.1 Appointment and Removal. Except as otherwise provided in such resolution or in these bylaws, members of each such committee shall be appointed by the chairperson of the Corporation. Any member of any committee may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Corporation shall be served by such removal.

8.4.2 Terms of Appointment. Each member of a committee shall continue as such until the next annual meeting of the Board of Directors or until his successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

8.4.3 Meetings, Notice and Waiver. The committee may establish a regular meeting schedule. Special meetings of the committee may be called by, or at the direction of, the chairperson of the committee, the Corporation's Chair, or a majority of the members of the committee. Notice of the time, place and purpose of any meeting, except scheduled regular meetings, shall be given, in writing, by the chairperson of the committee or the president, or either's designee, to each member personally, be personal delivery, telephone, facsimile, e-mail or telegram at least twenty-four (24) hours prior to the meeting, or by mailing at least three (3) days prior to the meeting. Attendance of a member at a meeting shall constitute a waiver of notice of the meeting. Attendance of a member at a meeting shall constitute a waiver of notice of the meeting, except where the member delivers to the chairperson, before any vote is taken, a written objection to the notice or the calling of the meeting. No business shall be conducted at any called meeting except that stated in the notice, unless all then serving members are present and consent to non-noticed business being discussed or acted upon. Business may be conducted at a special meeting upon written waiver of notice by all members, or upon written waiver of notice being obtained from all members not receiving notice. The committee shall keep minutes of its proceedings and shall report to the Board at meetings of the Board.

8.4.4 Chair. One member of each committee shall be appointed chair thereof by the chair of the Corporation.

8.4.5 Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

8.4.6 Quorum. Unless the Board of Directors directs otherwise, eighty percent (80%) or more of the committee members then serving shall constitute a quorum; and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

8.4.7 Rules. Each committee may adopt rules for its own government, so long as such rules are not inconsistent with these bylaws or with rules adopted by the Board of Directors.

8.4.8 Board Reports and Control. Any action of a committee shall be reported to the Board of Directors at its regular meeting next succeeding such action and shall be subject to control, revision and alteration by the Board of Directors.

ARTICLE NINE

Contracts, Checks, Deposits, and Funds

9.1 Contracts. The Board of Directors may authorize any officer or officers, agent or agents of the Corporation, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Corporation. Such authority must be in writing and may be general or confined to specific instances.

9.2 Checks, Drafts, Notes, Etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by the chair or vice-chair and countersigned by the City Manager or Director of Finance of the City of Peachtree City.

9.3 Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select.

9.4 Gifts. The Board of Directors may accept on the behalf of the Corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Corporation.

ARTICLE TEN

Indemnification and Insurance

10.1 Indemnification. In the event that any person who was or is a party to or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, seeks indemnification from the Corporation against expenses, including attorney's fees (and in the case of actions other than those by or in the right of the Corporation, judgments, fines and amounts paid in settlement), actually and reasonably incurred by him in connection with such action, suit, or proceeding by reason of the fact that such person is or was a director, officer, employee, trustee, or agent of the Corporation, or is or was serving at the request of the Corporation as a director, officer, employee, trustee, or agent of another Corporation, domestic or foreign, not-for-profit or for profit, partnership, joint venture, trust, or other enterprise, then, unless such indemnification is ordered by a court, the Corporation shall determine, or cause to be determined, in the manner provided under Georgia law; and, to the extent it is so determined that such indemnification is proper, the person claiming such indemnification shall be indemnified to the fullest extent now or hereafter permitted by Georgia law.

10.2 Indemnification Not Exclusive of Other Rights. The indemnification provided in Section 10.1 above shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the articles of incorporation of bylaws, or any agreement, vote of members or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while, holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, trustee, or agent, and shall inure to the benefit of the heirs, executors, and administrators of such a person.

10.3 Insurance. To the extent permitted by Georgia law, the Corporation may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, trustee, or agent of the Corporation, or is was serving at the request of the Corporation as a director, officer, employee, trustee, or agent or another corporation, domestic or foreign, not-for-profit or for profit, partnership, joint venture, trust or other enterprise.

ARTICLE ELEVEN

Miscellaneous

11.1 Books and Records. The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Directors, and committees having any of the authority of the Board of Directors. The Corporation shall keep at its registered or principal office a record giving the names and addresses of the directors.

11.2 Corporate Seal. The corporate seal (of which there may be one or more exemplars) shall be in such form as the Board of Directors may from time to time determine.

11.3 Fiscal Year. The Board of Directors is authorized to fix the fiscal year of the Corporation and to change the same from time to time as it deems appropriate.

11.4 Internal Revenue Code. All references in these bylaws to sections of the Internal Revenue Code shall be considered references to the most recent revision of the Internal Revenue Code, as from time to time amended, to the corresponding provisions of any applicable future United States Internal Revenue Law, and to all regulations issued under such sections and provisions.

11.5 Construction. Whenever the context so requires, the masculine shall include the feminine and neuter, and the singular shall include the plural, and conversely. If any portion of these bylaws shall be invalid or inoperative, then, so far as is reasonable and possible, the remainder of these bylaws shall be considered valid and operative, and effect shall be given to the intent manifested by the portion held invalid or inoperative.

11.6 Table of Contents; Headlines. The table of contents and headings are for organization only.

11.7 Relation to Articles of Incorporation. These bylaws are subject to, and governed by, the articles of incorporation.

ARTICLE TWELVE

Amendments

12.1 Powers to Amend Articles and Bylaws. Subject to the provisions of Section 12.2 of this Article, the Board of Directors shall have the power to alter, amend, or repeal the articles of incorporation or these bylaws, or adopt new bylaws; provided, however, that the Board of Directors shall have no power or authority to make any changes in the articles of bylaws which would in any way diminish or derogate from the duties at Section 2.2 of these Bylaws.

12.2 Conditions. Action by the Board of Directors with respect to the articles of incorporation or these bylaws shall be taken by the affirmative vote of a majority of all directors then holding office. Anything in these bylaws to the contrary notwithstanding, no action with respect to the articles of incorporation or these bylaws shall be taken without the prior written approval of the Council.

ARTICLE THIRTEEN

Reserved Powers of the Council

13.1 Limitations on Board of Directors. Notwithstanding any other provision contained herein, the Board of Directors of the Corporation shall not undertake the following actions without the prior approval of the Council:

a. Expend cash or incur any indebtedness with respect to any transaction or group of related transactions in excess of \$20,000.00, excluding any amounts previously approved as a part of the Corporation's capital budget or business plan (such transactions requiring approval pursuant to this section being hereinafter referred to as "Material Transactions");

b. Approve the acquisition of control by the Corporation of, or the affiliation of the Corporation with, any other entity;

c. Amend the articles of incorporation or bylaws of the Corporation;

d. Voluntarily file any petition in bankruptcy;

e. Adopt any short-term capital or operational or long-term budget of the Corporation; or

f. Acquire, sell, transfer or otherwise dispose of any assets of the Corporation, excluding: (i) transactions occurring in the ordinary course of business, (ii) transactions previously approved as part of the Corporation's budget or business plan, (iii) transactions among the Corporation and the City of Peachtree City.

ARTICLE FOURTEEN

Tax-Exempt Status

14.1 The affairs of the Corporation at all times shall be conducted in such a manner as to assure its status as an organization as defined in Section 501(c)(6) of the Internal Revenue Code.

14.2 The Corporation shall have all the powers permitted nonprofit corporations in the State. Notwithstanding anything contained herein to the contrary, the Corporation:

a. Shall only exercise such powers

b. Shall engage in only such activities

c. Is organized exclusively for such purposes as shall be permitted under Section(c)(6) of the Internal Revenue Code and regulations issued pursuant thereto as they now exist or as they may hereafter be amended.

14.3 No part of the income of the Corporation shall inure to the benefit of, or be distributable to, any director, officer, employee, or other agent of the Corporation or to any other private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation in furtherance of its purposes), and no director, officer, employee, or other agent of the Corporation, or any other private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.

14.4 In the event of dissolution, the balance of all assets received by the Corporation for its operations, after the payment of all debts and obligations of the Corporation, shall be distributed to the City of Peachtree City (or an entity that is an integral part of the City of Peachtree City), provided that such entity's income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE FIFTEEN

Adoption of Bylaws

Peachtree City Tourism Association, Inc. is organized under the laws of the State of Georgia on this _____ day of _______________________, 2003. The Bylaws were adopted by resolution of the Board of Directors and the Corporation on and became effective as of said date.

{Signatures appear on the following page.}

Effective date. This Amendment to the By-Laws of the Peachtree City Tourism Association, Inc. shall become effective August 3, 2006.

Adopted by a majority vote of the Board of Directors, in a public and open session of a regularly scheduled meeting of the Board of Directors, at which a quorum was present and voting on the ______ day of ________________, 2006.

Adopted: ____________________________
David Ring, Chairman
Peachtree City Tourism
Association, Inc.

Attest: ______________________________

Approved on ____________________, 2006, by a majority vote of the City of Peachtree City Council ("Council"), in a public and open session of a regular scheduled meeting, at which a quorum was present and voting.

By: ___________________________
Harold Logsdon, Mayor

ATTEST:

____
Jane Miller, City Clerk

ARTICLES OF INCORPORATION

ARTICLE I

The name of the Corporation is:

PEACHTREE CITY TOURISM ASSOCIATION, INC.

ARTICLE II

The Corporation is organized pursuant to the Georgia Nonprofit Corporation Code.

ARTICLE III

The Corporation's founding and sole member is the City of Peachtree City, Georgia. Membership is expressly restricted to entities that are an integral part of the City of Peachtree City, Georgia provided that such entity's entire income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE IV

The initial registered office of the Corporation shall be 151 Willowbend Road, Peachtree City, Georgia 30269 in Fayette County. The initial registered agent of the Corporation at such address shall be Bernard J. McMullen.

ARTICLE V

The name and address of the incorporator is:

Bernard J. McMullen
151 Willowbend Road
Peachtree City, Georgia 30269

ARTICLE VI

The purposes for which the Corporation is formed are as follows:

(a) The Corporation is an association of members the purposes of which, as set forth in the articles of incorporation, are not organized for profit and no part of the net earnings of which inures to the benefit of any profit shareholder of individual within the meaning of Section 501(c)(6) of the Internal Revenue Code. The Corporation was organized, and at all times shall be operated, to serve the needs and interests of tourism within the City of Peachtree City. The purposes of the Corporation shall include, but shall not be limited to:

- Improve the availability of basic goods and services within the City of Peachtree City;

- Develop the educational, cultural and economic potential of the City of Peachtree City;

- Enlist the active interest and financial support of individuals and businesses in the development, improvement and beautification of the City of Peachtree City;

- Improve and maintain the appeal of the City of Peachtree City by improving and maintaining the physical, environmental and business conditions in the City;

- Increase City revenues by stabilizing the tax base, enhancing property values and increasing retail sales in the City;

- Contract with the City of Peachtree City to expend on behalf of the City of Peachtree City that portion of the hotel/motel tax authorized by Georgia law and other funding, and use the tax revenue and other funds to promote tourism, conventions and trade shows within the City. The Corporation's overall purpose will be to promote the welfare of the public, stimulate commerce and otherwise serve the public interest of the City of Peachtree City, as set forth in these Articles of Incorporation and the Bylaws, including the exercise of all other power and authority enjoyed by corporations generally by virtue of the provisions of the Georgia Nonprofit Corporation Code, within the subject to the limitations of Section 501(c)(6) of the Internal Revenue Code; and

- By contract with the City of Peachtree City, to manage and operate the Frederick W. Brown, Jr. Amphitheater and the Peachtree City Tennis Center.

(b) This Corporation is not organized and shall not be operated for pecuniary gain or profit. No part of the property or net earnings of the Corporation shall inure to the benefit of or be distributable to its directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article VI of these Articles. The Corporation shall not lobby or otherwise attempt to influence legislation or participate or intervene in (including publication or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any provision of these Articles, the Corporation shall not carry on any other activities to the extent that such activities are not permitted to be carried on by an organization described in Section 501(c)(6) of the Internal Revenue Code of 1986, as amended (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE VII

The affairs of the Corporation shall be managed by a Board of Directors. The number of Directors of the Corporation and method of election shall be set out in the bylaws.

ARTICLE VIII

The Board of Directors shall consist of five (5) members to be comprised as follows:

1. Four (4) citizens or persons conducting business within the City of Peachtree City. At least one (1) of the citizens appointed to the Board shall be employed in the restaurant or hotel/motel business and one of the these same citizens shall have a minimum of five (5) years of fiscal experience (fiscal experience shall be defined as on the job training, education, degrees, and/or licenses gained in finance, accounting, and/or professional budgeting.).

2. The Chairperson of the Recreation Commission of the City of the City of Peachtree City; and

3. In addition to the above five directors, the Mayor and City Council shall appoint(The By-Laws say that the Council will only appoint the manager of the Hotel/Motel. The other two are ex-officio. Need to say one or the other.) three citizens of Fayette County as non-voting members of the Board of Directors. The three non-voting members of the Board of Directors shall be:
   (a) The <u>President</u> of the Fayette County Chamber of Commerce or designee. The designee shall be someone under the direct supervision of the <u>President</u> of the Fayette County Chamber of Commerce by virtue of their employment.
   (b) The Superintendent of the Fayette County Board of Education or designee. The designee shall be someone under the direct supervision of the Superintendent of the Fayette County Board of Education by virtue of their employment.
   (c) The manager of a hotel located in Peachtree City or designee. The designee shall be someone under the direct supervision of the hotel manager by virtue of their employment. The manager of the hotel shall be recommended to the Mayor and City Council by the Board of Directors of the Peachtree City Tourism Association, Inc. The hotel manager shall serve for a three-year term <u>or until he leaves his place of employment in Peachtree City</u>.

ARTICLE IX

. In the event of dissolution, the balance of all assets received by the Corporation for its operations, after the payment of all debts and obligations of the Corporation, shall be distributed to the City of Peachtree City (or an entity that is an integral part of the City of Peachtree City), provided that such entity's income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE X

(a) Each person who is or was a director or officer of the Corporation, and each person who is or was a director or officer of the Corporation who at the request of the Corporation is serving or has served as an officer, director, partner, joint venture or trustee of another corporation, partnership, joint venture, or trustee of another corporation, partnership, joint venture, or trustee of another corporation, partnership, joint venture, trust or other enterprise shall be indemnified by the Corporation for all costs of litigation(including attorneys' fees), judgments, fines and amounts paid in settlement which are allowed to be paid, advanced or reimbursed by the Corporation under the laws of the State of Georgia and which are actually and reasonable incurred in connection with any action, suit, or proceeding, pending or threatened, whether civil, criminal, arbitrative, administrative, or investigative, whether formal or informal, in which such person may be involved by reason of his being or having been a director or officer of this Corporation or of such other enterprises.. Such indemnification, reimbursement or advance shall be made only in accordance with the laws of the State of Georgia, including the Georgia Nonprofit Corporation Code, subject to the conditions under such statutory provisions.

(b) In any instance where the laws of the State of Georgia permit indemnification, reimbursement or advances to be provided to persons who are or have been an officer or director of the Corporation or who are or have been an officer, director, partner, joint venture or trustee of any such other enterprise only on a determination that certain specified standards of conduct have been met, that all statutory requirements and procedures have been satisfied, and that upon application for indemnification, reimbursement or advances by any such person the Corporation shall promptly cause such determination to be made in accordance with the statutory procedures of Georgia law.

(c) Nothing in this Article shall be construed as limiting the applicability and Code of Georgia law with respect to indemnification, reimbursement and advances for expenses; further, as a condition to any such right of indemnification, the Corporation may require that it be permitted to participate in the defense of any such action or proceeding through legal counsel designated by the Corporation and at the expense of the Corporation.

(d) In accordance with the law of the State of Georgia, the Corporation may purchase and maintain insurance on behalf of any such persons whether or not the Corporation would have the power to indemnify such officers and directors against any liability under the laws of the State of Georgia. Any expenses or other amounts that are paid by way, or by indemnification, reimbursement, or advances of funds other than by court order, action by shareholders, the Corporation shall provide notice of such payment to the shareholders in accordance with the applicable provisions of the laws of the State of Georgia.

ARTICLE XI

The Articles of Incorporation of the corporation may be amended at any time in the manner provided in the Georgia Nonprofit Corporation Code (or the corresponding provision of any future Georgia nonprofit corporation law) by the affirmative vote of a majority of the directors then in office and by the City Council of the City of Peachtree City, Georgia; provided, however, that no amendment may be made which would cause the organization no longer to be qualified as an exempt organization described in Section 501(c)(6) of the Code.

The effective date of these Articles of Incorporation shall be August 3, 2006.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this ______ day of ________________________, 2006.

____
David Ring, Chairman
Peachtree City Tourism Association, Inc.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

FROM: **City Manager**

DATE: **July 27, 2006**

SUBJECT: **Appointments to Tourism Association**
August 3, 2006, City Council Meeting

Recommendation:

Staff recommends that Council appoint alternates Art Ferreira and Chuck Micallef to serve on the Peachtree City Tourism Association for a three-year term from August 3, 2006, to August 2, 2009.

Discussion:

At Council's request, the Peachtree City Tourism Association has adopted changes to their bylaws removing the Council representative and City Manager from the board. On July 13, 2006, Council appointed Art Ferreira and Chuck Micallef as alternates should this change be adopted.

Budget Impact:

This item has no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager Bernard J. McMullen

FROM: Colin W. Halterman, Assistant City Manager CWH
Paul J. Salvatore, Financial Services Director P.S.
Janet I. Camburn, Assistant Finance Director JC

DATE: July 26, 2006

SUBJECT: Budget Amendment/New Position – Fiscal Year 2006
August 3, 2006 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached fiscal year 2006 budget amendment and confirm the creation of a new Police Officer position in fiscal year 2006.

Discussion:

Attached please find a budget amendment for fiscal year 2006 submitted for your approval. Budget amendment 06-027 reduces both budgeted revenues and expenditures in the amount of $170,000 associated with the Riley Field parking improvements. With this amendment, there will be $75,000 remaining in the Riley Field account for improvements.

Also, recommended at the July 20, 2006, Budget Public Hearing was the addition of one police officer by September 1, 2006. This cost, including benefits, for approximately one month in fiscal year 2006 totals $7,500. It is recommended that savings in the Police Department during the current fiscal year, due to personnel vacancies, absorb this cost. Because of this no budget amendment is required.

Budget Impact:

The budget impact on the 2006 PIP Fund will result in a reduction of both revenues and expenditures in that fund by $170,000, bringing the budget in that fund to $2,547,447. There is no budget impact on the General Fund.

Thank you for your attention to this matter. If you have any questions please do not hesitate to contact either Paul or Janet.

Attachments

JIC/BUDGET AMENDMENTS – FY 06 – 8-3-06

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 06-027

DATE July 26, 2006

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
356-00-39-3310	xxx	Loan Proceeds		170,000
356-6110-54-1210	158 - Const	Riley Field Parking Improvements		170,000
		TOTAL	$ -	$ 340,000

To reduce both budgeted revenues and expenditures associated with Riley Field Parking improvements that brings the budgeted amount to $75,000 for this project.

ENTERED ____________

APPROVED ____________

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager** Bernard McMullen
Assistant City Manager DWH

FROM: **Financial Services Director** P.S.

DATE: **July 27, 2006**

SUBJECT: **Consider Funding for Conceptual Design of the Gathering Place and Baseball-Soccer Complex Expansion**

August 3, 2006 City Council Meeting

Recommendation:
Advise staff on whether or not these items should be funded from the FY 2006 budget.

Discussion:
At the July 20 City Council Meeting, staff was instructed to place these items on the August 3 meeting agenda. It was proposed that $10,000 of FY 2006 Council Contingency funds be allocated towards conceptual design costs for expanding the Gathering Place senior center. It was also proposed that $30,000 of FY 2006 PIP Contingency funds be allocated towards conceptual design costs for expanding the Baseball-Soccer Complex.

Budgetary Impact:
If approved, the FY 2006 Council Contingency balance would be reduced by $10,000, and the PIP Contingency balance would be reduced by $30,000.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager**
Assistant City Manager

FROM: **Financial Services Director** D.S.

DATE: **July 25, 2006**

SUBJECT: **FY 2007 Budget Resolution**

August 3, 2006 City Council Meeting

Recommendation:
Adopt the attached FY 2007 Budget Resolution, and confirm the supporting budget summaries.

Discussion:
Council has already conducted several budget workshop meetings and held a public hearing on the proposed FY 2007 Budget, pursuant to O.C.G.A. 36-81-5, and is now ready to adopt the budget. Staff will first give Council a brief update on the changes made as a result of discussions at the July 20 City Council Meeting, and take direction on further adjustments (if any) prior to adopting the budget.

Budgetary Impact:
Upon adoption of the budget resolution, staff will be authorized to set up the FY 2007 budget based upon the budget summaries attached to the resolution. The final budget summaries will be made available prior to the August 3 meeting.

BUDGET RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2007 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 2007 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 2007, 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 ________, 2006.

____
Mayor

____

____

____

____

ATTEST: _________________________
Jane Miller, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council
VIA:	Bernard J. McMullen, City Manager Bernard J McMullen
FROM:	Paul J. Salvatore, Financial Services Director P.S. Janet I. Camburn, Assistant Finance Director JC
DATE:	July 28, 2006
SUBJECT:	Intergovernmental Agreement – Development Authority of Peachtree City August 3, 2006 Council Agenda

Recommendation:

That City Council approve the proposed Intergovernmental Agreement between the City of Peachtree City and the Development Authority of Peachtree City and authorize the Mayor to sign the agreement.

Discussion:

On October 31, 2003, the Development Authority of Peachtree City notified the City of Peachtree City of their decision to terminate agreements between the Authority and the City for the operations of the Peachtree City Tennis Center and Frederick Brown, Jr. Amphitheater, effective November 30, 2003. As of December 1, 2003, the Development Authority no longer employed any staff, leaving the maintenance of financial records, the annual audit work, and secretarial support to be handled by City of Peachtree City staff.

The proposed Intergovernmental Agreement, prepared by City Attorney Meeker, formalizes the arrangement that has been in place since December 1, 2003 between the City and the Development Authority. The Development Authority approved this proposed agreement at their June 19, 2006 meeting.

City staff has reviewed the agreement and recommends approval by City Council.

Budget Impact:

There is no budget impact. The Development Authority will continue to reimburse the City for any staff time spent on Development Authority accounting and secretarial support.

Intergovernmental Agreement

This Intergovernmental Agreement entered into this _____ day of _____________ 2006 by and between The City of Peachtree City, Georgia, a body politic acting by and through the City Council of the City of Peachtree City (hereinafter the "City"), and the Development Authority of Peachtree City, a body politic acting by and through the Directors of the Development Authority of Peachtree City (hereinafter the "Authority").

WITNESSETH:

WHEREAS, the Authority desires to obtain certain in kind labor and financial services from the City in connection with the Authority's financial reporting and auditing; and

WHEREAS, the City is willing to provide certain in-kind labor and financial services for the Authority for said purposes.

NOW THEREFORE, in accordance with Article 9, Section 3, paragraph 1 of the Georgia State Constitution and in accordance with the general laws of the State of Georgia, the City Charter of the City of Peachtree City, the enabling legislation of the Authority, and in accordance with the police powers of both governmental entities the parties hereto do hereby agree as follows:

Article I

1.01 Scope of Work:

In accordance with a prior request of the Authority, the City agrees; subject, however to certain stipulations as hereinafter set forth, perform the following work for the Authority:

A. Provide accounting services, including maintaining of the financial records for the Authority.
B. Assist in the preparation of the annual audit of the Authority and provide services in connection therewith.
C. Provide a city employee for the purpose of acting as the recording secretary for the Association.

1.02 Stipulations:

A. The Authority understands and agrees that the ability of the City to perform all such requested services is subject to the City's own work schedule and subject further to the availability of the necessary City employees.

Article II

2.01 Responsibility:

The Authority agrees to be responsible for, and to indemnify the City against, any and all third party claims that arise out of the City's performance of the services set forth in this agreement.

Article III

3.01 Term:

The term of this Agreement shall be for fifty (50) years; provided, however, that either party may terminate this agreement by providing sixty (60) days' written notice to the other party.

Article IV

4.01 Changes & Modifications:

This Agreement may be amended, revised, changed or modified only by the mutual written agreement of the parties hereto.

Article V

5.01 Compensation:

The Authority agrees to reimburse the City for all expenses, including overtime pay, FICA, Medicare, retirement benefits and withholding paid by or on behalf of the City to the employee(s) who provides the services of recording secretary and/or who provides accounting and limited auditing services to the Authority. Said amounts shall be billed on a quarterly basis, and shall be billed based upon the hours of work and the hourly rate of the employee who performs such work.

Signed this _______ day of _____________ 2006.

City of Peachtree City, Georgia

By_______________________________
Mayor

Attest:

____
City Clerk (SEAL)

Development Authority of Peachtree City

By _______________________________
Chairperson of the Development
Authority of Peachtree City

Attest:

____
Clerk (SEAL)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager** Bernard McMullen

FROM: **Administrative Services Director / City Clerk** jen (bt)

DATE: **July 28, 2006**

SUBJECT: **Establish Alcohol License Fee for Wholesale Business**
August 3, 2006, City Council Meeting

Recommendation:

Staff recommends that Council require no additional licensing fee for Alcohol Wholesalers based in Peachtree City beyond the application fee and annual Occupational Tax.

Discussion:

The City's Alcoholic Beverage ordinance provides for Alcohol Wholesalers whose business is physically located within the City Limits. However, because no such business has ever located here, no fee has ever been set.

The City has received an application from an Alcohol Wholesaler wishing to locate in the complex under construction at Highway 74 and Wisdom Road, necessitating a decision on this matter. Staff surveyed several area municipalities and found the following information:

Henry County	Business License only
Newnan	No fee
Norcross	\$250 regulatory fee
Smyrna	Business License only
Marietta	\$108 for beer and wine, \$1,785 for spirituous liquors
LaGrange	\$100 for beer, \$135 for wine, \$2,000 for spirituous liquors

Because Alcohol Wholesalers do not require the level of local regulatory supervision needed for establishments selling alcohol at the retail level, staff feels that payment of the Alcohol License Application Fee of \$200 to cover the appropriate background checks and the annual Occupational Tax is reasonable.

Budget Impact:

This item will have no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager
Assistant City Manager

FROM: City Clerk

DATE: July 26, 2006

SUBJECT: Alcohol License – NEW – Imagen, Inc.
August 3, 2006, Regular Meeting

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

Discussion:
Imagen, Inc., a wholesale wine distribution business to be located at 277 Highway 74 North, Suite 113, has submitted a request for a new alcohol license. Mr. Darren Reindl had requested he be appointed as the Licensee and as the License Representative. He will attend the meeting on Thursday, August 3rd[h], to answer any questions you may have.

Budgetary Impact:
The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the yearly fee for an occupational tax and is also required to pay an alcohol excise tax on anything he sells to businesses located in the City.

JSM:pd

Attachments

PEACHTREE CITY
PLAN TO STAY™

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

Application For Alcoholic Beverage License

Business Name: IMAGEN, INC.	**Business Location:** 277 HWY. 74 NORTH SUITE 113	
Nature of Business: WINE WHOLESALER (DEALER)	**Mailing Address:** 277 HWY 74 NORTH SUITE 113	**Business Phone Number:** (404) 271-9970
Name of Licensee: DARREN REINDL	**Home Address:** 206 LAVENDER OASIS PTC, GA 30269	**Home Phone Number:** (770) 487-0289
Name of License Representative: DARREN REINDL	**Home Address:** 206 LAVENDER OASIS PTC, GA 30269	**Home Phone Number:** (770) 487-0289

Please indicate type of licenses applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
	Malt Beverage		Malt Beverage		Malt Beverage
	Wine		Wine	X	Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

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

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	**ADDRESS** Please provide Home Addresses for the individuals listed:	**PHONE NUMBERS** Please provide Home and Business Phone Numbers for individuals listed:
IMAGEN, INC - DARREN REINDL	206 LAVENDER OASIS PTC, GA 30269	(770) 487-0289 (404) 271-9970

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

If YES, Please Provide Name of Employee: ____________________

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police, for the City of Peachtree City, do hereby certify that:

Darren Reindl
Name

206 Lavendaer Oasis Peachtree City, Ga. 30269
Address

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

James V. Murray
Signature

July 20, 2006
Date

Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager**
Developmental Services Director

FROM: **City Planner/ Zoning Administrator** David

DATE: **July 27, 2006**

SUBJECT: **Request to approve Step One annexation application – Group VI**
August 3, 2006 City Council Agenda

Recommendation:

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

Discussion:

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

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

Application:

Group VI desires to annex three tracts of land into the city limits of Peachtree City. Tract 1 is 0.80 acres, Tract 2 is 5.64 acres, and Tract 3 is 6.56 acres (Attachment "A"). A portion of the overall 13.0-acre tract is currently being developed with a freestanding office building and associated parking (Attachment "B"). The remainder of the site includes a portion of a farm pond, transmission lines with associated easements, and a creek with associated watershed protection buffers. The Applicant has indicated there are approximately 4.3 acres of lakes, floodplains, wetlands, streams and associated buffers on the overall property, resulting in a net developable acreage of 8.7 acres.

The subject tracts are currently located within unincorporated Fayette County and have approximately 1,523.65 LF of frontage on SR 74 South, extending from the current city limits to Redwine Road. Tract 1 is zoned A-R Agricultural-Residential and Tracts 2 and 3 are zoned O-I Office-Institutional (Attachment "C"). The Fayette County Animal Shelter and the Wilshire Estates subdivision are located within Peachtree City and abut the subject tracts to the east. The Animal Shelter tract is zoned OS Open Space and the Wilshire Estates subdivision is zoned R-12 Residential (Attachment "D").

The purpose of the annexation and subsequent rezoning is to develop a multi-building professional and medical office complex with an overall square footage not to exceed 100,000 SF. Additionally, the application includes the possibility that a portion of the site would be developed as retail and/ or commercial.

The information submitted by the applicant appears to comply with the requirements identified within the Step One submittal guidelines and is being presented to City Council for consideration. A copy of this application is included as Attachment "E". Staff has been working with the applicant to refine their application. Staff and the Applicant will be present at the City Council meeting to answer questions about this proposal.

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

Facts pertaining to this request:

- On March 8, 2001, the Board of Commissioners of Fayette County amended the Fayette County Land Use Plan Map and Text for the area surrounding the SR 74/ Redwine Road intersection to take into account the completion of the Starr's Mill school complex and the rezoning of a large tract of land south of SR 74 for a retail center and associated office use. The land use designation of the tracts being considered for annexation was changed to Office-Institutional (Attachment "F").

- On August 22, 2002, the county rezoned the 6.6-acre tract at the intersection of SR 74 and Redwine Road from A-R Agricultural-Residential to O-I Office-Institutional. The former owner of this tract, Kenneth and Cynthia Reynolds, had requested that the property be rezoned to C-C Community-Commercial to develop retail shops, a bank and medical offices. The subject tract is currently owned by Group VI Properties (Attachment "G").

- On April 28, 2005, the county rezoned the 5.6381-acre tract from A-R Agricultural-Residential to O-I Office-Institutional for the development of an office complex. The subject tract is currently owned by Starr's Mill Professional Center, LLC (Attachment "H").

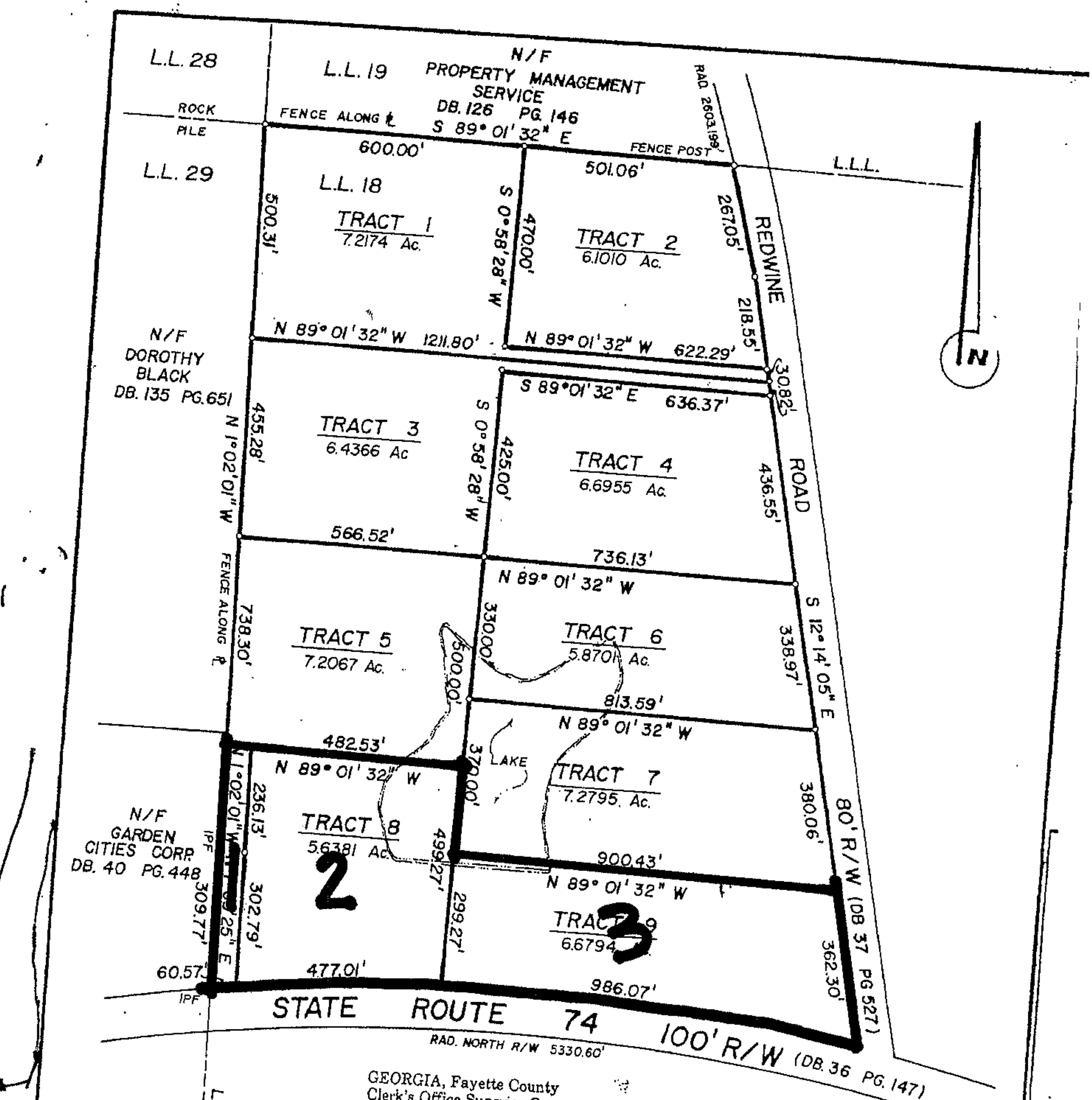
- The subject tracts are located within the county's Transportation Corridor Overlay Zone, specifically, the General State Route Overlay Zone (Attachment "I"). The site plan and office building currently under construction were approved in accordance with these guidelines.

- Although a formal review has not been completed, the site plan approved by the county does not appear to comply with several ordinances identified within the city's Land Development Ordinance.

Budget impact:

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

Attachments



GEORGIA, Fayette County
Clerk's Office Superior Court
Filed for record August 2nd 1979
11:00 A M.
Recorded in Book 11 Page 163
This 2nd day of August 1979
W A Ballard
Clerk

GEORGIA
REGISTERED
No. 2048
LAND SURVEYOR
J. R. WOOD

THE MILL FARMS

PROPERTY OF
VONOR C. PEEPLES

LAND LOT 18
FAYETTE COUNTY
SCALE 1" = 200'

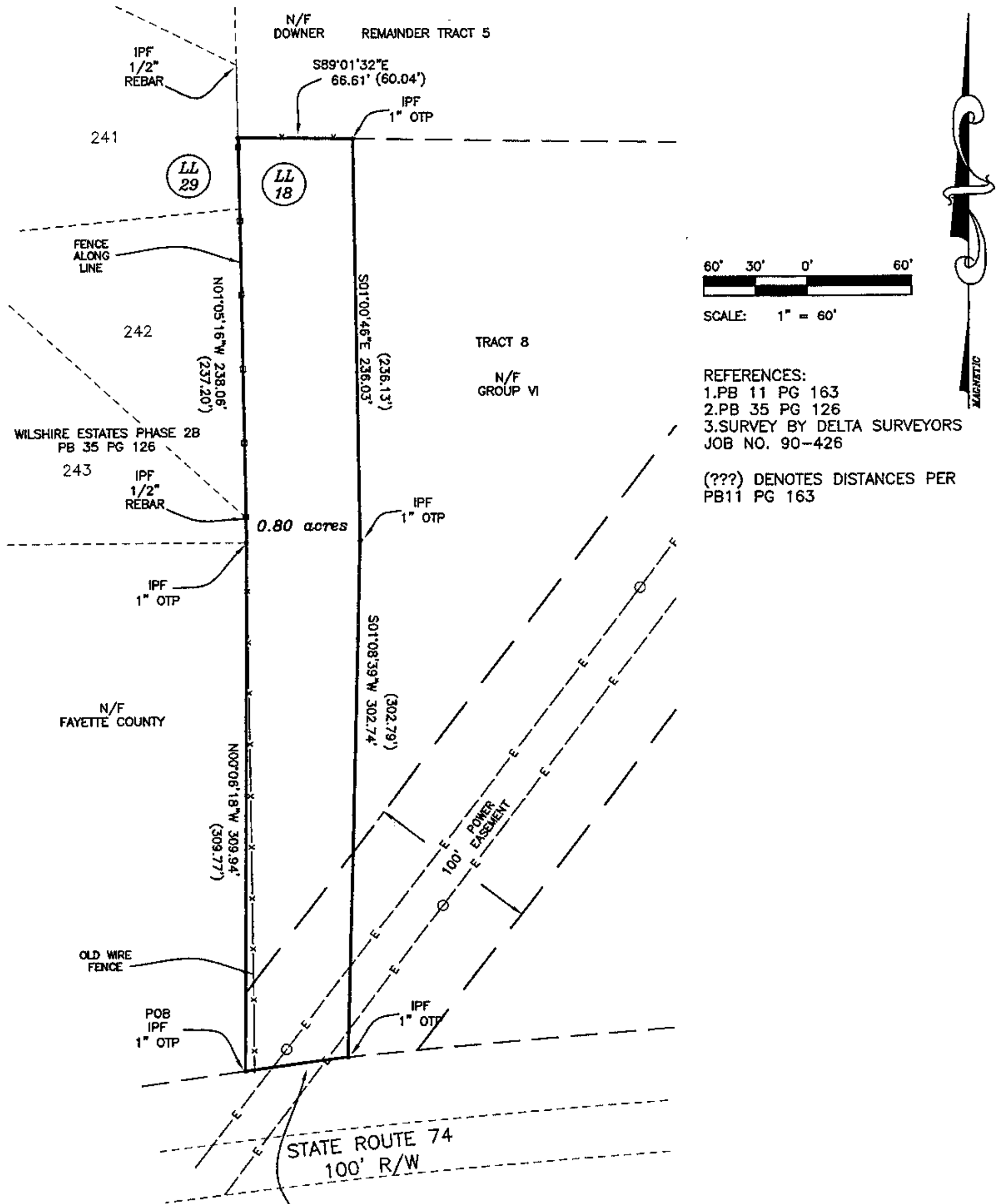
6TH DISTRICT
GEORGIA
6/14/79

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 15,000 ft. and an angular error of .06" per angle point, and the COMPASS rule was used for adjustment. A HP 3805 was used to obtain linear measurements and a WILD T-1 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law. [illegible]

Restrictions recorded in Book 207-15

Attachment "A"



REFERENCES:
1.PB 11 PG 163
2.PB 35 PG 126
3.SURVEY BY DELTA SURVEYORS
JOB NO. 90-426

(???) DENOTES DISTANCES PER
PB11 PG 163

This survey and plat were performed under my direct supervision, are a true and correct representation of existing conditions and meet the minimum requirements of law. Both angle and distance were measured electronically. The angles closed better than 2 seconds per angle point. The linear error of closure was better than one foot within fifteen thousand feet. The plat has been checked for closure and is mathematically correct, namely one foot within fifteen thousand feet.

Integrated Science & Engineering

EQUIPMENT UTILIZED:
ANGULAR – TOPCON GTS-303
LINEAR – TOPCON GTS-303 EDM

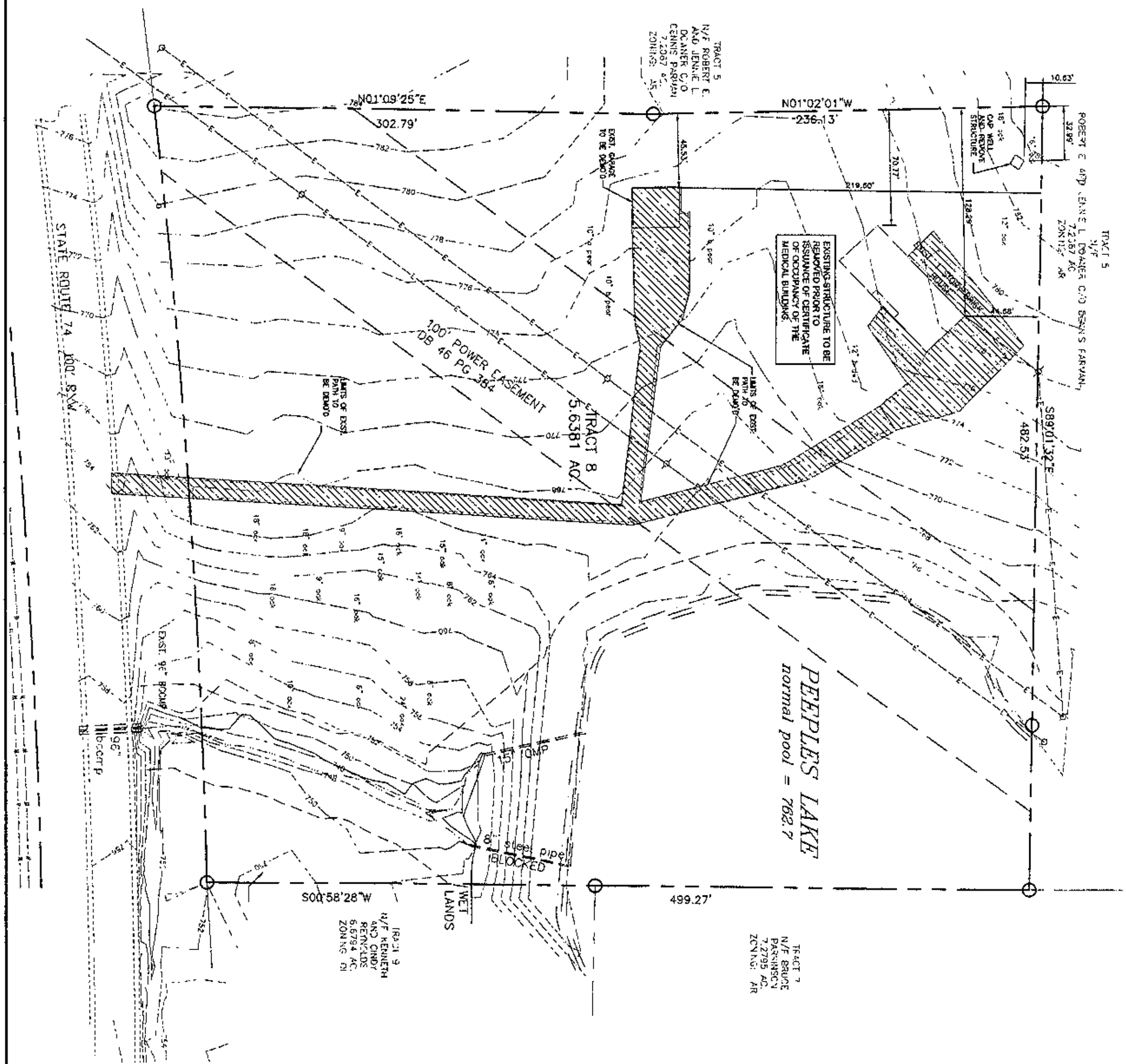
George T.White PLS. 1929

NOTE:
NO GEODETIC CONTROL MONUMENT FOUND WITHIN 500 FEET OF THE PROPERTY.

DATE OF SURVEY:6/8/06

Tract 1

A PORTION OF TRACT 5 THE MILL FARMS PB. 11 PG 163 LAND LOT 18 OF THE 6TH DISTRICT FAYETTE COUNTY GA.	BOUNDARY SURVEY FOR GROUP VI		Date: 6/9/06	Drawn: SDG		INTEGRATED Science & Engineering
			Project #: 05078.1	Design:		
			Check: GTW	Review:		



Tract 2

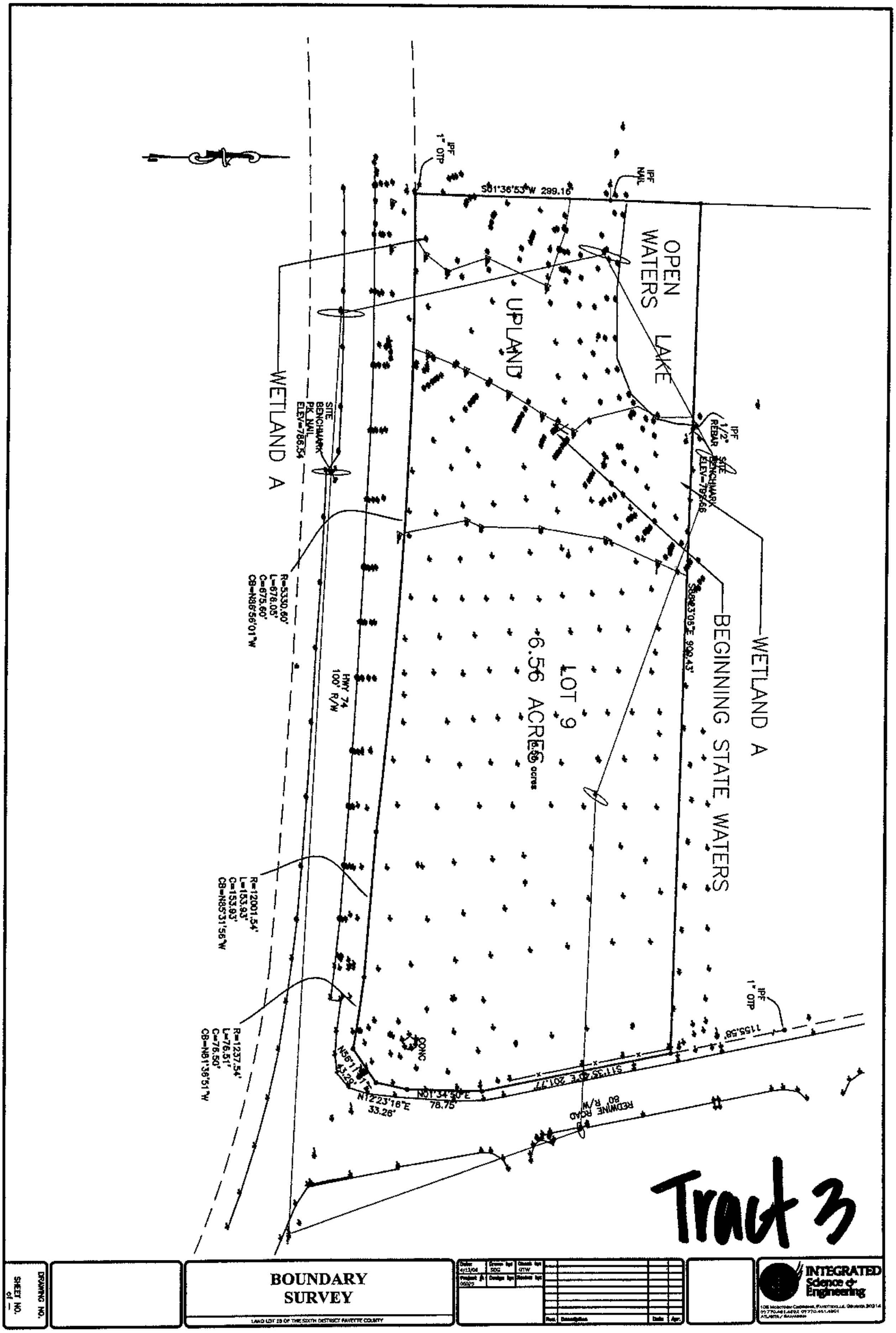
EXISTING CONDITIONS AND DEMOLITION PLAN

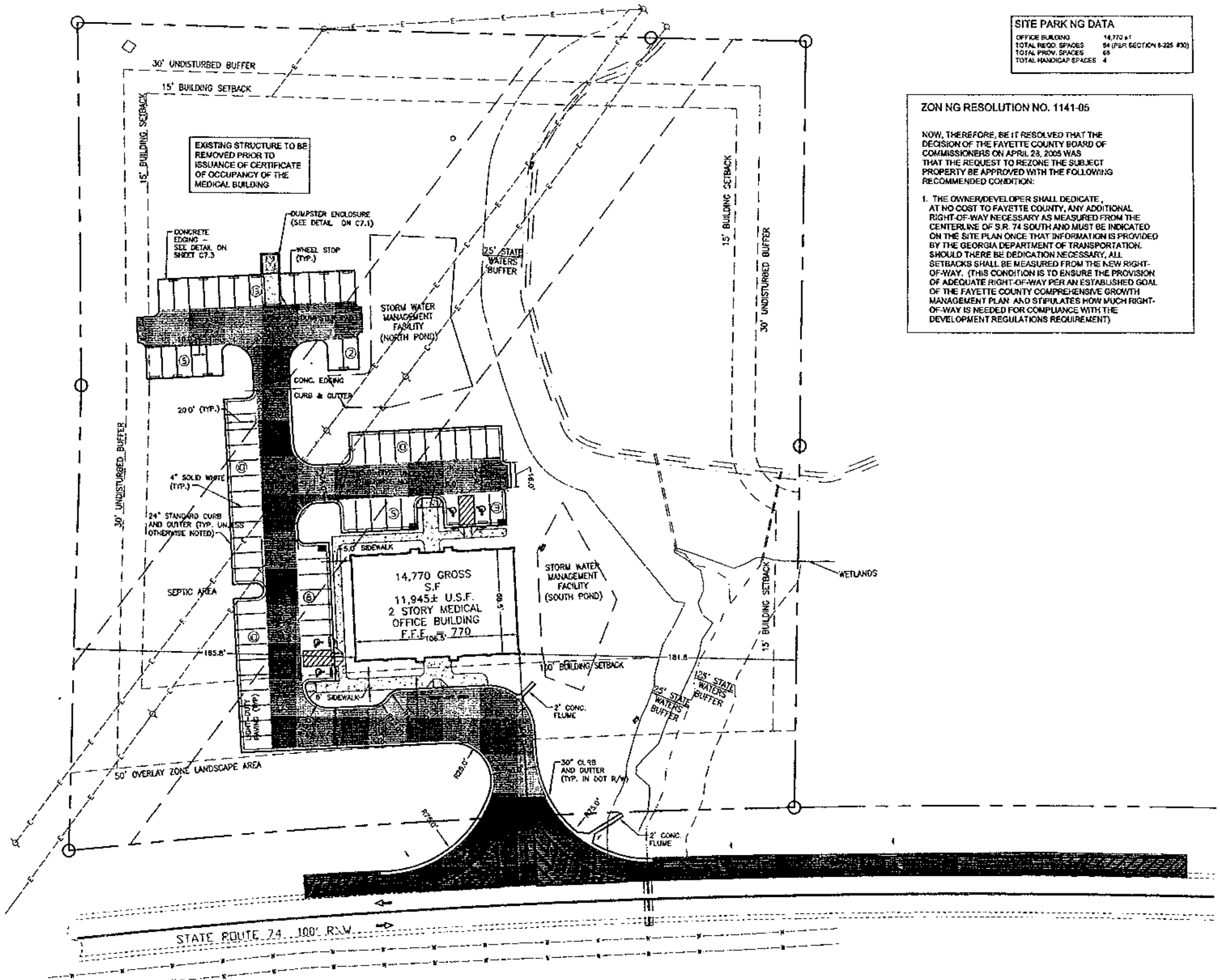
SITE DEVELOPMENT PLANS
FOR
STARRS MILL PROFESSIONAL CENTER
CITY OF PEACHTREE CITY
LOCATED IN LAND LOT 16 OF THE 6TH DISTRICT, FAYETTE COUNTY, GA

SCALE: 1" = 30'

INTEGRATED Science & Engineering

DRAWING NO. C1.1
SHEET NO. 3 of 19


IPF 1" OTP
S01°36'53"W 289.16'
IPF NAIL
OPEN WATERS
LAKE
UPLAND
WETLAND A
SITE BENCHMARK PK NAIL ELEV=786.54
IPF 1/2" REBAR
SITE BENCHMARK ELEV=79?.66
WETLAND A
BEGINNING STATE WATERS
S88°13'08"E 909.43'
LOT 9
6.56 ACRES
R=5330.60'
L=676.05'
C=675.60'
CB=N86°56'01"W
HWY 74
100' R/W
R=12001.54'
L=153.93'
C=153.93'
CB=N85°31'56"W
R=1237.54'
L=76.51'
C=76.50'
CB=N81°38'51"W
IPF 1" OTP
1155.58'
CONC
N56°11'17"E 43.29'
N12°23'16"E 33.26'
N01°34'50"E 78.75'
S11°35'40"E 201.77'
REDWINE ROAD 80' R/W
Tract 3
BOUNDARY SURVEY
LAND LOT 23 OF THE SIXTH DISTRICT FAYETTE COUNTY
DRAWING NO.
SHEET NO. of
Date: 4/11/06
Drawn by: SDG
Check by: GTW
Project #: 06025
Design by:
Review by:
Rev. Description Date Apr.
INTEGRATED Science & Engineering
ATLANTA / SAVANNAH



SITE PARKING DATA

OFFICE BUILDING	14,770 sf
TOTAL REQD. SPACES	54 (PER SECTION 8-225 #30)
TOTAL PROV. SPACES	65
TOTAL HANDICAP SPACES	4

ZONING RESOLUTION NO. 1141-05

NOW, THEREFORE, BE IT RESOLVED THAT THE DECISION OF THE FAYETTE COUNTY BOARD OF COMMISSIONERS ON APRIL 28, 2005 WAS THAT THE REQUEST TO REZONE THE SUBJECT PROPERTY BE APPROVED WITH THE FOLLOWING RECOMMENDED CONDITION:

1. THE OWNER/DEVELOPER SHALL DEDICATE, AT NO COST TO FAYETTE COUNTY, ANY ADDITIONAL RIGHT-OF-WAY NECESSARY AS MEASURED FROM THE CENTERLINE OF S.R. 74 SOUTH AND MUST BE INDICATED ON THE SITE PLAN ONCE THAT INFORMATION IS PROVIDED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION. SHOULD THERE BE DEDICATION NECESSARY, ALL SETBACKS SHALL BE MEASURED FROM THE NEW RIGHT-OF-WAY. (THIS CONDITION IS TO ENSURE THE PROVISION OF ADEQUATE RIGHT-OF-WAY PER AN ESTABLISHED GOAL OF THE FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN AND STIPULATES HOW MUCH RIGHT-OF-WAY IS NEEDED FOR COMPLIANCE WITH THE DEVELOPMENT REGULATIONS REQUIREMENT)

INTEGRATED Science & Engineering

SITE DEVELOPMENT PLANS FOR

STARRS MILL PROFESSIONAL CENTER

CITY OF PEACHTREE CITY

LOCATED IN LAND LOT 18 OF THE 6TH DISTRICT, FAYETTE COUNTY, GA

SCALE: 1" = 30'

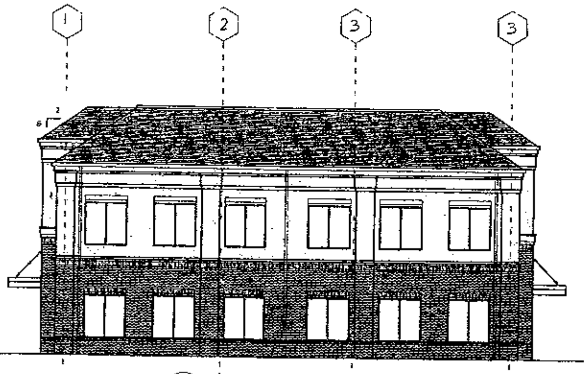
Rev.	Description	Date	Apr.
2	COUNTY AND GEORGIA POWER COMMENTS	03-03-06	JW
1	REVIEW COMMENTS	01-27-06	JW

SITE PLAN

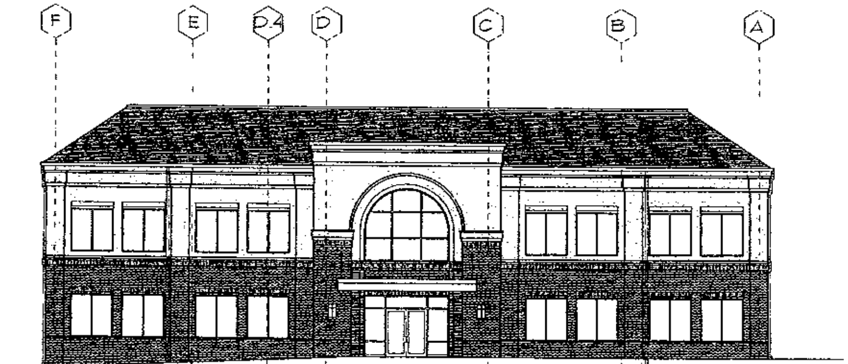
DRAWING NO. C2.1

SHEET NO. 5 of 19

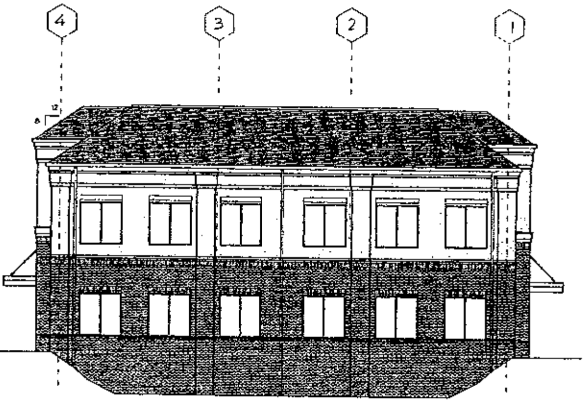
P:\2005\05078\Civil\Dwg\Sheets\C21 SITE.dwg C2.1, 3/21/2006 5:27:58 PM



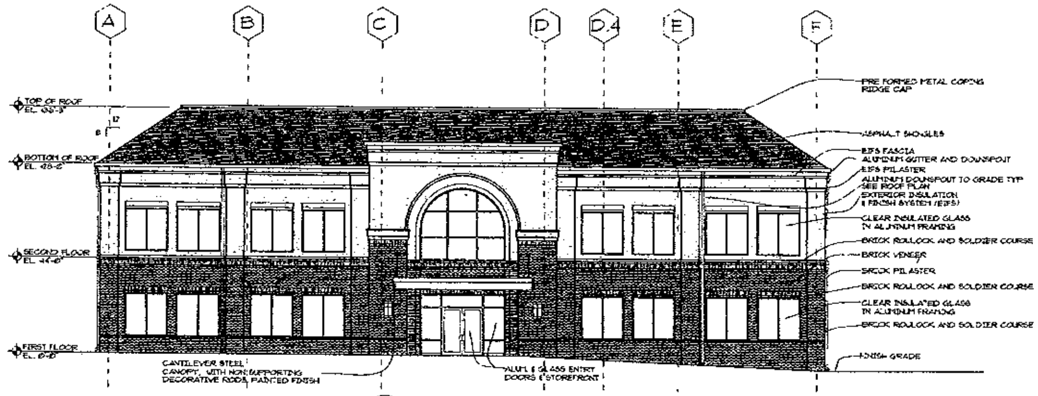
4/A-2.1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3/A-2.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2/A-2.1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1/A-2.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

HALE
ARCHITECTS

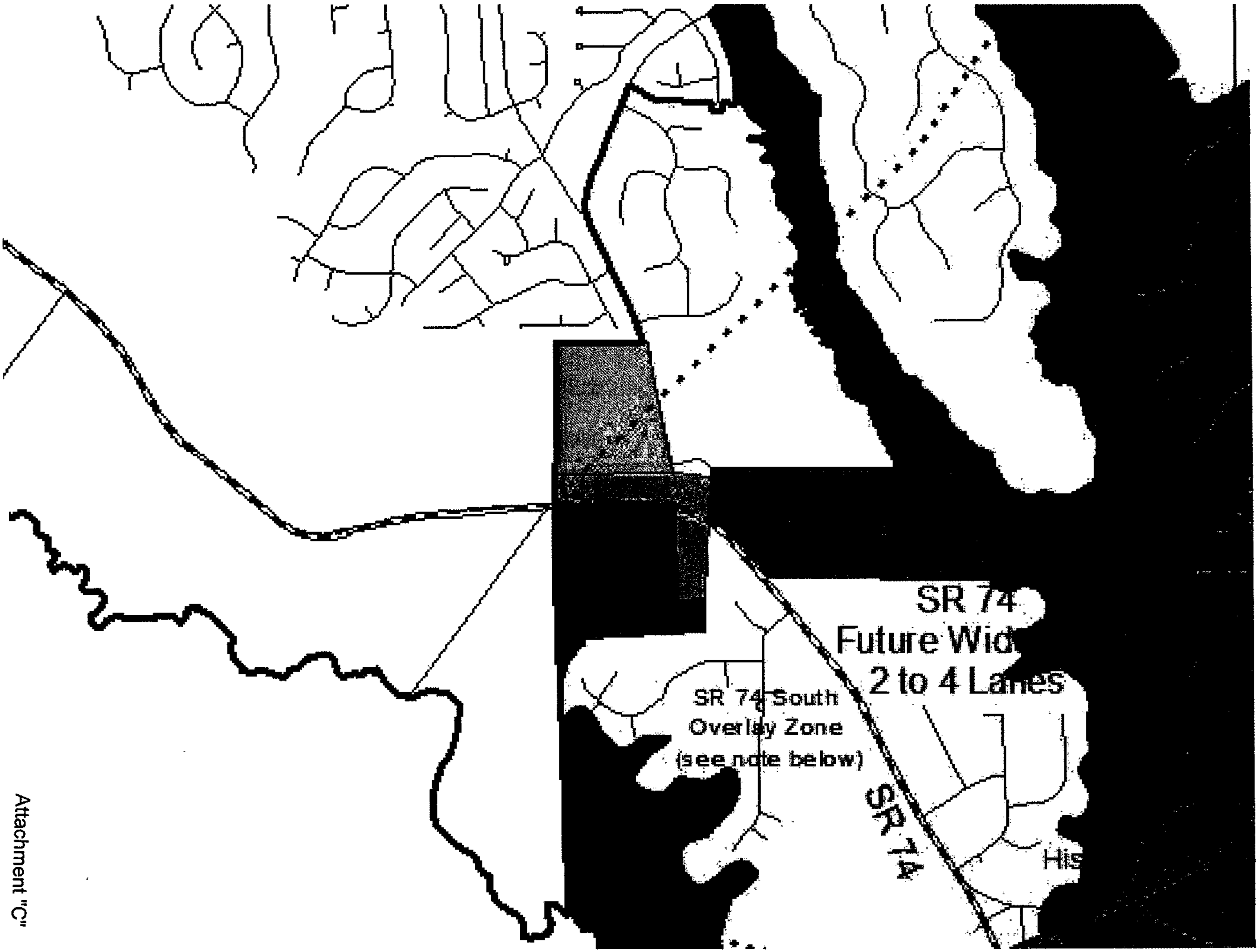
Hale Architects, Inc.
2200 Parklake Drive N.E.
Suite 110
Atlanta, GA 30345
Tel 404 373 3173
Fax 404 373 7093

ISSUES & REVISIONS
03-22-06 FOR CONSTRUCTION

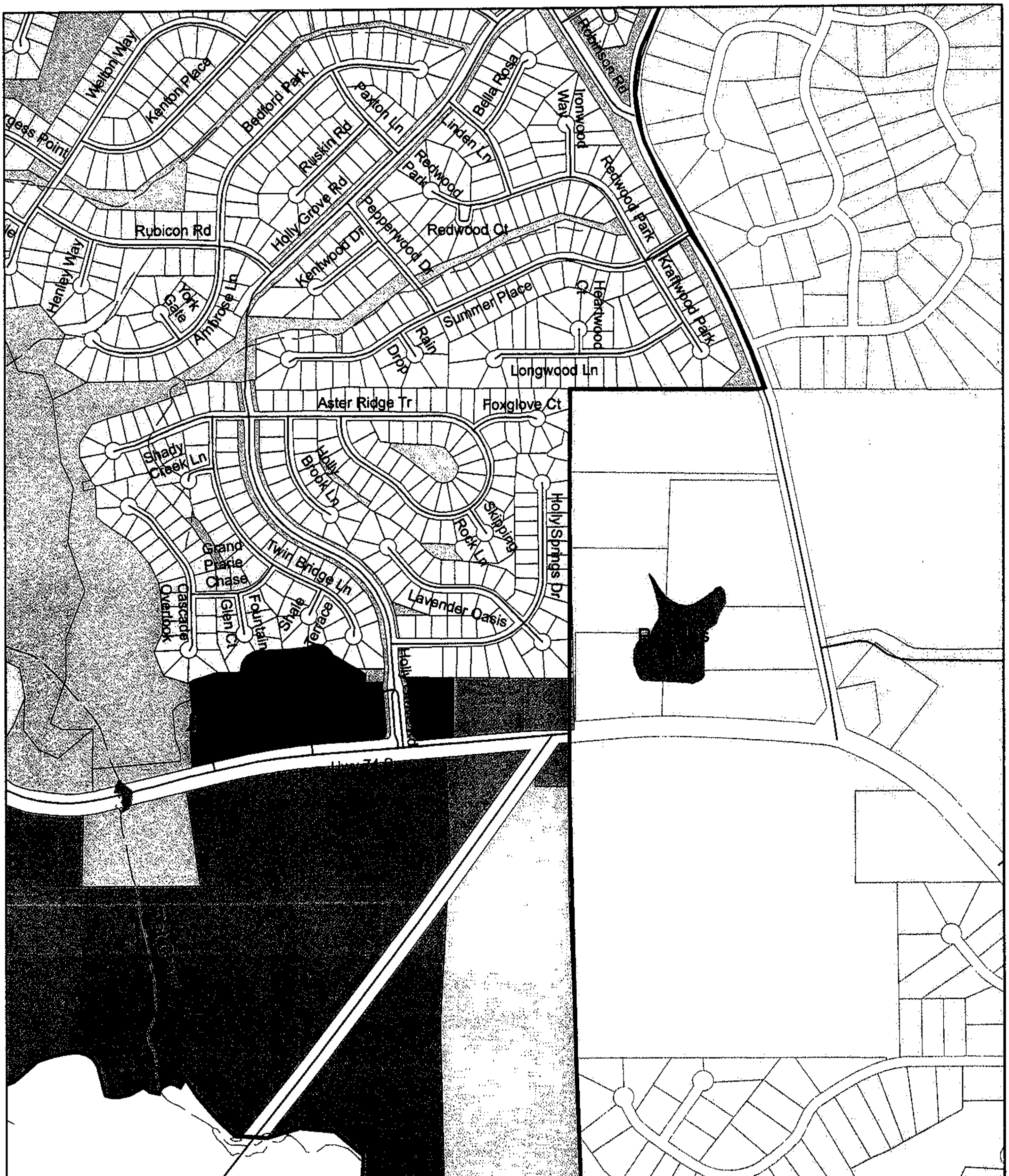
PROJECT: STARR'S MILL PROFESSIONAL CENTER
FAYETTE COUNTY, GEORGIA

CONTENTS: EXTERIOR ELEVATIONS

DATE: 01-10-06
PROJ NO. 05-151
SHEET NO: A-2.1
OF SHEETS



Attachment "C"



Attachment “D”

Step One: Initial annexation information

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

I. Contact information:

Owner(s) of property: Starr's Mill Professional Center, LLC and Group VI Properties I, Ltd., L.P.
Mailing address: 900 Westpark Drive, Suite 300
City, State, Zip: Peachtree City, Georgia 30269
Telephone: (770) 389-9100
Fax: (770) 631-7274
E-mail address: mharris@groupvi.com; mamos@groupvi.com

Agent(s) for owner: Carl Lange, Group VI Corporation
Mailing address: 900 Westpark Drive, Suite 300
City, State, Zip: Peachtree City, Georgia 30269
Telephone: (770) 389-9100
Fax: (770) 631-7274
E-mail address: clange@groupvi.com

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

Certified letter attached hereto and made a part of the application.

GROUP VI

July 11, 2006

Mr. David Rast
City Planner
153 Willowbend Road
Peachtree City, GA 30269

Dear Mr. Rast:

This letter is to certify the acknowledgment of the Annexation of all that tract of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being shown on plat of survey dated June 9, 2006, Certificate No. 1929, Project No. 05078.1, all that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being Tract 8 as shown on plat of survey entitled The Mill Farms, said plat being recorded in Plat Book 11, page 163, in the Office of the Clerk of the Superior Court of Fayette County, Georgia, and all that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being Tract 9 of The Mill Farms, as per plat recorded in Plat Book 11, Page 163, in the office of the Clerk of Superior Court of Fayette County, Georgia into Peachtree City, Georgia. (See Legal Descriptions and Surveys) And further acknowledge this application is being submitted by Group VI Corporation, and that we as the owners fully support the request and the execution of this said annexation.

Thank you,

James I. Pace, Jr.
Group VI Properties, I, Ltd., L.P.
General Partner

Melissa J. Harris
Starr's Mill Professional Center, LLC.
Manager

II. Project information

Gross acreage: 13.0 Acres
Acreage of lakes, floodplain, wetland, streams and associated buffers, etc.: 4.3 Acres
Net developable acreage: 8.7 Acres

Current zoning classification (include copy of appropriate zoning ordinance and current Zoning Map of general vicinity): O-I for parcel(s) certificate no. 1929, project no. 05078.1 and Tract 8 and Tract 9 Land Lot 18 of the Sixth District of Fayette County, Georgia; AR for that Parcel identified by a survey plat and boundary made a part of this application, identified as Exhibit "B"

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

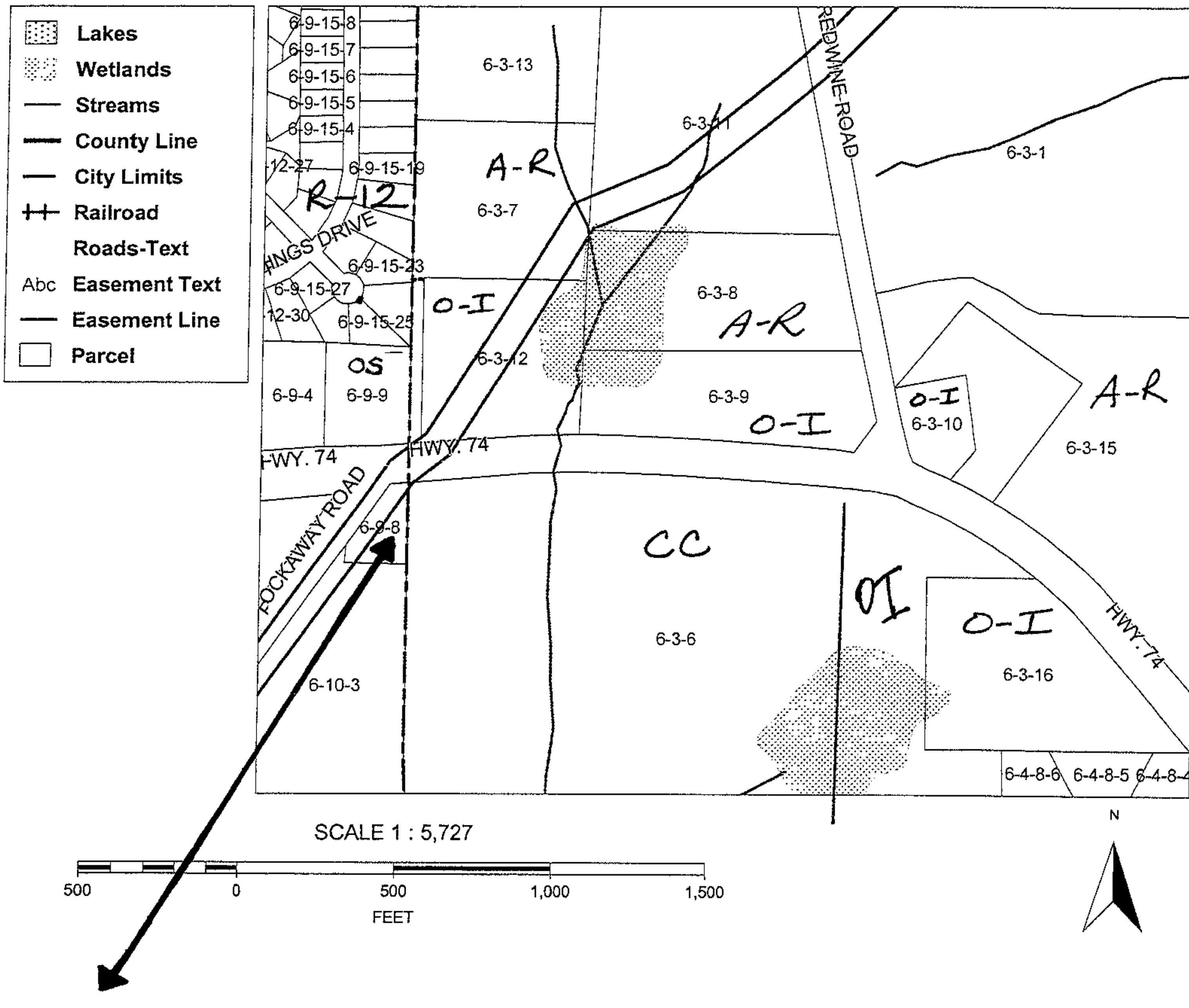
Location of property:
(Note: A Legal Description and a Boundary Survey identifying the relationship between the current city limits and the property being considered for annexation must be submitted as a part of this application.)

South Hwy 74 adjacent to the south Peachtree City city limits at the Animal Shelter and extending south to Redwine Road. Legal descriptions/boundary surveys attached hereto.

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

Attached hereto

Current zoning classification



GEORGIA POWER PROPERTY EXEMPT AND COUNTY DOES NOT PROVIDE INFORMATION. PUBLIC UTILITY ONLY SHOWS PARCEL ON MAP.

6-17. O-I, Office-Institutional District.

A. Description of District. This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.

B. Permitted Principal Uses and Structures. The following Permitted Uses shall be allowed in the O-I Zoning District:

1. Office;
2. Art Gallery;
3. Clinic (Human Treatment);
4. College or University;
5. Dance Studio or School;
6. Financial Institution;
7. Health Club or Fitness Center;
8. Insurance Carrier, Agent or Broker;
9. Laboratory, Medical or Dental;
10. Legal Services;
11. Massage Therapy;
12. Museum;
13. Performing Arts Theater;
14. Professional Services;
15. Real Estate Agent or Broker; and
16. School, Private and Special.

C. Permitted Principal Uses and Structures for Office Parks with at least 100,000 square feet of floor area. In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten (10) percent of the total floor area, are located in a building in which office uses comprise at least fifty (50) percent of the floor area and have no exterior advertising display:

1. Beauty or Barber Shop;

2. Blueprinting;

3. Cafeteria;

4. Commercial Art or Drafting Service;

5. Day Care Facility;

6. Delivery or Messenger Service;

7. Drug Store;

8. Florist;

9. Gift Shop;

10. Photocopying and Reproduction;

11. Restaurant (limited to five [5] percent of total floor area of office park and included in overall ten [10] percent limitation);

12. Restaurant, Fast Food;

13. Stenographic or Typing Service;

14. Teleconferencing Center; and

15. Travel Agency or Ticket Office.

D. Conditional Uses. The following Conditional Uses shall be allowed in the O-I Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Church, Temple or Other Place of Worship;

2. Church or Religious Tent Meeting; (Added 04/09/98)

3. Day Care Facility (Nursery School or Kindergarten);

4. Hospital;

5. Hotel;

6. Single-Family Residence;

7. Care Home, Convalescent Center or Nursing Home; and

8. Animal Hospital and/or Veterinary Clinic (with no animal boarding or outdoor runs) (Added 06/25/98)

(Section E. adopted in its entirety 06/24/04)

E. Auxiliary Conditional Uses for an Office Building with a minimum of 10,000 square feet of floor area. The following auxiliary permitted uses shall be allowed within the specific Office-Institutional District area on the Fayette County Land Use Plan Map defined as that area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the Fayette County Community Hospital District (Hospital District). Such uses will support and must be compatible with the Fayette County Community Hospital, the medical industry, and the development of the office and institutional uses planned for this area.

The following Auxiliary Conditional Uses shall be allowed in the O-I Zoning District:

1. Durable Medical and Rehabilitation Equipment Sales/ Rental (i.e. wheelchairs, crutches, etc.)

2. Pharmaceutical Sales (for the purpose of filling prescriptions only)

3. Counter Service Restaurants (Including but not limited to a bakery, café, coffee shop, or deli. No drive-through or free standing facilities will be allowed)

4. Optical Care Center to include prescription eyeglass/contact lense sales

5. Gift Shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e get well cards, etc.)

6. Floral Sales

_____ Development Standards:

Dimensional Requirements

1. These Auxiliary Conditional Uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of twenty percent (20%) of the total floor area of the building and must occupy space on the first floor of the building.

2. Multiple uses may be permitted concurrently but may not exceed the twenty percent (20%) limitation.

Architectural Requirements

1. Architecture shall conform to the existing hospital/medical office development.

2. Elevation drawings shall be submitted as part of site plan approval

F. Dimensional Requirements. The minimum dimensional requirements in the O-I Zoning District shall be as follows:

1. Lot area:

   a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)

   b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)

2. Lot width: 125 feet

3. Storage:

   a. Inside: not to exceed fifteen (15) percent of the total gross floor area

   b. Outside: not permitted

4. Setbacks, yards adjoining rights-of-way:

   a. Major thoroughfare:

      (1) Arterial: seventy-five (75) feet

      (2) Collector: seventy (70) feet

b. Minor thoroughfare: fifty-five (55) feet

5. Setbacks, yards not adjoining rights-of-way:

a. Side yard: fifteen (15) feet

b. Rear yard: fifteen (15) feet

6. Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of thirty (30) feet adjacent to such lot line shall be provided in addition to the required setback, and the setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.

7. Height limit:

a. Forty (40) feet as defined in Article III, Sec. 3-14. (Adopted 11/18/04) (Amended 02/23/06)

b. When a structure reaches a minimum height of four (4) floors (including basements), it shall be sprinkled. (Adopted 11/18/04)

8. Use of Existing Structure: When property containing a lawfully existing building and accessory structures is rezoned to O-I for use of the existing buildings, the following shall apply:

a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures. Any new construction or improvements, including expansion of any existing structure, shall comply with the dimensional requirements herein.

b. In the event that a structure which existed at the time of rezoning is removed, demolished or destroyed, any new structure must comply with the provisions of this district.

9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)

7-6. Transportation Corridor Overlay Zone
(A. - Adopted in its entirety 03/09/95) (A., B., C. - Amended 06/24/04)

A. S.R. 54 West and S.R. 74 South Overlay Zones. All properties which have road frontage on SR 54 West or SR 74 South with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. The purpose of the overlay is to set standards above and beyond the Zoning Ordinance specifically and special to this section of Hwy 54 from Fayetteville to Peachtree City. (Amended 11/13/03)

1. The purpose and intent of the SR 54 West and the SR 74 South Overlay Zone is to achieve the following:

a. To promote and maintain orderly development and an efficient traffic flow in highway corridors;

b. To maintain a non-urban separation between Fayetteville and Peachtree City along SR 54 West; and

c. To protect existing and future residential areas in this Highway Corridors

2. Access The following requirements shall apply to all nonresidential development within the corridor:

a. Access to each nonresidential development shall be from SR 54 West or SR 74 South or an adjacent street designated as an Arterial or Collector on the Fayette County Thoroughfare Plan. All access points shall be required to comply with Fayette County Development Regulations.

b. The principal structure on each lot developed as a nonresidential use shall be required to front SR 54 West or SR 74 South.

3. Dimensional Requirements. Unless otherwise specified, these standards shall apply to all non-residential zoning districts within the areas described above.

a. Minimum lot area: per zoning district

b. Lot width: per zoning district

c. All impervious surfaces, other than approved access drives, shall be located at least fifty (50) feet from the State Route right-of-way.

d. Setbacks will be as follows:

(1) SR 54 West or SR 74 South: 100 feet
Arterial Street: per zoning district
Collector Street: per zoning district
Local Street: per zoning district

(2) Side yard: per zoning district

(3) Rear yard: per zoning district

e. Height limit: thirty-five (35) feet

f. Buffer: per zoning district

g. All impervious surface within nonresidential zoning districts is limited to fifty (50) percent. The impervious surface must be indicated on the Site Plan.

h. Berms for nonresidential zoning districts: Berms will be required as a condition of zoning, where applicable. Berms shall be a minimum of four (4) feet in height. The berm shall be placed to the inside of the applicable buffer.

i. If the side yard abuts a nonresidential zoning district, all impervious surfaces, other than approved access, shall be located a minimum of ten (10) feet from the side property line.

4. Architectural Standards. These standards shall apply to all nonresidential development within this Overlay Zone*

These structures shall maintain a residential character. Elevation drawings denoting compliance with the following requirements must be submitted as part of the Site Plan:

a. A pitched roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade;

b. A facade/siding of a residential character of Hardiplank, wood/wood textured vinyl siding, brick, stone, or stucco;

c. Framed doors and windows of a residential character. To maintain a residential character, large display windows must be visually broken up by smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows; and

d. The design of accessory/outparcel buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.

** (excluding the areas of the hospital district which includes Office -Institutional along Hwy 54 West. See sections 6-17.E for requirements)*

5. Signage Requirements. The regulations of the Fayette County Sign Ordinance for the S.R. 54 West Overlay shall apply.

6. Landscape Requirements. In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the Overlay Zone:

   a. Street Frontage. Landscape area: fifty (50) feet along the right-of-way of SR 54 West or SR 74 South. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the Environmental Health Department and the County Engineer. (Amended 02/23/06)

   b. Side Yard Landscape Area: ten (10) feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.

7. Use of Existing Structure: When property containing a lawfully existing building and accessory structures is rezoned to O-I or Commercial, to use the existing buildings, the following requirements shall apply:

   a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures.

Any new construction shall comply with the dimensional requirements herein.

b. All additions to existing structures shall not encroach the setback any closer than the existing building line.

c. In the event that a structure, which is existing at the time of rezoning is removed, demolished, or destroyed in excess of 50%, any new structure must comply with the provisions of this district.

8. Lighting. Lighting shall be designed in such a way as to meet the following requirements:

a. Consistency: Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.

9. Special Locational and Spatial Requirements. The following special requirements shall be in addition to all district requirements. Where this section contradicts any other requirement, the most restrictive shall apply.

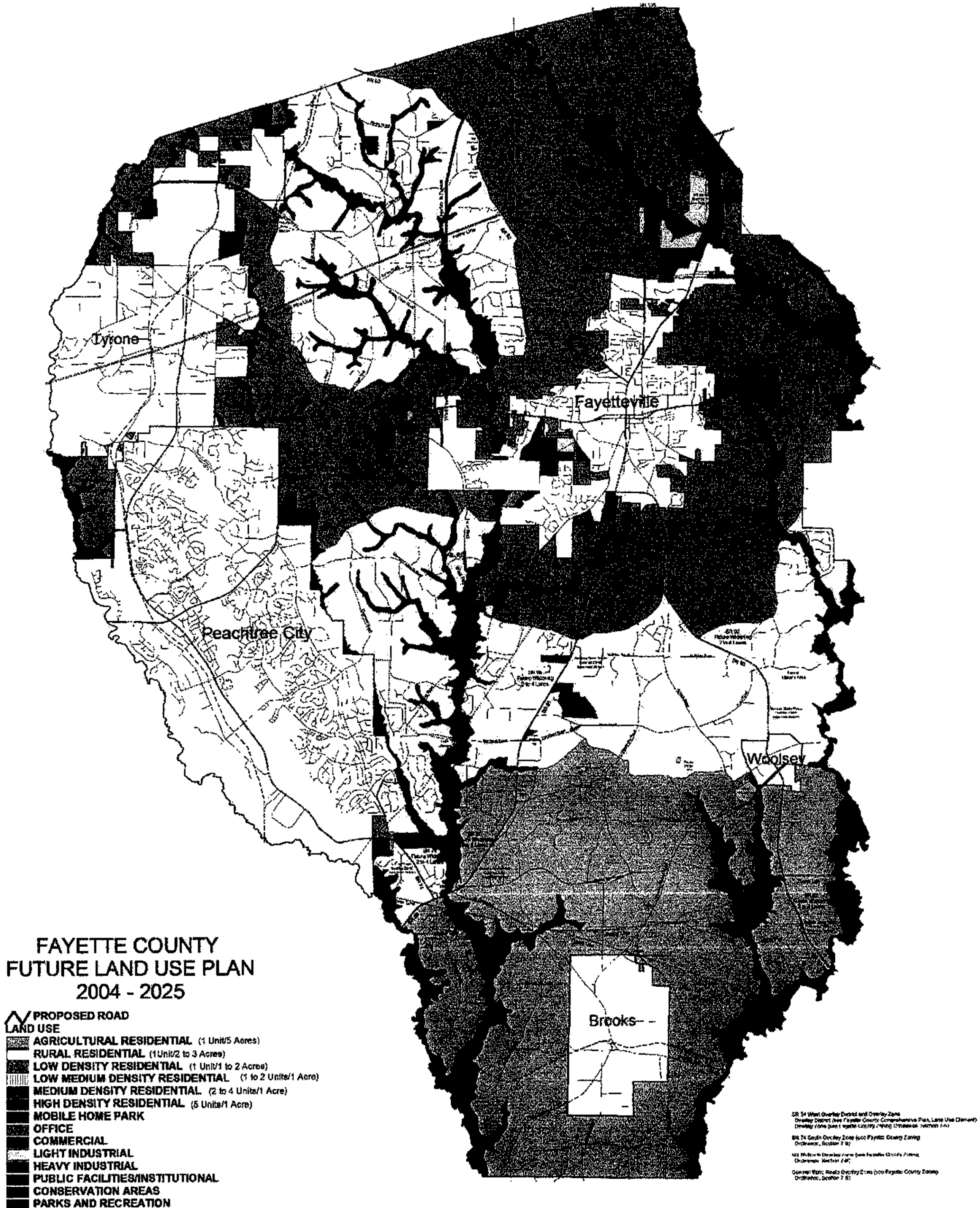
a. At least fifty (50) percent of parking spaces shall be located on the side or rear of buildings or structures on site.

b. No outside storage allowed.

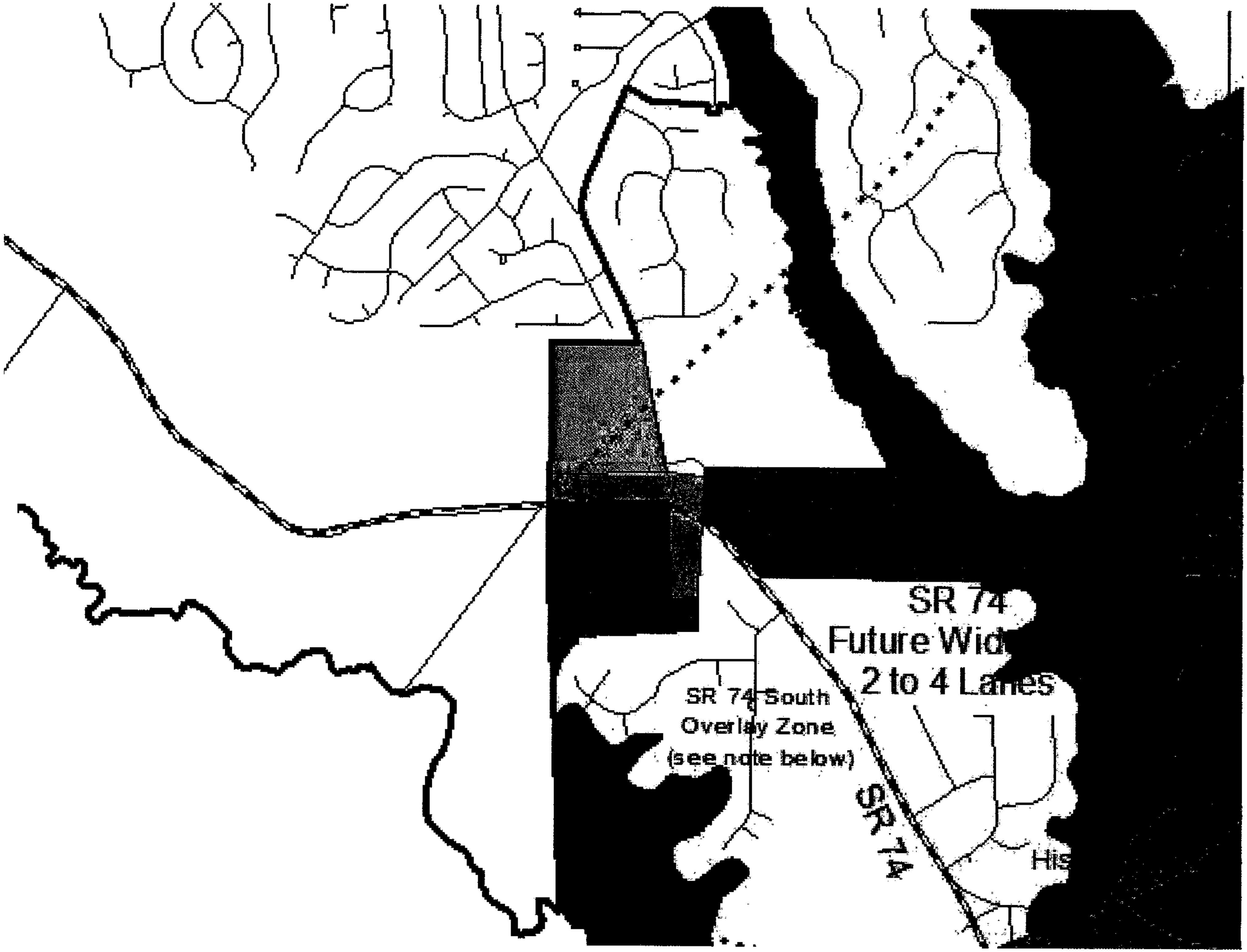
c. All roof top mechanical and electrical equipment, including satellite dish antennas, shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened;

d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR54.

Current land use designation



FAYETTE COUNTY
FUTURE LAND USE PLAN
2004 - 2025



SR 74
Future Wid
2 to 4 Lanes
SR 74 South
Overlay Zone
(see note below)
SR 74
His

Commercial and Office land uses comprise approximately .55 percent of the total land area. Commercial activity is generally limited to small, neighborhood, convenience-retail centers. These centers are characterized by a gas station/convenience store. Two areas, SR 85 North and SR 54 West adjacent to Peachtree City, contain a mix of small shopping centers, offices and service establishments. Office uses are generally concentrated along SR 85 North and SR 54 West where an overlay zone allows the conversion of existing residences to office uses.

Industrial land use comprises .62 percent of the total acreage. The majority of industrial activity is centered north of Fayetteville along SR 85 North (BFI Landfill property, numerous auto salvage facilities, and Kenwood Business Park) and SR 314 (Lee Center). Major industrial land uses and parks are found within the cities of Fayetteville, Peachtree City and Tyrone.

Public/Institutional land uses, comprising nearly 2.17 percent of the total developed acreage, consist mainly of churches, schools, and county-owned facilities and property. There are over 100 churches in the unincorporated county as well as four existing or planned high schools, four existing or planned middle schools, and four elementary schools. Existing or future water tank sites are located on Ellis Road, SR 92 North Porter Road, and Summerfield Place. A large water treatment plant is located on Antioch Road.

Transportation/Communication/Utilities land uses comprise .1 percent of the land area. Five utility substations are located in the unincorporated area. These substations are located on SR 54 West, Bernhard Road, Ebenezer Church Road, Friendship Church Road, and New Hope Road.

Park/Recreation/Conservation land uses comprise 1.55 percent of the land area and are represented by McCurry Park, Kiwanis Park, Lake Horton Park, Starr's Mill Pak, and future parkland on Kenwood Road. This area also includes the Lake Horton Reservoir and County wetland mitigation sites.

Agricultural/Forestry lands comprise 26.2 percent of the land area. Located throughout the unincorporated county but mainly in the southern end of the county, these lands are generally characterized by small farms, plant nurseries, commercial timber, pulpwood harvesting or large residential lots with associated horse or cattle raising/grazing. All of these properties are participating in the Conservation Use Covenant with the county. Approximately 24,701 acres are under the Conservation Use Covenant.

Undeveloped land comprises 23.2 percent of the land area. Some of these large undeveloped tracts contain agricultural and forest lands but are not participating in the Conservation Use Covenant with the county.

EXISTING LAND USE ASSESSMENT

The existing land use pattern in Fayette County is the result of many individual and policy decisions over many years. These decisions are based on physical constraints and opportunities, and outside market forces. This section discusses the factors leading to the existing pattern of development and the market forces in effect that seek to influence land use decisions.

Factors Leading to the Existing Pattern of Development

Throughout most of its history, Fayette County has had an agricultural-based economy. Farms producing both crops and livestock, dominated the landscape. In less than a generation, Fayette County changed from a rural, farm-oriented county on the far fringes of the Atlanta area to a primarily residential, suburban, bedroom commuter-oriented county. Fayette County's population grew by 115 percent between 1980 to 1990. From 1990 to 2000, the county grew by another 46 percent. This twenty-year period saw the county's population grow from 29,043 residents in 1980 to 91,263 residents in 2000. Just over half (54 percent) of this growth occurred within the county's largest municipalities of Fayetteville and Peachtree City. Map L-2 shows the growth of incorporated areas over the 20 year period. **(Maps L-2 not included at this time - still being developed)**

Transportation Improvements. In the last 20 years, Fayette County saw the widening of SR 85 North, SR 74 North, SR 54 between Peachtree City and Fayetteville, and SR 314 from Fayetteville to SR 279 from two lane roads to four lane divided highways. SR 74 North is the county's nearest access to Interstate 85 and the Atlanta metropolitan area. SR 314 is the county's most direct route to Hartsfield International Airport. Such transportation improvements allowed the movement of vehicles into and out of the county. Fayette County was now within commuting distance of Atlanta and, particularly, Hartsfield International Airport. Besides the influx of new (commuting) residents, increasing numbers of existing Fayette County residents either converted to part-time farming while holding regular jobs to which they themselves commuted, or they sold their farm holdings for subdivision development.

Infrastructure Development. The availability of infrastructure, and the lack thereof, has also contributed to Fayette County's existing land use pattern. While not available county-wide, public water service is provided by the Fayette County Water System to portions of the unincorporated county as well as the municipalities of Peachtree City, Tyrone and Woolsey. Sanitary sewerage service is available only within the cities of Fayetteville and Peachtree City and within limited areas of Tyrone. Such infrastructure availability allows these cities to offer the highest residential densities and to provide for nonresidential uses in the form of office parks, commercial centers, and industrial parks.

No public sewer is available in unincorporated Fayette County. Development in the unincorporated area relies on individual septic systems for on-site sewage disposal. The soil and space requirements of septic systems necessitate a larger development area. Therefore, the unincorporated county is characterized by low density single-family residential lots. Fayette County as a whole, however, is able to offer residents a wide choice of housing opportunities, from smaller lot, high end single family homes, duplexes, and apartments in the cities to larger single-family lots and sprawling farmsteads in the unincorporated county.

Environmental Constraints. Development constraints, associated with environmentally sensitive land, are generally characterized by poor soils, wetlands, and flood plains typical of streams and other water bodies. The county is home to seven major water supply streams (Antioch Creek, Flat Creek, Flint River, Horton Creek, Line Creek, Whitewater Creek, and Woolsey Creek), 16 named tributaries to these water supply streams, and a large number of minor unnamed streams. Development in the southern end of the county, which serves as the confluence of many of these streams, is impacted by the relatively low topography, poor soils, and a high water table.

Market Forces

Local and regional influences are working to exert pressures on the rural landscape that is unincorporated Fayette County. Land prices continue to rise as residential land uses creep closer and closer to rural areas. As land prices rise, it becomes economically unfeasible to continue to hold land vacant or use it for agricultural purposes.

With the increase in population and income, market forces are working to provide for the prerequisite commercial development, usually in the form of small shopping areas along major highway corridors. Convenience facilities (e.g. the quick stop store located on transportation routes, dispensing gasoline and/or the corner grocery) will continue to request rezonings around the county in response to perceived market demand. Improperly planned and located, such commercial uses can lead to traffic problems, deterioration of neighborhoods, and unsightly developments. The proliferation of these types of stores causes keen competition among them. The nature of such competition is that some stores do not survive. The county is then left with empty storefronts which become eyesores scattered around the county.

FUTURE LAND USE DEMAND

The following table provides projections of the amount of land which will be required for each of the various land uses through the year 2025. The projections are based on the population projections presented in the Population Element of this comprehensive plan. In determining future land use demand, ratios of existing land use per population were calculated and applied to the number of new residents projected to reside in the unincorporated county through the year 2025.

While sufficient undeveloped land exists to accommodate the projected growth, the choice of land is often determined by access to infrastructure and suitable roads, as well as by ownership patterns and owner expectations.

TABLE L-2
PROJECTED LAND USE DISTRIBUTION
UNINCORPORATED FAYETTE COUNTY

Land Use	2025 Acreage	% of 2025 Total
Residential	77,017	82.32%
Commercial & Office	1,352	1.45%
Industrial	591	.63%
Public Facilities/Institutional	992	1.06%

TABLE L-2 Continued
PROJECTED LAND USE DISTRIBUTION
UNINCORPORATED FAYETTE COUNTY

Land Use	2025 Acreage	% of 2025 Total
Parks, Recreation and Conservation Areas	13,512	14.44%
Transportation/Communication/Utilities	96	.10%
Total Acreage*	93,560	100.00%

* Total Acreage does not include Lake Horton (740 acres)
Source: Fayette County Planning Department

FUTURE LAND USE MAP AND NARRATIVE

The Land Use Map for the Comprehensive Plan depicts the proposed general uses of land in the unincorporated portion of Fayette County. It functions as the official county policy on the allocation and distribution of different land uses. Different color shadings are used on the map to indicate different categories of recommended future land use, with the color shadings defined in the map's legend.

The land uses shown on the map generally follow key geographic features, such as roads, streams, open spaces, but in some cases they transition at existing lot lines. Development will normally follow these boundaries. However, the final boundaries may vary according to the merits of a development proposal and whether it meets the intent of the plan's vision as a whole. The county's Zoning Map implements the Comprehensive Plan land use designations by ordinance, at a much more detailed, parcel-specific level. In evaluating a specific development proposal, the direct impacts of the project on adjacent and nearby properties, transportation, the environment, and public facilities will be identified. The resolution of any impacts is critical if a proposal is to receive favorable consideration. In order to achieve the density ranges indicated in the Plan, these direct impacts must be mitigated to the satisfaction of the county.

The Future Land Use Map of this Comprehensive Plan uses eight major land use designations to depict the types of land uses that are allowed in the county: Residential, Commercial, Office, Industrial, Public Facilities/Institutional, Conservation Areas, Parks and Recreation, and Transportation, Communication and Utilities. The following provides a brief description of each of the land use categories illustrated on the Future Land Use Map (see inside back cover).

Residential

This category includes all properties with the principal structure designed for human habitation, Appropriate density ranges, in terms of dwelling units per acre, are recommended in this Plan and are shown on the Land Use Plan Map. The county's residential density pattern has generally developed from one of higher densities in the northern portion to lower densities in the southern portion. This is due to the proximity of the northern county to the higher density development in Clayton County and the availability of public services. The southern portion of the county is more characteristic of the more rural adjacent counties of Spalding and Coweta and offers fewer public services. Transition areas between these two land uses are provided.

The plan's general intent regarding future residential development is to (1) channel higher density development (less than one acre) into areas served by public water and sewer; (2) channel lower density development into areas served by public water; (3) limit development in those areas of the county which lack public facilities.

The residential land use category is broken down into seven sub-categories as described below:

> **Agricultural Residential:** This category identifies areas with lot sizes of five acres or more, often in conjunction with a farming operation. The area has a general lack of public water service, the presence of unpaved and/or unimproved roads, and a long-standing characteristic of large lot residential development, often in conjunction with an agricultural activity. These factors, along with environmental constraints due to the presence of numerous streams and associated poor soils, dictate large lot development. Agricultural Residential land use is shown as occurring in the southern portion of the county where the aforementioned factors exist to the greatest degree in Fayette County.

> **Rural Residential:** These are areas which allow a low intensity residential density of one dwelling unit per two to three acres. County water is available in some areas; the

Conservation Subdivision (CS) Zoning District is appropriate in this area. This category offers larger lot development of a residential, rather than agricultural, nature. The Land Use Plan Map generally identifies the Whitewater Creek Drainage Basin and the area between Low Density Residential to the north and Agricultural Residential to the south as appropriate for this land use category.

Low Density Residential: This category identifies areas of intended residential subdivision development in a density range of one dwelling unit per one to two acres. County water is generally available; the Conservation Subdivision (CS) Zoning District is appropriate for this area. Low Density Residential land uses are located in the northern portion of the county and in areas adjacent to the cities of Fayetteville and Tyrone. These areas represent the most urbanized areas of the unincorporated county and offer the greatest number of public services (water, access).

Low Medium, Medium, and High Density Residential: These categories consist of residential uses with more than one unit per acre, from duplexes and ½ acre lots up to five units per acre. There are no areas designated Low Medium, Medium, and High Density Residential at this time due to the lack of public sewer in the unincorporated county.

Mobile Home Park: This category designates mobile homes in mobile home parks.

Office

The Office land use category designates office development which can be located as stand-alone structures or in office parks or centers. Office land use is shown as occurring generally in three areas of the unincorporated county: (1) along the east side of SR 314 between the Fayetteville city limits and the Fernwood Mobile Home Park; (2) along SR 54 between Fayetteville and Peachtree City as an overlay district (see Transportation Corridors) and, in particular, in the vicinity of Fayette Community Hospital; and (3) along SR 54 West just outside the Peachtree City limits between SR 54 West and Sumner Road South.

The area along SR 314 provides a transition area from the commercial and industrial development oriented to SR 85 to the residential uses on the west side of SR 314. The Office use designation in the vicinity of the hospital allows for the location of associated uses. Office uses north of the hospital along Sandy Creek Road terminate at the unnamed stream just north of the hospital entrance; office areas extending west along SR 54 are bounded by the proposed school access road to the north and the area between the proposed high school site and existing hospital property. The Sumner Road area serves as a transition area between the commercial areas to the east across SR 54 and the residential areas to the west in Peachtree City. This area is limited to the area south of Land Lot 70, District 7 and the limits of Peachtree City.

Commercial

This category identifies all property where business and trade are conducted, both retail and wholesale, and accessory use areas, such as parking. The Land Use Plan Map seeks to provide necessary commercial activity within a reasonable distance to unincorporated county residents.

However, county policy recognizes that major commercial facilities should be located within incorporated areas where infrastructure is available and population densities are most concentrated. The county should attempt to discourage additional commercial development along major roadways, as strip commercial development is neither desirable from a safety standpoint nor attractive.

The Land Use Plan Map illustrates the concentration of commercial land uses in various locations throughout the unincorporated area. The land used areas vary from smaller, neighborhood commercial areas to larger, concentrated areas of commercial activity. The following section provides a brief description of these designated commercial areas.

SR 54 and Corinth Road: This area represents existing, zoned commercial land use of a neighborhood convenience nature. The adjacent subdivisions exclude the expansion of this area to the north; Corinth Road on the south side of SR 54 remains an unpaved dirt road. No expansion of the existing commercial zoning is recommended.

SR 85 and Bernhard Road: This area houses a convenience store, a motorcycle shop, a pesticide control company, and a fire station, thus providing neighborhood convenience services to the surrounding area. Located in the less-populated southern portion of the county, no expansion of this area is recommended.

SR 314 and SR 138: As an entrance to Fayette County, this area is a mix of nonresidential developed land and vacant land zoned for commercial uses. The opportunity exists here for infill development and redevelopment of older establishments.

SR 92 and Westbridge Road: This area is a mix of old and new nonresidential development. The opportunity exists here for infill development and redevelopment of older establishments.

SR 54 and Tyrone Road: Long considered a nonresidential node in Fayette County, this area's proximity to Fayette Community Hospital and a new high school site makes it a candidate for nonresidential development. The Land Use Plan supports these future uses by designating a mix of commercial and office uses in this area.

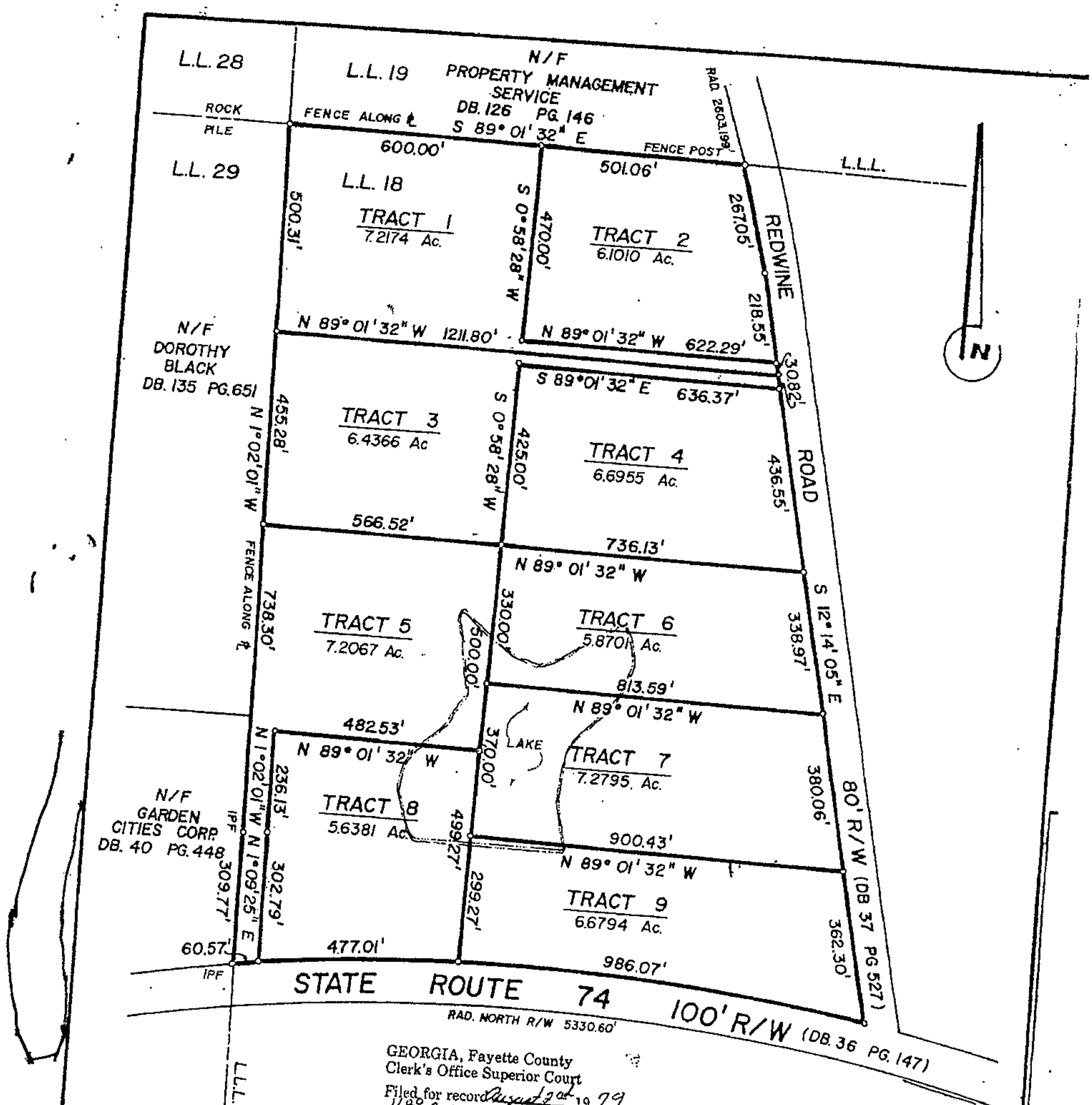
SR 54 and Sumner Road (south): This area is a mix of commercial retail and office uses with well-established boundaries - it is defined by the existing commercially zoned tracts south of Land Lot 70, District 7 and the limits of Peachtree City.

SR 74 and Redwine Road: Currently undeveloped, this area is defined by the existing nonresidential zoning. No expansion beyond the existing zoned areas is recommended.

SR 85 North of Fayetteville: A nonresidential corridor, this area extends from the city limits of Fayetteville north to the county line. It provides for a variety of nonresidential uses including commercial, office, industrial, and service. The area contains opportunity for infill, redevelopment and new development.

SR 54 East of Fayetteville: The existing nonresidential development consists of commercial, office

Location of property



GEORGIA, Fayette County
Clerk's Office Superior Court
Filed for record August 2nd 1979
11:20 A M.
Recorded in Book 11 Page 163
This 2nd day of August 1979
W A Ballard
Clerk

GEORGIA REGISTERED No. 2048 LAND SURVEYOR J. R. WOOD

THE MILL FARMS

PROPERTY OF

VONOR C. PEEPLES

LAND LOT 18
FAYETTE COUNTY
SCALE 1" = 200'

6TH DISTRICT
GEORGIA
6/14/79

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 15,000 ft. and an angular error of .04" per angle point, and the COMPASS rule was used for adjustment. A HP 3805 was used to obtain linear measurements and a WILD T-1 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law. ...

Restrictions recorded in Book 207-15

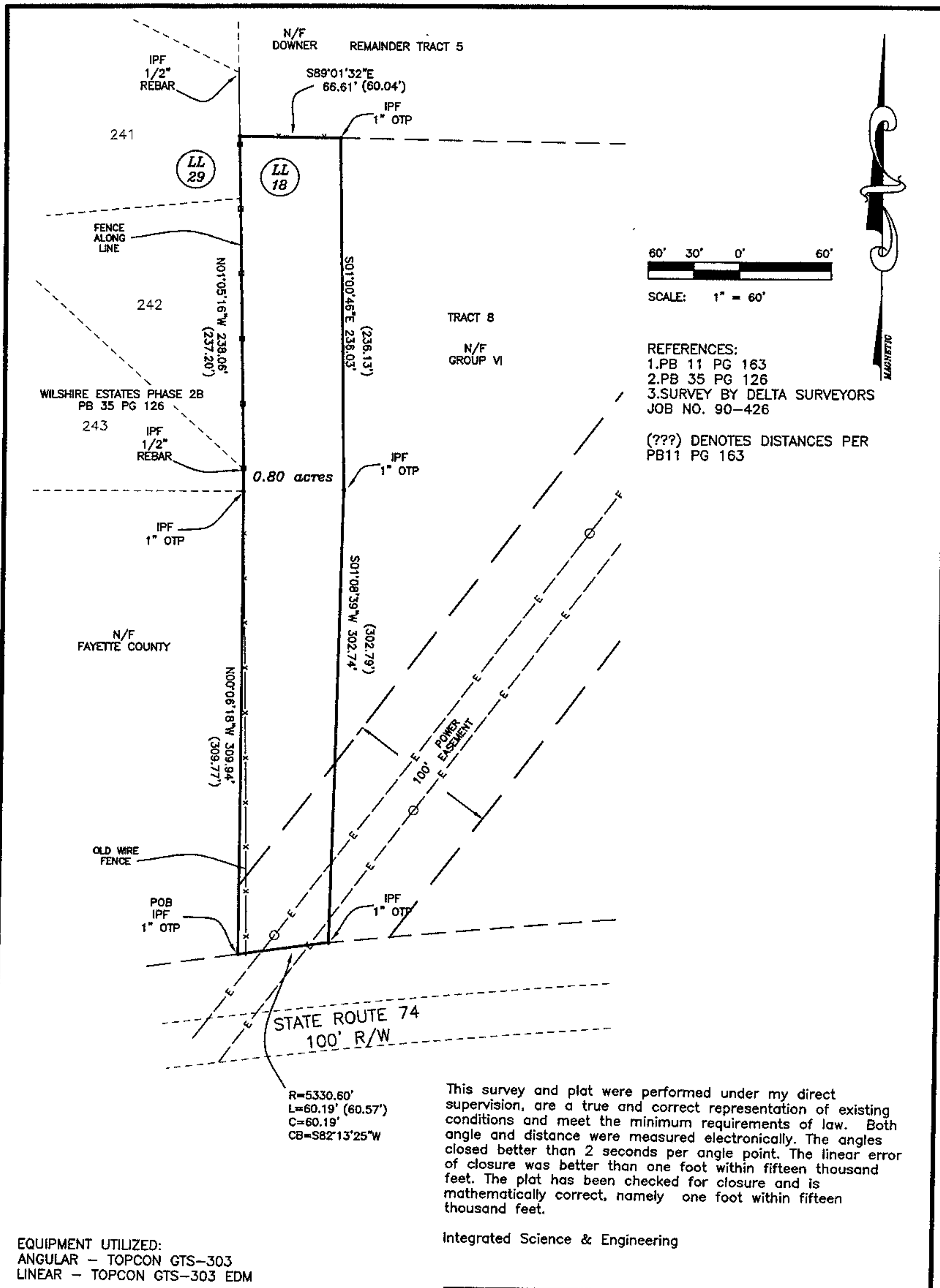
0.80 ACRES

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County being more particularly described as follows:

Beginning at a point located at the intersection of the northerly right-of-way of State Route 74 (100 foot right-of-way) and the westerly Land Lot Line of Land Lot 18; running thence North 00 degrees 06 minutes 18 seconds West a distance of 309.94 feet to a point; running thence North 01 degree 05 minutes 16 seconds West a distance of 238.06 feet to a point; running thence South 89 degrees 01 minutes 32 seconds East a distance of 66.61 feet to a point; running thence South 01 degrees 00 minutes 46 seconds East a distance of 236.03 feet to a point; running thence South 01 degrees 08 minutes 39 seconds West a distance of 302.74 feet to a point located on the northerly right-of-way of State Route 74 (100 right-of-way); running thence along the arc of a curve to the left having a radius of 5,330.60 feet (said arc being subtended by a chord bearing South 82 degrees 13 minutes 25 seconds West a chord length of 60.19) a distance of 60.19 feet to the point of beginning; said tract containing 0.80 acres of land as shown on that certain Boundary Survey prepared for Group VI, dated June 9, 2006, by George T. White, Georgia Registered Land Surveyor, Certificate No. 1929, Project No. 05078.1, a copy of which plat is attached as Exhibit "B" and is hereby incorporated into this description by reference.



REFERENCES:
1.PB 11 PG 163
2.PB 35 PG 126
3.SURVEY BY DELTA SURVEYORS JOB NO. 90-426

(???) DENOTES DISTANCES PER PB11 PG 163

This survey and plat were performed under my direct supervision, are a true and correct representation of existing conditions and meet the minimum requirements of law. Both angle and distance were measured electronically. The angles closed better than 2 seconds per angle point. The linear error of closure was better than one foot within fifteen thousand feet. The plat has been checked for closure and is mathematically correct, namely one foot within fifteen thousand feet.

Integrated Science & Engineering

George T.White PLS. 1929

DATE OF SURVEY:6/8/06

EQUIPMENT UTILIZED:
ANGULAR – TOPCON GTS-303
LINEAR – TOPCON GTS-303 EDM

NOTE:
NO GEODETIC CONTROL MONUMENT FOUND WITHIN 500 FEET OF THE PROPERTY.

A PORTION OF TRACT 5
THE MILL FARMS
PB. 11 PG 163
LAND LOT 18 OF THE
6TH DISTRICT
FAYETTE COUNTY GA.

BOUNDARY SURVEY
FOR
GROUP VI

Date: 6/9/06	Drawn: SDG
Project #: 05078.1	Design:
Check: GTW	Review:

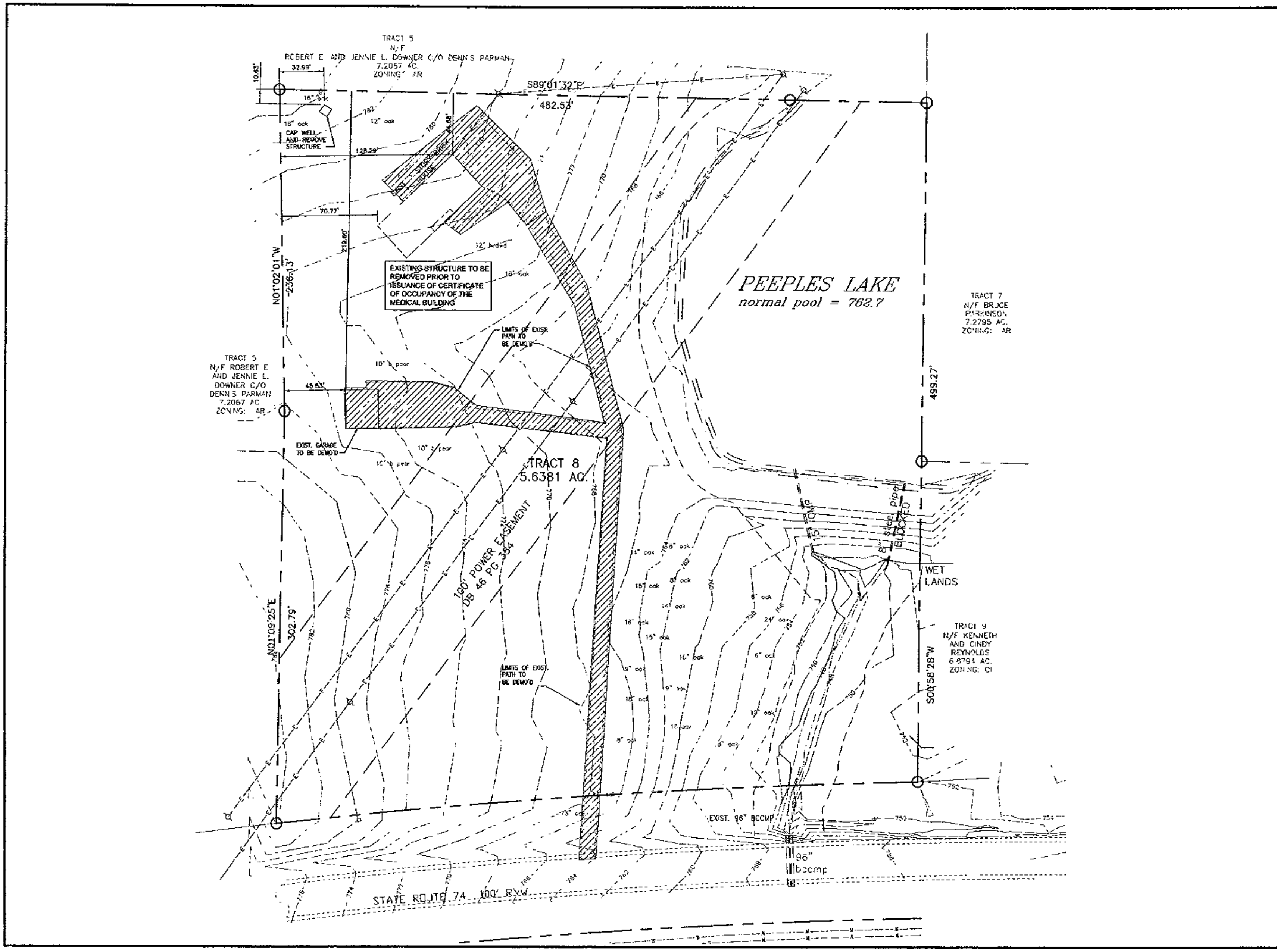
INTEGRATED Science & Engineering

5.6 ACRES

Exhibit "C"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being Tract 8 as shown on plat of survey prepared by J. R. Wood Surveyors and Planners, Inc., entitled "The Mill Farms", said plat being recorded in Plat Book 11, page 163, in the Office of the Clerk of the Superior Court of Fayette County, Georgia, said plat being made a part hereof by reference; and also as shown on plat of survey showing Lot 8 of The Mill Farm Subdivision as prepared by Delta Surveyors, Inc., for Group VI and dated June 13, 2005, Job No. 90-426, said plat being recorded in Deed Book 2804, Page 66, in the Office of the Clerk of the Superior Court of Fayette County, Georgia, said plat being made a part hereof by reference.



INTEGRATED Science & Engineering

Date: 01/03/06 | Drawn by: CAC | Check by: BRS
Project #: 05079.00 | Design by: JLW | Review by: JLW

SCALE: 1" = 30'

Rev.	Description	Date	Apr.
1	REVIEW COMMENTS	01-27-06	JW
3	COUNTY AND GEORGIA POWER COMMENTS	03-03-06	JW

SITE DEVELOPMENT PLANS
FOR
STARRS MILL PROFESSIONAL CENTER
CITY OF PEACHTREE CITY
LOCATED IN LAND LOT 18 OF THE 6TH DISTRICT, FAYETTE COUNTY, GA

EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NO.
C1.1
SHEET NO.
3 of 19

6.6 ACRES

EXHIBIT "A"

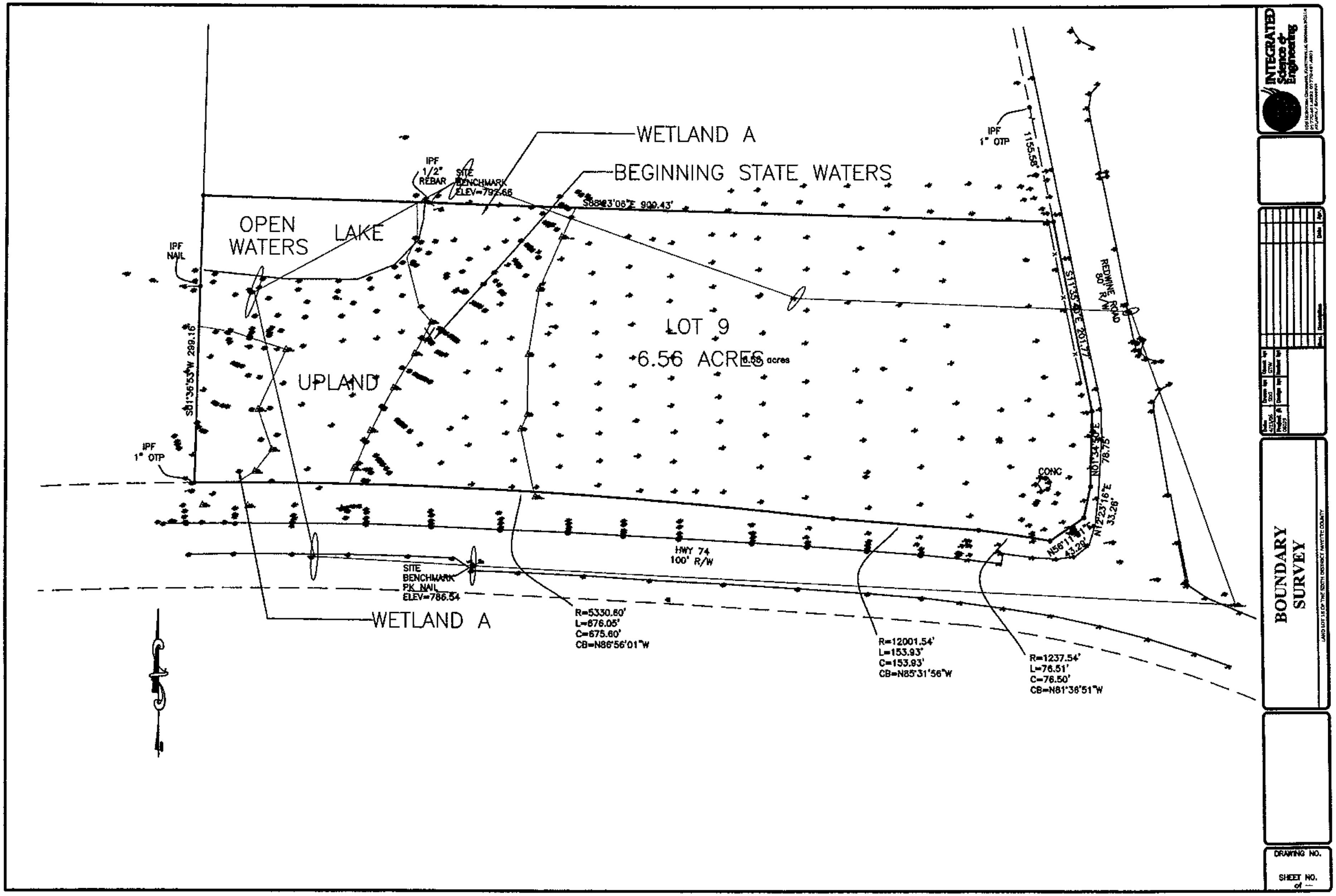
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being Tract 9 of The Mill Farms, as per plat recorded in Plat Book 11, Page 163, in the office of the Clerk of Superior Court of Fayette County, Georgia, said plat being made a part hereof by reference.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County being more particularly described as follows:

To find the point of beginning begin at a point located at the intersection of the northeasterly right-of-way of Georgia Highway 74 (100 foot right-of-way) and the northeasterly right-of-way of Redwine Road (varied right-of-way), proceed thence in a northwesterly direction along the northeasterly right-of-way of Georgia Highway 74 (100 foot right-of-way) North 74 degrees 23 minutes 46 seconds West a distance of 84.10 feet to a point; said point being the point of beginning. From said point of beginning proceed thence in a northwesterly direction along a curve to the left following the northeasterly right-of-way of Georgia Highway 74 (100 foot right-of-way) an arc distance of 83.10 feet subtending a chord of North 78 degrees 24 minutes 5 seconds West 83.09 feet having a radius of 1,503.96 feet, proceed thence North 56 degrees 28 minutes 40 seconds East a distance of 43.29 feet to a point, proceed thence North 12 degrees 40 minutes 55 seconds East a distance of 33.26 feet to a point, proceed thence along a curve to the left an arc distance of 79.22 feet subtended to a chord of North 01 degrees 52 minutes 29 seconds East 78.75 feet having a radius of 210.00 feet to a point, proceed thence South 11 degrees 18 minutes 01 seconds East a distance of 30.77 feet to a point, proceed thence North 78 degrees 41 minutes 59 seconds East a distance of 5.00 feet to a point, proceed thence South 11 degrees 18 minutes 01 seconds East a distance of 125.00 feet to a point; said point being the point of beginning. Said tract containing 0.09 acres of land as shown on plat of survey prepared for Fayette County by Southeastern Engineers dated March 11, 1998. Said plat being incorporated herein and made a part hereof.



WETLAND A
BEGINNING STATE WATERS
IPF
1/2"
REBAR
SITE
BENCHMARK
ELEV=792.66
IPF
1" OTP
1155.58'
OPEN
WATERS
LAKE
IPF
NAIL
S88°23'08"E 900.43'
S11°35'40"E 201.77
REDWINE ROAD
80' R/W
LOT 9
6.56 ACRES
UPLAND
S01°36'53"W 299.16
IPF
1" OTP
CONC
N01°34'57"E
78.75
N12°23'16"E
33.26'
HWY 74
100' R/W
SITE
BENCHMARK
P.K. NAIL
ELEV=786.54
WETLAND A
R=5330.60'
L=676.05'
C=675.60'
CB=N86°56'01"W
R=12001.54'
L=153.93'
C=153.93'
CB=N85°31'56"W
R=1237.54'
L=76.51'
C=76.50'
CB=N81°36'51"W
INTEGRATED
Science &
Engineering
BOUNDARY
SURVEY
DRAWING NO.
SHEET NO.
of

City of Peachtree City
Annexation Review Process
Brief Description of Proposed Project

Our intent and purpose of this annexation is to annex the three parcels of land contiguous to the Hwy 74 South city limits, adjacent to the Animal Shelter (See legal description and boundary surveys included), so that we may provide our residents with a healthier community, improved quality of life, and a much needed dental/medical/professional/limited commercial development into Peachtree City. This annexation would allow the 0.8-acre parcel, 5.6-acre parcel – (Starr's Mill Professional Center) and the 6.6-acre parcel to connect to sewer, increasing a healthier environment and giving Peachtree City beneficial control of a direct border. The annexation, generating office and limited commercial facilities, would ultimately result in an enhanced and protected border while benefiting the growth boundaries. Our initial stages of this project and our continued goal is to provide a Professional Center that is aesthetically pleasing, environmentally correct, and transportation friendly, which will ultimately mirror the current parameters that have already been established in Peachtree City. As the population continues to grow rapidly in the area, the facilities will be a direct benefit for South PTC/Starr's Mill Area, including but not limited to Southern Fayette County, Eastern Coweta County, and Northwestern Spalding County. The overall development fits and compliments The Comprehensive Plan in all divisions portraying the vision of a dynamic future for Peachtree City. This development project is intended to be Limited Use Commercial in nature combining Class "A" medical, dental, and general office use in the initial phase along with some components of retail and/or other commercial use during the later portion of the development. The office component would consist of several brick and steel buildings in a size range of 15,000 to 30,000sf located in a manner to maximize the amenities of Peeples Lake and the surrounding open space and green space. Total square footage of the buildings would be capped at 100,000sf with density no higher than 15,000sf per acre. Employment will approximately be 2.5 employees per 1,000sf of space or a total employment of approximately 250 upon completion of the development, currently projected to be approximately 2010. Our goal in development and design specifically has been to enhance the border of Peachtree City by creating an overall plan that will ultimately be accepted by the city, county, residents of Peachtree City, and our surrounding neighbors.

III. Relationship to Comprehensive Plan

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

- **Housing**

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to satisfy the needs of new and future residents while ensuring natural pleasing surroundings.
(If applicable, identify the type and number of residential units that are proposed, current and projected on-site and adjacent zoning and densities, price ranges, amenities, etc.)

- **Commercial**

Provide commercial facilities concentrated in the four village centers already established that serve the needs of the residents of that Village. Ensure that these facilities do not adversely affect the adjoining residential areas, the environment, or existing traffic patterns.
(If applicable, identify the projected square footage of proposed retail and commercial development and how this might impact the existing Village retail centers. Additionally, identify projected traffic impacts and how this might impact existing roadways.)

- **Economic Development**

To maintain a diversified economy that encourages high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment.
(Explain how the proposed annexation may impact existing population, employment, tax revenue, etc.)

- **Transportation**

Establish and maintain a comprehensive system of transportation that provides for safe and convenient circulation through and around the city including roads, cart paths and ride share services.
(Identify how the proposed annexation and subsequent development might impact existing traffic patterns, roadways, etc. and what is planned to mitigate these impacts, how the property will be interconnected with the City's multi-use path system, and what measures will be implemented to reduce traffic congestion associated with the proposed development.)

- **Recreation**

Continue to provide a full range of recreational facilities and programs which serve to satisfy the needs of individual neighborhoods, and the community as a whole.
(If applicable, identify what recreational amenities will be incorporated into the proposed development and how this will serve the needs of the existing residents of Peachtree City.)

- **Land Use**

Establish appropriate land uses in areas that are suitable for development that would not endanger but protect the surrounding environment and aesthetics.
(Identify what type of land use would be proposed for the development and how this would be compatible with the existing land use patterns within the general vicinity.)

- **Natural Resources**

Protect the natural environment by prohibiting development in identified environmentally sensitive areas and continuing to expand city greenbelts and open space areas.
(Identify wetland areas, flood plains, streams and other environmentally sensitive areas and what measures would be taken to protect these areas from development. Also, identify what, if any, property might be donated to the City as greenbelt.)

- **Community Service and Facilities**

Continually provide adequate levels of service in all areas as needed for the residents of Peachtree City.
(Identify projected impacts the proposed development might have on emergency services, including police and fire, as well as sanitary sewer and water services.)

- **Community Aesthetics**

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

- **Planning**

To continue to provide the city with a planning process that encourages citizen participation in every decision.
(Identify how you plan to develop the overall plan for the proposed development, to include workshops, design charrettes, neighborhood meetings, etc. and how you plan to garner public support for the proposed development.)

City of Peachtree City
Annexation Review Process
Relationship to Comprehensive Plan and Starr's Mill Professional Center

- **Housing** - Not Applicable

- **Commercial** - In relationship to the comprehensive plan, Starr's Mill Professional Center will provide office/commercial facilities concentrated in the four village centers already established that will serve the needs of the residents of Braelinn Village. The facilities will be a direct benefit for South PTC/Starr's Mill Area, including but not limited to Southern Fayette County, Eastern Coweta County, and Northwestern Spalding County. It will also be a direct benefit for Starr's Mill School Complex and Starr's Mill Academy for Children. Starr's Mill Professional Center will have a positive impact on the adjoining residential areas, providing state of the art comprehensive quality dental and medical healthcare and retail/business professionalism. Our initial stages of this project and our continued goal is to provide a Professional Center that is aesthetically pleasing, environmentally correct, and transportation friendly, which will ultimately mirror the current parameters that have already been established. Our proposed Professional Center will consist of approximately 100,000 square feet of dental/medical/professional/limited commercial development for our growing community. The Fayette County land use plan currently designates this as O-I and all of the property except the small 0.8-acre parcel (zoned A-R) are currently zoned O-I. Additionally, our projected traffic flow has been well thought out and much work has been done to ensure our residents of Peachtree City and surrounding neighbors are safe and protected. At the completion of the DOT road expansion to four lanes, we will have a full median cut access for ingress/egress to the Professional Center. We have coordinated with the DOT and Mulkey Design Consultants for this beneficial access. Additionally, the DOT has advised that they are lowering the hill at the Animal Shelter and raising the hill below the Animal Shelter for a clearer site path. Starr's Mill Professional Center and the DOT road design will have positive impact and increase the safety and flow of the existing and future traffic.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill Professional Center will promote the compatibility of commercial areas to the surrounding environment by advocating landscaping, signage, and design that not only buffers, but softens the effects of the commercial components and parking lots.

- Starr's Mill Professional Center will discourage any "strip-type" commercial development. The commercial areas will be located in the Professional Center on a major thoroughfare with limited curb cuts and access roads providing free-flowing circulation within a group of sites, and defined buffers to separate adjacent land uses.
- Starr's Mill Professional Center will encourage family gathering.
- The following have been assessed: marketability, infrastructure capabilities, traffic, environment, and needs of the residents.
- The Professional Center will be linked to the cart path system upon development and will cooperate as needed for the best plan.
- The parking lots have been designed to insure safe passage of traffic, and screened with landscaping buffers so that the businesses can be seen from the street, not the cars in the parking lot.
- Alternative lighting will be designed to minimize brightness of the lights.

- **Economic Development** - Starr's Mill Professional Center will contribute to the maintenance of a diversified economy, encouraging high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment. Development of local jobs will be created for residents. We are working closely with The Chamber of Commerce and the citizens to promote the Professional Center as an attractive area for the local and regional physicians/dentists and businesses to locate. Our plan is to work closely with the city and other local organizations, so that the entire project can be marketed in such a way as to benefit all of the residents of Fayette County.

- **Transportation** - Starr's Mill Professional Center has established and will maintain a comprehensive system of transportation that provides for safe and convenient circulation for all. The proposed annexation and proposed development will allow for a safer flow of traffic by employees and residents being able to access the Professional Center by the path system, State Route Hwy 74 South, and Redwine Road.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill will discourage the use of automobiles within the city by enhancing walking, bicycle, and golf-cart access to facilities with cart path access to the property and the incorporated sidewalks in the DOT plans for the Hwy 74 road widening project.
- Starr's Mill will allow a minimal amount of curb-cuts along the Hwy 74 major

thoroughfare to provide for a safer commute for all residents in such a way that the existing environment is left as natural as possible.

- The Professional Center will continue the expansion of the cart-path system and provide access to all commercial, residential, school, and recreational facilities as it develops for the best environmental transportation.
- The intersection of Hwy 74 and Redwine has been determined by the DOT as a high traffic intersection and the plans and needs for the signalization, turning lanes, and widening improvements have been implemented in the plans.
- The professional center will work closely with the transportation issues as needed and anticipate future problem areas and prepare in advance to satisfy transportation needs so there is never a deficiency.
- Starr's Mill and DOT have coordinated a turning lane for the 5.6 acre parcel so that full ingress/egress access will be provided and make for safer transportation for our community.

- **Recreation** - Our relationship to recreation will be direct contributions from the individual businesses to support local charities, recreational sports, local schools, including areas of academics, sports, art, and to allow the property to help educate the children on environmental concerns, etc. Additionally, the doctors of Starr's Mill have committed to promote dental hygiene and good health to the local classrooms, through various education programs, that will be taught by the trained nurses and staff members during annual dental and health months. Our goal is to accommodate the needs of residents of all ages including toddlers, school age children, adults, and senior citizens and to help educate the community in these areas that are of importance in our daily lives to create a healthier community.

- **Land Use** - The property is currently in unincorporated Fayette County and in the Land Use Plan and zoned as O-I. The current land use plan for PTC reflects the continued growth in our area showing commercial expanding along Hwy 74 South. The annexation of the proposed property will accommodate the growth and allow for a much needed dental/medical/business/commercial center. The annexation will also allow for PTC to protect and enhance one of their direct borders and have more control of what is to come of this great area that is growing so rapidly.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill will follow the village concept adopted by the city.
- The Professional Center will provide adequate buffers and screening between different land uses by utilizing natural features such as Peeples Lake and defined landscaping buffers.

- Starr's Mill Professional Center will work with the city and county to encourage this development on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies.
- The center will maintain compliance with all city ordinancesto ensure preservation of environmentally sensitive areas.

- **Natural Resources** - Our goal is to protect the natural environment by prohibiting development in identified environmentally sensitive areas and continuing to maintain open space areas.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill will protect the lake, wetlands, and drainage systems by preserving these areas in permanent open spaces.
- The center will protect the quality of the water in the lakes and prevent periodic flooding by the established development of stormwater management system which will prevent increased runoff by the established least environmentally damaging method.
- The development will enhance the natural environment by major tree planting, ensuring a close following of the landscape ordinance, encouraging median plantings, and limiting the use of preserved open spaces.
- The monitoring of site preparations and grading to ensure proper erosion control methods are in place, and limits of construction and tree clearance areas have been distinguished.
- Starr's Mill will continue to develop in a manner that will not endanger the delicate balance of the ecosystem.
- Starr's Mill will be in compliance with all State, County, and Federal laws regarding watershed protection, wetlands, and floodplain management.

- **Community Service and Facilities** - (Also See Recreation) Starr's Mill will continually provide adequate levels of service in all areas as needed for the residents of Peachtree City as pertains to the development.
  In specific regard to the policies incorporated in the comprehensive plan:
  The Professional Center will provide availability of a full range of high quality health maintenance and dental and medical treatment services to all members of the community.
- Starr's Mill will invest in continuing education, professional training, and regionally competitive salaries/benefits for employees to retain the highest degree of doctors and dentists, quality employees, and business professionals to maintain the standard of excellence the city portrays.

- **Community Aesthetics** - Our initial plan for Starr's Mill was to construct Class A dental/medical/office buildings, residential in architectural design, that would compliment the area and flow with the existing buildings and residential areas. Our goal in development and design specifically has been to enhance the border of PTC by creating an overall plan that will ultimately be accepted by the city, county, residents of PTC, and our surrounding neighbors. Included in the aesthetic plan are building design, landscape design, transportation design, and water quality protection design. The designs will preserve and enhance the visual image and appearance of the community.

In regard to the policies incorporated in the comprehensive plan:

- The Professional Center will maintain and beautify all entrances with natural landscapes, creating a visible impact for all residents and visitors.
- The center will contribute to the goal of elimination of litter keeping the construction site clean and after completion, daily maintenance to ensure a continuous beautiful environment.
- The design of the center has concentrated on visual aesthetics, air pollution, and noise elimination (Mansard Roof Design/HVAC units to roof.)

- **Planning** - Starr's Mill Professional Center will continue to work towards emulating the planning process encouraging our business owners and citizens to be aware of and involved in the decision making process in a coordinated effort to protect and enhance the existing quality of life in Peachtree City without disturbing the natural environment.

The Board of Commissioners of Fayette County, Georgia met in Official Session on March 8, 2001, at 7:00 p.m. in the public meeting room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

COMMISSIONERS PRESENT: Greg Dunn, Chairman
Linda Wells, Vice Chair
Harold Bost
Herb Frady
A.G. VanLandingham

STAFF MEMBERS PRESENT: Chris W. Cofty, County Administrator
Carol Chandler, Executive Assistant
William R. McNally, County Attorney
Linda Rizzotto, Chief Deputy Clerk

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Chairman Dunn called the meeting to order, offered the Invocation and led the pledge to the Flag.

PUBLIC HEARING:
APPLICATION APPROVED FOR A PACKAGED BEER AND WINE SALES PERMIT FOR COST PLUS, INC., D/B/A COST PLUS WORLD MARKET, 240 Pavilion Parkway, Fayetteville, Georgia. Carl Jackson Spence, applicant. This property is located in Land Lot 186 of the 5th District, fronts on Pavilion Parkway and S.R. 314 and is zoned C-H. This application is for a new building.

Zoning Administrative Assistant, Robyn Wilson informed the Board this matter had been reviewed and approved by Attorney, Monty Goza. She said the fingerprints had also been approved by the Marshal's office and the applicant had met all of the requirements of the current ordinance.

Chairman Dunn opened up the floor for public comment and there was none.

On motion made by Commissioner Bost, seconded by Commissioner Frady to approve the application for a packaged beer and wine sales permit for Cost Plus, Inc., d/b/a Cost Plus World Market. The motion carried 5-0.

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ORDINANCE NO. 2001-02, APPROVING AMENDMENTS TO THE FAYETTE COUNTY LAND USE PLAN MAP AND TEXT: Christine Venice, Planning Administrator, stated that several years ago, when the county became aware of the plans for the three school complexes in the S.R. 74 South/Redwine Road area, we reviewed the Land Use Plan (LUP) to see if the land use in the area needed to be modified.

Attachment "F"

Ms. Venice said at that time, the staff and the Planning Commission believed that the character of the area, even with the development of the schools, was still residential in nature. She commented the LUP prohibited commercial uses and, while there was discussion of possible future office/institutional uses in the area, such uses were not indicated at that time. She said the Planning Commission and staff believed it was very important that the Land Use Plan reflect the historic and residential nature of the area and no changes were made.

She stated a little more than a year ago, with the completion and operation of the schools, the LUP plan in this area was again revisited. She said it was determined that the area still remains residential in character and no changes were made to the LUP. She remarked the recent events that now allow commercial and office/institutional activity on the west, or south side of S.R. 74 requires that we look again at the area and revisit its land use to determine whether or not, at this point, given the recent events, the LUP should be modified.

She remarked that the current LUP for this area is Low Density Agricultural, with the Swain-Peeples House being indicated as having historic interest. She said this Low Density Agricultural land use includes the school complex and a day care center. She added both these uses are allowed in their designated Agricultural-Residential zoning district.

She said staff believes this area still remains primarily residential in character. She stated while the area was experiencing nonresidential development, the development of some 230 single family residences in the unincorporated county and additional residential lots in the Peachtree City limits within 3/4 of a mile of this intersection, still attests to the area's viability for residential uses.

She said staff was recommending the following LUP amendments that recognize the development changes in the area while still preserving the residential character:

1. "We recommend that the recently-approved commercial center be land used commercially; and likewise, that the recently approved 5-acre office-institutional property be land used office-institutional. These nonresidential uses will be bordered to the west and south by a conservation area land use, to the east by the day care center, still land used Low Density Residential-Agricultural, and to the north by S.R. 74. These land uses will effectively buffer the adjacent and nearby residential areas from the residential non-uses.

2. To preserve and maintain the existing and future residential area north of S.R. 74 along Redwine Road, and to buffer the school complex, we are recommending that the 5 acre lot on the northeast corner - east of Redwine Road - and the properties west of Redwine Road, adjacent to S.R. 74 South to the Peachtree City limits, be designated as Office-Institutional. This designation offers a good step-down

transition area for the adjacent residential uses to the north. The 5-acre lot would retain its historic interest designation.

3. We also recommend that the tracts east and south of the Peachtree City limits and west of Redwine Road be designated for Low Density land uses. Peachtree City residential development in this area is generally characterized by 12,000 square foot lots. While the amendment to Low Density, at a one acre minimum lot, is still much less dense than development in Peachtree City, this land use more closely resembles the city's residential land use."

Ms. Venice commented she would be happy to answer any questions or open it up to the public for comment.

Commissioner Frady questioned the Office-Institutional property. He asked if anyone would be interested in rezoning this property to Limited-Commercial use rather than Office-Institutional, or one way or the other, all of it, because we can say what goes in there. He added that Office-Institutional was rather broad.

Ms. Venice said that L-C was still commercial in nature and still allows for the sale of convenience items that we thought would be more of an attractive nuisance being that close to the school, and Planning Commission and staff felt at this time that Office-Institutional, while perhaps having more uses, offers less attractive uses to students and that was the reason we chose O-I on that property.

Commissioner VanLandingham said he was assuming no soil sampling had been done. He said he wondered at some point in time if the county would have to grant variances on this or was it going to have to rezone to larger tracts to support a septic system.

Ms. Venice replied, "No sir," the land use will not affect soil surveys and whether the land actually perks, the land use puts a desired category on the ground, but it did not affect the zoning.

Chairman Dunn asked for public comment and a hand was raised.

Lou Pailer, 1330 Highway 74 South, stated he was looking at the LUP and he was not sure about it. He asked if the county was going to change the LUP, on a person's plat of land, was the county required to notify the person first?

Commissioner Bost said the county was not required to notify anyone if it was for a change in the land use. He added the county was required to notify the citizens if there is a proposed change in a zoning matter.

County Attorney McNally said the county notifies people by its advertising which is what we have done.

Mr. Pailer said he happened to own the five-acres at the corner of S.R. 74 and no one notified him that they were going to change from residential to O-I. He remarked that when he purchased the land, it was commercial. He said he did not know it was going to be changed because he was not notified as he should have been.

Commissioner Frady said notification would not be a bad idea. He added that if the county was proposing a change, we should notify the property owner(s) who would be affected. He said he was not aware that Mr. Pailer did not know this.

Chairman Dunn stated he also thought it would not be a bad idea to figure out someway to notify the property when a proposed change is made. He remarked that he knew Mr. Pailer was represented at the Zoning Board's last public meeting.

Mr. Pailer urged the Board to notify the citizens in the future.

Commissioner VanLandingham said he agreed with Mr. Pailer and Commissioner Frady that the county needed to notify the people to prevent a lot of confusion. He added there were many ways we could notify people and we ought to utilize that instead of waiting until the last minute and no one knows what is going on.

Vice-Chair Wells asked if the county posted signs along the areas that this was going to be coming up for a public hearing, in addition to putting it in the newspaper.

County Attorney McNally replied that the county did this on a rezoning. He stated the county followed state regulations as far as our advertising was concerned. He added that Land Use Plans on the whole were not as vital as a rezoning, and many times the Land Use Plan is looked at for an entire county, which makes the posting of properties just about impossible. He commented that just in the last few years we have had the planning staff look at the entire corridor on Highway 54, east and west. He said it would be a sizeable proposition and one which would leave room for error, should you require that.

Vice-Chair Wells stated she assumed that we were also posting this in the neighborhood so that people dropping by could see it. She said this would not be too difficult to do, to put the signs in strategic places so that the land owners would have some information. She remarked that she didn't like the fact that we were in this position of having to make these changes. She added as most of you know, she did not vote for the commercial going in there, and she disliked the fact that this corridor was changing at all. She said she felt staff had done an excellent job in looking at it and land using it prior to this, and that we had been very consistent. She said be that as it may, it has now changed, and we do have to have some step down areas and we do have to address the current circumstances. She commended the staff and the Planning Commission for the good job they had done. She said she thought this was an excellent step down usage and maintained the integrity of the area.

Commissioner VanLandingham reiterated his feelings were the same as Vice-Chair Wells.

There was no other public comment. Chairman Dunn brought the matter back to the Board for a vote.

On motion made by Commissioner Bost, seconded by Vice-Chair Wells to approve the proposed amendments to the Fayette County Land Use Plan Map and Text. The motion carried 5-0. A copy of Ordinance No. 2001-02, identified as "Attachment No. 1," follows these minutes and is made an official part hereof.

<u>APPROVE SHORT TERM WORK PROGRAM AND ADOPTION OF RESOLUTION</u>: Planning Director, Christine Venice, stated the Georgia Planning Act of 1989 set out requirements that local government must meet to be certified as a qualified local government. She said this criteria includes the adoption of a Comprehensive Plan and a Short Term Work Program (STWP) for the county. She added that another requirement to remain a Qualified Local Government, is the five-year update of the STWP. Ms. Venice commented that since the county first adopted our Comprehensive Plan back in 1991, we have met these continual update requirements. She said we are at the five-year point now where an update of the STWP is required. She stated this Work Program proposes a five-year Work Program to implement the visions and goals of the Comprehensive Plan.

Ms. Venice said what was before the Board now was a five-year update which includes a summary of accomplishments from the prior STWP which ran from 1997 - 2001, and a new STWP to cover the period from 2002 - 2006. She stated she was happy to report that most of the projects from the previous STWP were either accomplished or were currently underway. She made it clear that nothing in this STWP before them was binding on the Board. She said all the projects listed here must be individually approved by the Board at the appropriate time. She said, likewise, budget or other constraints, or unforeseen circumstances, could require revision of the STWP whenever the Board saw fit.

Ms. Venice stated tonight she was asking the Board to approve a Resolution that transmits this STWP to the Department of Community Affairs and the Atlanta Regional Commission for their review and approval. She commented that once we have received their review and approval, we will be back before the Board to officially approve and adopt the STWP to meet our June update deadline.

Commissioner Pfeifer stated that the Board wanted to hear from everyone who had something to say and they would pay close attention to each point raised. He said it would not be necessary for the same point to be raised over and over. He thanked everyone for their participation and announced that the Zoning Administrator would begin introducing each request in the order they appeared on tonight's agenda.

PETITION NO. 1096-02:

Zoning Director Kathy Zeitler read Petition No. 1096-02, Kenneth D. and Cynthia J. Reynolds, Owners, Ann Hayes, Agent, request to rezone 6.6006 acres from A-R to C-C to develop retail shops, a bank, and medical offices. She said this property was located in Land Lot 18 of the 6th District and fronted on Redwine Road and S.R. 74 South. She said the Planning Commission recommended to deny C-C but to approve as O-I (5-0). She said the Staff recommended to deny C-C but to approve O-I. She remarked that this item was tabled by the petitioner from the July 25, 2002 Commission meeting.

Chairman Dunn interjected that he had received a campaign contribution from Randy Hayes. He said according to the County's Ethics Ordinance he would not be able to discuss this issue or vote on it. He said he would not be participating in this discussion.

Commissioner Pfeifer interjected that he also had been a recipient of a contribution from Randy Hayes to his campaign. He said he would not be able to participate or vote in this discussion.

Commissioner Wells said she would then chair the meeting and asked the agent for petitioner to come forward.

Ann Hayes remarked that she was the agent representing the sale and the rezoning application for this property. She said this property was probably familiar with the Board. She said they realized the Planning Commission did deny C-C and did recommend O-I. She said she wanted to explain why the applicant had wanted the C-C zoning. She said the property across the highway had been rezoned C-C in the last two years. She said that was a plus. She said the Pailer property which was to the left of this parcel was rezoned O-I. She said when the applicants purchased this property in 1986 it was listed in the Land Use Plan as commercial. She said the property had been an old gasoline station. She said this was there when the applicants purchased the property. She said the applicants did not use this as a gas station but let civil air patrol and various other organizations use it on a volunteer basis. She said in 1994 the County changed the Land Use Plan involving this property back to agricultural/residential. She stated at this point there was probably no one truly interested in this property to build a home on. She said the noise and the traffic count was fairly high. She said this was a very busy intersection that had required a traffic light. She said these were the reasons for going with commercial including the services that it would bring the community. She said applicants realized and respected the Planning Commission's recommendation.

Commissioner Wells asked if anyone wished to speak in favor of this petition. Hearing none, she asked if anyone wished to speak in opposition and if so she asked that they stand up. There was no one present in opposition to this request. She asked for the Board's pleasure in this matter.

Commissioner Frady clarified that applicant was requesting C-C. He asked if this was the only zoning that they wished to occur and Ms. Hayes replied no.

Ms. Hayes replied that applicants wanted to explain why they had originally asked for C-C zoning. She said applicants had not felt that it was extraordinary to request C-C especially with C-C just across the street. She said she had listed this property for sale for several months and had not received any calls except for commercial use. She said there had never been a request to build a home or anything of that nature on the property.

Commissioner VanLandingham stated there had been an environmental concern discussed by Dennis Chase. He said after looking at this further, he felt the O-I would not be as destructive as something else that might go in. He said he saw no objection to O-I.

On motion made by Commissioner VanLandingham, seconded by Commissioner Frady to deny the request for C-C but approve the rezoning for O-I for Petition No. 1096-02. The motion carried 3-0-2 with Chairman Dunn and Commissioner Pfeifer abstaining from the vote. A copy of the staff's analysis and investigation, identified as "Attachment No. 1", follow these minutes and are made an official part hereof. A copy of the Resolution and Ordinance approving Petition No. 1096-02 as O-I, identified as "Attachment No. 2" follow these minutes and are made an official part hereof.

FURTHER DISCUSSION OF PROPOSAL FOR THE DISTRIBUTION OF LOCAL OPTION SALES TAX:

Chairman Dunn remarked that this year because of the census that came in last year the county would have to redo the Local Option Sales Tax in the County which was a 1% sales tax. He said the Board had to decide tonight what the break out should be of the monies that come from that between the County and the Cities. He said this was the issue for discussion tonight.

Finance Director Mark Pullium said he had prepared a comparison of the actual Local Option Sales Tax distribution as it stands currently to a potential 50/50 split between the County and the respective Cities. He presented a chart to the Board for discussion. A copy of the chart, identified as "Attachment No. 3", follows these minutes and is made an official part hereof. He remarked that the respective jurisdictions were Fayette County, Brooks, Fayetteville, Peachtree City and Tyrone. He said the respective populations based on the 2000 census. He said the population for Fayette County for that census was 91,263. He said the percentages represented were the amounts per the executed sales tax distribution which had been in effect since 1992. He said the percentage for Fayette County was 47.5%, Brooks

On motion made by Commissioner Wells, seconded by Commissioner Pfeifer to approve Petition No. 1140-05 with one recommended condition. The motion carried 5-0. A copy of the recommended condition, staff's analysis and investigation, identified as "Attachment No. 2", follows these minutes and is made an official part hereof. A copy of the Ordinance and Resolution approving Petition No. 1140-05, identified as "Attachment No. 3", follows these minutes and is made an official part hereof.

PETITION NO. 1141-05:
Zoning Director Aaron Wheeler read Petition No. 1141-05, Robert and Donna Price, Owners, and Carl Lange and Melissa Harris, Agents, request to rezone 5.6381 acres from A-R to O-I to develop Office Uses. He said this property is located in Land Lot 18 of the 6th District and fronts on S.R. 74 South. He said the Planning Commission recommended approval subject to the recommended condition 5-0 and Staff recommended approval subject to one (1) recommended condition.

Carl Lange remarked that he was an Agent representing Robert and Donna Price and the purchaser/developer Starr's Mill Professional Center. He said they were requesting that the property be rezoned from A-R to O-I which was in keeping with the Land Use Plan. He said the proposed use of this property was for a medical office building.

Chairman Dunn asked if anyone wished to speak in favor of this application. He counted five people wanting to speak in favor of the request. He noted that one wanted to speak.

Anthony Lawson, 170 Whitegate Drive and was the current owner of the historic Peeples house where he had his medical practice. He said he was a proponent of the property rights and just wanted to make sure that this rezoning was done properly. He said his current property was under the Highway 54 overlay and he was not sure if that was a condition of this zoning. He said he did not know if this property was adjacent to Peachtree City and any implications that might be imposed.

Commissioner Frady asked if this was the first piece of property just past the Animal Shelter.

Chairman Dunn pointed out that there was a 50 foot piece of county property between that property and the City of Peachtree City.

Chairman Dunn asked if anyone wished to speak in opposition to the request. Hearing none, he asked for the Board's pleasure in this matter.

On motion made by Commissioner Frady, seconded by Commissioner Pfeifer to approve Petition No. 1141-05 with one recommended condition. The motion carried 5-0. A copy of the recommended condition, staff's analysis and investigation, identified as "Attachment No. 4", follows these minutes and are made an official part hereof. A copy of the

Ordinance and Resolution approving Petition No. 1141-05, identified as "Attachment No. 5", follows these minutes and are made an official part hereof.

ORDINANCE NO. 2005-09 - AMENDMENTS TO THE FAYETTE COUNTY ZONING ORDINANCE REGARDING ARTICLE VII. CONDITIONAL USES, EXCEPTIONS, AND MODIFICATIONS, 7-1., B. CONDITIONAL USES ALLOWED, 3. AUTOMOBILE, TRUCK, FARM EQUIPMENT, OR MOTORCYCLE SALES AND REPAIRS:
Zoning Director Aaron Wheeler remarked that this item was consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, 7-1.,B. Conditional Uses Allowed, 3. Automobile, Truck, Farm Equipment, or Motorcycle Sales and Repairs as presented by the Zoning Department. He said the Planning Commission recommended approval 5-0.

Mr. Wheeler said the Board of Commissioners had actually passed an amendment in June, 2005 concerning this particular issue as far as automobile repairs in C-H and automobile repairs in M-1. He said after that discussion it was brought to staff's attention that there was still somewhat of a discrepancy where automobile sales and repair could be done. He said staff was attempting to correct that at this time by breaking out the use of sales and repair as sales and/or repair to allow somebody to repair automobiles as a heavy repair conditional use without having to sell automobiles at that location.

Chairman Dunn said he recalled Commissioner Frady had pointed out this discrepancy at that time and it was finally coming back to the Board to make it right.

Chairman Dunn asked if anyone wished to speak in favor of this change to the ordinance. Hearing none, he asked if anyone wished to speak in opposition and there were none. He asked the Board members for their pleasure in this matter.

On motion made by Commissioner Frady, seconded by Commissioner VanLandingham to approve the Amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional uses, Exceptions, and Modifications 7-1,B. Conditional Uses Allowed, 3. Automobile, Truck, Farm Equipment, or Motorcycle Sales and Repairs. The motion carried 5-0. A copy of Ordinance No. 2005-09, identified as "Attachment No. 6", follows these minutes and is made an official part hereof.

PRESENTATION BY DART, A NEW BEGINNING, INC.:
Jim Friday remarked that he was present on behalf of a group of people wanting to discuss the DART facility. He said DART stood for Drug and Alcohol Rehab Treatment, a New Beginning, Inc. He said this would be a treatment center for teenagers. He remarked that this was getting to be a bigger problem every year throughout the Country and the national average was something like 11% were on drugs and alcohol was 17%. He said Cynthia Grant of the Health Department had gotten these figures for him. He said Georgia was a little bit less than that and was running 15% and 10%. He said the 15% was for alcohol

is removed, demolished, or destroyed in excess of 50%, any new structure must comply with the provisions of this district.

8. Lighting. Lighting shall be designed in such a way as to meet the following requirements

a. Consistency: Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.

9. Special Locational and Spatial Requirements. The following special requirements shall be in addition to all district requirements. Where this section contradicts any other requirement, the most restrictive shall apply.

a. At least fifty (50) percent of parking spaces shall be located on the side or rear of buildings or structures on site.

b. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum screening, setback and buffer requirements. Outside storage shall not exceed 25 percent of the gross floor area of all structures per parcel.

c. All roof top mechanical and electrical equipment, including satellite dish antennas, shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.

d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR 85.

C. General State Route Overlay Zone.

1. Applicability. All properties which have road frontage on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This Overlay Zone specifically excludes SR 54 West and SR 85 North for which other Overlay Zones have been established herein. The Architectural Standards of

this Overlay Zone Specifically excludes the L-C zoning district, for which other architectural standards have been established. (Amended 06/07/06)

2. Purpose and Intent. The purpose and intent of the General State Route Overlay Zone is to achieve the following:

   a. To promote and maintain orderly development and an efficient traffic flow in highway corridors;

   b. To protect existing and future residential areas near highway corridors; and

   c. To improve the overall aesthetics of highway corridors by establishing and maintaining a scenic gateway into Fayette County, which projects an image of our quality lifestyle to visitors and residents alike.

3. Access. The following requirements shall apply to all nonresidential development within the corridor:

   a. Access to each nonresidential development shall be from a State Route or an adjacent street designated as an Arterial or Collector on the Fayette County Thoroughfare Plan. All access points shall be required to comply with Fayette County Development Regulations.

4. Dimensional Requirements. Unless otherwise specified, these standards shall apply to all non-residential zoning districts within the areas described above.

   a. Minimum lot area: per zoning district

   b. Lot width: per zoning district

   c. All impervious surfaces, other than approved access drives, shall be located at least fifty (50) feet from the State Route right-of-way.

   d. Setbacks will be as follows:

      (1) Front yard: State Routes: 100 feet
      Arterial Street: per zoning district
      Collector Street: per zoning district
      Local Street: per zoning district

      (2) Side yard: 25 feet

      (3) Rear yard: 25 feet

e. Height limit: thirty-five (35) feet

f. Buffer: per zoning district

g. Impervious surface: per district

h. Berms for nonresidential zoning districts: Berms will be required as a condition of zoning, where applicable. Berms shall be a minimum of four (4) feet in height. The berm shall be placed to the inside of the applicable buffer.

5. Architectural Standards. These standards shall apply to all nonresidential development within this Overlay Zone. These structures shall maintain a residential character. Elevation drawings denoting compliance with the following must be submitted as part of the Site Plan.

   a. A pitched peaked (gable or hip) roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of four and one-half (4.5) inches in one (1) foot and a minimum height of eight (8) feet around the entire perimeter of the structure can be used if the structure is two (2) stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade must be of a residential character with the appearance of shingles, slate or terra cotta. (Amended 06/07/06)

   b. All buildings shall maintain a facade/siding of a residential character of Hardiplank, wood/wood textured vinyl siding, brick, stone, or stucco on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.

   c. Framed doors and windows of a residential character. To maintain a residential character, large display windows must be visually broken up by smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows.

   d. The design of accessory/outparcel buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.

6. Signage. Per Ordinance

7. Landscape Requirements. In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the Overlay Zone:

a. Street Frontage. Landscape area: fifty (50) feet in depth along State Route frontage. The first 25 feet as measured from the right-of-way are for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the Environmental Health Department and the County Engineer. (Amended 02/23/06)

b. Side Yard Landscape Area: ten (10) feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.

8. Use of Existing Structure When property containing a lawfully existing building and accessory structures is rezoned to O-I or Commercial, to use the existing buildings, the following requirements shall apply:

a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures. Any new construction or improvements, shall comply with the dimensional requirements herein.

b. All additions to existing structures shall not encroach the setback any closer than the existing building line.

c. In the event that a structure, which is existing at the time of rezoning is removed, demolished, or destroyed in excess of 50%, any new structure must comply with the provisions of this district.

9. Lighting. Lighting shall be designed in such a way as to meet the following requirements:

a. Consistency: Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.

10. Special Locational and Spatial Requirements. The following special requirements shall be in addition to all district requirements. Where this section contradicts any

other requirement, the most restrictive shall apply.

a. At least fifty (50) percent of parking spaces shall be located on the side or rear of buildings or structures on site.

b. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum screening, setback and buffer requirements. Outside storage shall not exceed 25 percent of the gross floor area of all structures per parcel.

c. All roof top mechanical and electrical equipment, including satellite dish antennas, shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.

d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing a State Route.

Section 7-7. <u>Commercial Development Standards.</u> (Added in its entirety 08/26/04)

A. Architectural and site design standards and guidelines for structures 5,000 sq ft or greater (this applies to a single structure) that are located in the area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the Fayette County Community Hospital District (Hospital District).

1. Lighting:

a. Consistency. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.

b. Shielding standards. Lighting shall be placed in such a fashion as to be directed away from any adjacent roadways or nearby residential areas.

c. Fixture height standards. Lighting fixtures shall be a maximum of thirty-five (35) feet in height within the parking lot and shall be a maximum of ten (10) feet in height within non-vehicular pedestrian areas.

d. Design standards. Lighting shall be used to provide safety while accenting key architectural elements and/or to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This can be accomplished through style, material or

General Fund
FY 2007 Budget Summary

Sources of Funds:

Estimated Revenues		
Taxes	$22,070,573	
Licenses & Permits	$956,294	
Intergovernmental (Grants)	$378,366	
Charges for Services	$1,177,313	
Fines & Forfeitures	$1,140,817	
Investment Income	$428,565	
Miscellaneous	$53,073	
Total Estimated Revenues:		**$26,205,001**
Other Sources (Transfer from Hotel/Motel Tax Fund)		**$364,097**
Surplus Carryover:		**$413,242**
Total Sources of Funds:		**$26,982,340**

Uses of Funds:

Appropriations		
Departmental Operating Expenses		
Administrative Services	$1,499,573	
Financial Services/ I.T.	$895,237	
Public Safety	$10,730,837	
Public Works	$3,907,676	
Culture & Recreation	$4,916,774	
Developmental Services	$1,648,507	
Total Departmental Appropriations:		**$23,598,604**
Salary Vacancy/ Other Savings		**-$471,972**
General Administration		
Council Contingency	$100,000	
Not-for-Profit Organizations	$20,000	
General Liability Insurance	$80,835	
Miscellaneous Legal Fees	$162,881	
Legal Claims & Other Contingencies	$75,000	
Total General Administration:		**$438,715**
Transfers to Other Funds/Authorities		
Transfer to PIP	$422,160	
Transfer to Debt Service	$2,959,833	
Development Authority of Peachtree City	$35,000	
Total Transfers:		**$3,416,993**
Total Uses of Funds		**$26,982,340**

General Fund Revenues

Account Title	FY 2004 Actual	Incr/ Decr	FY 2005 Actual	FY 2006 Orig Budget	FY 2006 Curr Bud	FY 2006 Projected	Incr/ Decr	Surplus/ (Shortfall)	Incr/ Decr	Proposed FY 2007 Budget
Taxes										
Ad Valorem (Real) Property	$7,163,843	8.00%	$7,736,765	$8,251,634	$8,251,634	$8,215,335	6.19%	-$36,299	11.43%	$9,195,152
Motor Vehicle	$535,899	0.08%	$536,329	$573,424	$573,424	$558,797	4.19%	-$14,627	6.00%	$592,324
Real Estate Transfer Tax	$55,763	16.62%	$65,029	$66,757	$66,757	$63,076	-3.00%	-$3,681	5.00%	$66,229
Recording Intangible Tax	$233,178	-7.64%	$215,371	$228,139	$228,139	$230,401	6.98%	$2,262	4.50%	$240,769
GA Power Franchise Tax	$650,266	10.20%	$716,574	$752,403	$752,403	$757,778	5.75%	$5,375	5.00%	$795,667
Coweta Fayette EMC	$595,093	6.68%	$634,834	$647,530	$647,530	$647,530	2.00%	$0	2.00%	$660,481
Atlanta Gas Franchise Tax	$234,476	1.39%	$237,745	$245,871	$245,871	$247,093	3.93%	$1,222	5.00%	$259,448
Comcast	$183,166	9.88%	$201,256	$189,977	$189,977	$206,913	2.81%	$16,936	2.00%	$211,052
Newnan Utilities	$2,328	35.92%	$3,164	$3,164	$3,164	$3,553	12.27%	$389	0.00%	$3,553
Bell South Franchise Tax	$220,198	-0.26%	$219,618	$261,183	$261,183	$260,926	18.81%	-$257	0.00%	$260,926
Local Option Sales Tax	$6,342,223	-1.14%	$6,269,736	$6,554,692	$6,554,692	$6,742,863	7.55%	$188,171	4.50%	$7,046,292
Alcoholic Beverage Tax	$553,730	-0.63%	$550,268	$565,780	$565,780	$563,324	2.37%	-$2,456	2.00%	$574,590
Mixed Drink Tax	$73,991	0.66%	$74,480	$69,922	$69,922	$75,778	1.74%	$5,856	3.00%	$78,052
Business/Occupational Tax	$272,827	26.40%	$344,851	$343,999	$343,999	$343,411	-0.42%	-$588	2.00%	$350,279
Insurance Premium Tax	$1,498,851	5.53%	$1,581,736	$1,514,308	$1,514,308	$1,600,936	1.21%	$86,628	3.00%	$1,648,964
Financial Institutions	$60,451	22.77%	$74,215	$63,481	$63,481	$85,093	14.66%	$21,612	2.00%	$86,795
Total Taxes:	$18,676,283	4.21%	$19,461,972	$20,332,264	$20,332,264	$20,602,807	5.86%	$270,543	3.59%	$22,070,573
Licenses & Permits										
Alcoholic Beverage Licenses	$213,420	13.31%	$241,825	$247,681	$247,682	$258,387	6.85%	$10,705	2.00%	$263,554
Alcohol Server Registration Fees	$1,150	3856.96%	$45,505	$47,399	$47,399	$33,515	-26.35%	-$13,884	0.00%	$33,515
Golf Cart Registration	$27,760	13.01%	$31,371	$153,388	$153,388	$118,158	276.65%	-$35,230		$35,000
Building Permits	$406,078	-20.09%	$324,505	$355,823	$355,822	$459,883	41.72%	$104,061	0.00%	$459,883
Plumbing Permits	$45,994	-29.48%	$32,435	$34,774	$34,774	$35,421	9.21%	$647	0.00%	$35,421
Electrical Permits	$50,720	-22.77%	$39,170	$43,184	$43,184	$46,096	17.68%	$2,912	0.00%	$46,096
HVAC Permits	$50,353	-33.81%	$33,331	$37,664	$37,664	$42,550	27.66%	$4,886	0.00%	$42,550
Soil Erosion Permits	$19,707	-19.88%	$15,789	$20,386	$20,386	$22,431	42.07%	$2,045	0.00%	$22,431
Notice of Intent - EPD	$11,182	-66.77%	$3,716	$0	$0	$663	-82.16%	$663	0.00%	$663
Zoning/Subdivision Fees	$3,875	-7.19%	$3,596	$5,352	$5,352	$3,330	-7.41%	-$2,022	3.00%	$3,430
Sign Permits			$2,505	$0	$0	$1,503	-40.00%	$1,503	0.00%	$1,503
Burn Permits			$450	$0	$0	$0	-100.00%	$0	0.00%	$0
Blasting Permits	$1,415	-43.46%	$800	$0	$0	$300	-62.50%	$300	0.00%	$300
Miscellaneous Fire Permits	$8,583	-96.50%	$300	$0	$0	$0	-100.00%	$0	0.00%	$0
Certificates of Occupancy			$2,100	$0	$0	$1,500	-28.57%	$1,500	0.00%	$1,500
Reinspection Fee			$2,125	$0	$0	$825	-61.18%	$825	0.00%	$825
New Construction Plan Review			$10,486	$0	$0	$9,023	-13.95%	$9,023	0.00%	$9,023
Fire Sprinkler Plan Review			$1,050	$0	$0	$550	-47.62%	$550	0.00%	$550
Kedron Development Fees	$546	0.73%	$550	$150	$150	$50	-90.91%	-$100	0.00%	$50
Total Licenses & Permits:	$840,783	-5.85%	$791,607	$945,801	$945,801	$1,034,184	30.64%	$88,383	0.28%	$956,294
Intergovernmental										
Matching Grants	$9,382	6.59%	$10,000	$9,366	$9,366	$9,366	-6.34%	$0	0.00%	$9,366

General Fund Revenues

Account Title	FY 2004 Actual	Incr/ Decr	FY 2005 Actual	FY 2006 Orig Budget	FY 2006 Curr Bud	FY 2006 Projected	Incr/ Decr	Surplus/ (Shortfall)	Incr/ Decr	Proposed FY 2007 Budget
Grants Incentive Program	$0			$50,000	$50,000	$50,000		$0	0.00%	$0
L.A.R.P Grants	$61,697	-100.00%		$106,313	$207,563	$0		-$207,563	0.00%	$175,000
FCBOE Reimb.- Resource Officers	$40,000	10.00%	$44,000	$44,000	$44,000	$44,000	0.00%	$0	0.00%	$44,000
Fayette County Recreation Grant				$0	$0			$0	0.00%	$150,000
Federal Grants			$30,956	$0	$0		-100.00%	$0	0.00%	$0
Police FAST Grants	$65,278	-100.00%		$0	$0	$0		$0	0.00%	$0
Total Intergovernmental:	$176,357	-51.83%	$84,956	$209,679	$310,929	$103,366	21.67%	-$207,563	0.00%	$378,366
Charges for Services										
Court Restitution			$9,219	$0	$0	$2,773	-69.92%	$2,773	0.00%	$2,773
Development Fee Collected			$6,046	$0	$0	$0	-100.00%	$0	0.00%	
Fire Report Copy Revenue			$20	$0	$0		-100.00%	$0	0.00%	
Sale of Maps			$2,418	$0	$0	$1,182	-51.14%	$1,182	0.00%	
EMS Revenues (Ambulance Fees)	$262,174	15.12%	$301,805	$295,968	$295,968	$285,743	-5.32%	-$10,225	4.50%	$298,601
Tower Lease	$115,239	23.27%	$142,060	$145,203	$145,203	$141,556	-0.35%	-$3,647	0.00%	$141,556
Recycling Revenues	$3,759	29.67%	$4,874	$4,630	$4,630	$5,842	19.84%	$1,212	0.00%	$5,842
Facility Rentals	$14,897	13.37%	$16,889	$17,772	$17,772	$16,639	-1.48%	-$1,133	0.00%	$16,639
Tourism Events/Activities	$198,272	-52.09%	$95,000	$150,000	$150,000	$150,000	57.89%	$0	0.00%	$150,000
Recreation Program Fees	$459,477	3.99%	$477,815	$523,591	$523,590	$468,216	-2.01%	-$55,374	2.00%	$477,580
Other Charges for Services	$83,036	-19.25%	$67,054	$60,752	$60,752	$57,594	-14.11%	-$3,158	3.00%	$59,322
Youth Council - Ticket Sales			$6,193	$0	$0	$0	-100.00%	$0		
Amphitheater Reimbursements			$13,980	$0	$0	$2,244	-83.95%	$2,244	0.00%	$15,000
DAPC Reimbursements			$382	$0	$0	$174	-54.33%	$174		
Charges for Services - PCTA			$10,000	$0	$0	$0	-100.00%	$0		$10,000
Total Charges for Services:	$1,136,854	1.49%	$1,153,757	$1,197,916	$1,197,915	$1,131,963	-1.89%	-$65,952	1.19%	$1,177,313
Fines & Forfeitures										
Municipal Court Fines	$1,047,993	-3.03%	$1,016,213	$1,154,146	$1,154,146	$1,085,154	6.78%	-$68,992	3.00%	$1,117,708
Security Forfeitures				$0	$0	$2,321		$2,321	0.00%	
Library Fines	$26,723	3.01%	$27,528	$20,758	$20,758	$27,187	-1.24%	$6,429	-15.00%	$23,109
Total Fines & Forfeitures:	$1,074,716	-2.88%	$1,043,741	$1,174,904	$1,174,904	$1,114,662	6.79%	-$60,242	-4.00%	$1,140,817
Investment Income										
Interest Earnings	$102,305	158.05%	$264,003	$281,208	$281,208	$408,157	54.60%	$126,949	5.00%	$428,565
Total Investment Income:	$102,305	158.05%	$264,003	$281,208	$281,208	$408,157	54.60%	$126,949	5.00%	$428,565
Miscellaneous										
Other Revenues	$27,097	177.36%	$75,157	$86,667	$88,551	$6,240	-91.70%	-$82,311	0.00%	$6,240
Insurance Reimbursements	$6,245	156.79%	$16,037	$0	$0	$2,987	-81.37%	$2,987	0.00%	$2,987
Merchandise Sales			$1,523	$0	$0	$185	-87.85%	$185		
Sale of Fixed Assets			$37,965	$35,000	$35,000	$43,846	15.49%	$8,846	0.00%	$43,846
Total Miscellaneous:	$33,342	291.98%	$130,694	$121,667	$123,551	$53,258	-59.25%	-$70,293	-0.35%	$53,073

General Fund Revenues

08/01/2006

Account Title	FY 2004 Actual	Incr/ Decr	FY 2005 Actual	FY 2006 Orig Budget	FY 2006 Curr Bud	FY 2006 Projected	Incr/ Decr	Surplus/ (Shortfall)	Incr/ Decr	Proposed FY 2007 Budget
Other Financing Sources										
Operating transfer from H/M Tax Fund	$314,365	6.69%	$335,392	$333,138	$333,138	$356,958	6.43%	$23,820	2.00%	$364,097
Operating transfer from PIP Fund	$120,630	-1.77%	$118,500	$0	$27,753	$27,753	-76.58%	$0		$0
Total Other Financing Sources:	$434,995	4.34%	$453,892	$420,014	$360,891	$384,711	-15.24%	$23,820	-5.36%	$364,097
General Fund Totals	$22,475,635	4.04%	$23,384,623	$24,683,453	$24,727,463	$24,833,108	6.19%	$105,645	6.99%	$26,569,098
Surplus Carryover/ (Reserve Increase)				$1,143,938	$1,947,240					$413,242
Total Sources of Funds			$23,384,623	$25,827,391	$26,674,703	$24,833,108		-$1,841,595		$26,982,340

General Fund Expenditures

	FY 2005 Actual	% Incr/ Decr	FY 2006 Original Budget	FY 2006 Current Budget	FY 2006 Projected Actual	% Incr/ Decr	FY 2007 Proposed Budget
Departmental Operating Budgets							
Mayor & Council	$45,876	107.68%	$95,275	$95,275	$105,801	-19.93%	$76,285
City Manager	$367,392	3.87%	$381,593	$397,466	$384,138	0.97%	$401,330
Human Resources	$157,126	53.10%	$240,556	$192,754	$179,118	-0.54%	$191,707
Public Information	$130,876	5.79%	$138,454	$138,454	$131,184	16.03%	$160,651
City Clerk	$327,661	37.99%	$452,124	$477,135	$457,207	-22.92%	$367,769
Municipal Court	$195,440	54.56%	$302,063	$302,063	$275,537	-0.08%	$301,831
Total Administrative Services	$1,224,371	31.50%	$1,610,065	$1,603,147	$1,532,985	-6.46%	$1,499,573
Finance Department	$455,868	3.28%	$470,823	$477,959	$470,414	3.65%	$495,405
Purchasing Department	$97,116	30.70%	$126,933	$126,933	$124,005	5.67%	$134,136
Information Technology	$159,668	33.16%	$212,614	$240,367	$226,437	10.54%	$265,696
Total Financial Services/ I.T.	$712,651	13.71%	$810,370	$845,259	$820,856	5.91%	$895,237
Police Department/Communications	$4,457,081	10.07%	$4,905,880	$4,920,746	$4,793,655	12.04%	$5,513,052
Fire Department	$3,626,252	18.86%	$4,310,101	$4,369,798	$4,224,466	13.64%	$4,965,764
Mosquito Control	$0		$1,000	$1,000	$1,000	0.00%	$1,000
Emergency Medical Services	$222,194	1.38%	$225,256	$225,256	$218,936	11.44%	$251,021
Total Public Safety	$8,305,527	13.69%	$9,442,237	$9,516,800	$9,238,057	12.76%	$10,730,837
Public Works	$3,602,909	15.27%	$4,152,968	$4,624,521	$4,580,479	-15.50%	$3,907,676
Total Public Works	$3,602,909	15.27%	$4,152,968	$4,624,521	$4,580,479	-15.50%	$3,907,676
Recreation Administration	$2,299,246	9.39%	$2,515,258	$2,585,012	$2,456,342	3.00%	$2,662,526
Kedron Fieldhouse	$918,837	10.12%	$1,011,780	$1,011,780	$975,560	-4.24%	$968,836
Gathering Place Senior Center	$155,538	8.97%	$169,485	$169,485	$158,935	10.41%	$187,136
Library Administration	$866,194	20.23%	$1,041,416	$1,041,416	$1,019,818	5.46%	$1,098,276
Total Culture & Recreation	$4,239,815	11.75%	$4,737,939	$4,807,693	$4,610,656	2.27%	$4,916,774
Engineering	$181,070	91.45%	$346,665	$343,332	$312,048	-26.41%	$252,665
Stormwater Management	$149,765	-25.03%	$112,275	$340,513	$266,196	4.55%	$356,000
Planning & Zoning	$331,115	14.21%	$378,166	$382,382	$308,829	-28.88%	$271,945
Code Enforcement	$273,411	-6.73%	$255,002	$267,317	$267,086	7.62%	$287,680
Building Department (Inspections)	$498,110	6.52%	$530,572	$518,758	$516,703	-7.43%	$480,217
Total Developmental Services	$1,433,471	13.20%	$1,622,680	$1,852,302	$1,670,862	-11.00%	$1,648,507
Total Departmental Budgets:	$19,518,744	14.64%	$22,376,259	$23,249,722	$22,453,896	1.50%	$23,598,604

General Fund Expenditures

	FY 2005 Actual	% Incr/ Decr	FY 2006 Original Budget	FY 2006 Current Budget	FY 2006 Projected Actual	% Incr/ Decr	FY 2007 Proposed Budget
Total Departmental Budgets:	$19,518,744	14.64%	$22,376,259	$23,249,722	$22,453,896	1.50%	$23,598,604
<u>General Administration Budget</u>							
Liability Insurance (GIRMA)	$87,821	-16.32%	$73,486	73,486	$75,621	10.00%	$80,835
Not-for-Profit Organizations	$15,000	0.00%	$15,000	$15,000	$15,000	33.33%	$20,000
Bad Debt Expense - DAPC	$254						
Council Contingency			$100,000	$60,500	$60,500	0.00%	$100,000
Grant Incentive Program			$50,000	$50,000	$50,000	0.00%	$0
Contingency - Legal Sevices	$154,917	0.13%	$155,125	$155,125	$158,974	5.00%	$162,881
Contingency - Technology	$15,889	57.34%	$25,000	$25,000	$24,220	0.00%	$25,000
Contingency - General Administration			$50,000	$50,000	$50,000	0.00%	$50,000
Total General Administration:	$273,881	71.10%	$468,611	$429,111	$434,315	-6.38%	$438,715
<u>Operating Transfers</u>							
Transfer to PIP Fund	$774,353	-37.95%	$480,505	$548,765	$548,765	-23.07%	$422,160
Transfer to Debt Service Fund	$2,286,713	32.35%	$3,026,422	$2,971,511	$2,694,488	-0.39%	$2,959,833
Development Authority	$35,000	0.00%	$35,000	$35,000	$35,000	0.00%	$35,000
Total Interfund Transfers:	$3,096,066	14.40%	$3,541,927	$3,555,276	$3,278,253	-3.89%	$3,416,993
General Fund Totals:	$22,888,691	15.28%	$26,386,797	$27,234,109	$26,166,464	0.81%	$27,454,312
Salary Vacancy/ Other Savings:			-$559,406	-$559,406	$0		-$471,972
Total Uses of Funds:	$22,888,691	12.84%	$25,827,391	$26,674,703	$26,166,464	4.47%	$26,982,340

Public Improvement Program Fund
FY 2007 Budget Summary

Revenues:

Transfer from General Fund	$422,160
Transfer from 2005 PIP Fund	$280,000
Equipment/Lease-Purchase Loans	$1,078,279
State Grants	$416,000
Interest/Other Revenue	$52,783
Citywide Development Impact Fees	$161,486
Total Revenues:	**$2,410,708**

Appropriations:

Public Works	$984,900
Leisure Services	$40,000
Public Safety	$1,185,808
Administration	$0
Contingency	$200,000
Total Appropriations:	**$2,410,708**

2007 Public Improvement Program

	Expenditures	5 Year Plan	Debt Svce.	Term	Grant Amount	Local Share
	Division: Public Services					
	410-D John Deer Backhoe (replace)	$44,900				
	Mini Track Hoe	$30,000				
	CB-224C Asphalt Roller (replace)	$30,000				
	Design-S74 Tunnel (DOT) Rockaway/Holly Grove	$5,000				
	Design-S74 Tunnel (DOT) BSC	$5,000				
Q23	Crosstown/Peachtree Pkwy Intersection	$270,000			$216,000	$54,000
	Cart Path Extensions					
Q23	Cooper Circle to S. 74 Path Extensions	$250,000			$200,000	$50,000
	Flat Creek Bridge Path Extensions	$250,000				
	Holly Grove Rd. (Robinson Rd. to Aster Ridge Tr.)	$60,000				
	Robinson Rd. (Holly Grove Rd. to Oakdale)	$40,000				
	Public Services Total	**$984,900**				
	Leisure Services					
	Playground/Picnic Shelter Improvements	$40,000				
	Luther Glass Restroom	$0			$0	$0
	Leisure Services Total	**$40,000**				
	Public Safety Services					
Fire/EMS	Medic 83- Remount	$72,800				
	Emergency Preplans Software	$108,000	$24,546	5 yrs.		
	Life Pak-12	$34,729				
	Station 83 Workout/Storage/Crew Quarters	$127,000	$12,084	15 yrs.		
P.D.	10 Police Vehicle Replacements @ $38,900	$389,000	$107,904	4 yrs.		
	Mobile Data Terminals	$154,279	$35,065	5 yrs.		
	P.D. Headquarters- Fix moisture problem	$300,000	$28,548	15 yrs.		
	Public Safety Total	**$1,185,808**				
	Financial Services					
	None	$0				
	Administrative Services					
	None	$0				
	Administrative & Financial Services Total	**$0**				
	Contingency Funds					
	PIP Contingency	$200,000				
	Total Expenditures	**$2,410,708**				
	Revenue Sources					
	Transfer from General Fund		$422,160			
	Transfer from 2005 PIP Fund	$280,000				
	Equipment Lease Loan Proceeds	$651,279				
	Long-Term Financing	$427,000				
	State Grants	$416,000				
	County Grant	$0				
	Interest Revenue	$52,783				
	Citywide Development Impact Fees	$161,486				
	Total Revenues:		$1,988,548			
	Total Revenues & Transfers		**$2,410,708**			

Equipment Lease/Purchase Program
Grants to be applied for- not yet secured

Debt Service Fund
FY 2007 Budget Summary

Revenues:

Transfer from General Fund	$2,959,833	
		$2,959,833

Appropriations:

General Obligation Bonds	$1,004,430	
GMA Bricks & Mortar Loans	$849,603	
Equipment Lease-Purchase Loans	$1,105,800	
Total Appropriations		**$2,959,833**

Capital Improvement Loan
FY 2007

	Cost	D/S - 15 yrs @ 5% per annum Annual Princ & Int (4 pmts.)
Satellite Auto Shop Building	$498,000	$47,392
Satellite Auto Shop Equipment	$61,500	$5,852
Senior Center- Architectural Design	$0	$0
Riley Field Parking Improvements	$75,000	$7,137
Re-Roof City Hall	$0	$0
HVAC Upgrade - City Hall	$171,736	$16,344
Senior Center Construction	$0	$0
Station 83 Living Quarters	$126,000	$11,992
PD Station Repairs (Moisture, Etc.)	$300,000	$28,548
Totals:	$1,232,236	$117,265.00

City of Peachtree City
Special Revenue Funds

Hotel/Motel Tax Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ -		$ -	$ -	$ -	$ -
Revenues - Hotel/Motel Taxes	977,230	1,006,176	999,413	629,561	1,070,874	1,092,291
Operating Transfers Out:						
Peachtree City Tourism Association	(628,730)	(670,784)	(666,275)	(419,707)	(713,916)	(728,194)
City General Fund	(314,365)	(335,392)	(333,138)	(209,854)	(356,958)	(364,097)
Development Authority of Peachtree City	(22,091)	-	-	-	-	
Peachtree City Airport Authority	(12,044)	-	-	-	-	-
Ending Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -

Neighborhood Parks Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ 34,001	$ 14,045	$ 1,465	$ 1,465	$ 1,465	$ -
Revenues	30,401	2,379	8,955	9,099	9,150	-
Operating Transfers In	10,000	-	-	-	-	-
Expenditures	(60,357)	(14,959)	(10,065)	(8,759)	(10,615)	-
Ending Cash/Fund Balance	$ 14,045	$ 1,465	$ 355	$ 1,805	$ -	$ -

Governor's Greenspace Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ 5,952	$ -	$ -	$ -	$ -	$ -
Revenues	7	-	-	-	-	-
Equity Transfer Out	(5,959)	-	-	-	-	-
Ending Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -

D.A.R.E. Program Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ 30	$ 281	$ 1,102	$ 1,102	$ 1,102	$ -
Revenues	4,766	5,479	4,700	4,758	4,800	-
Expenditures	(4,515)	(4,658)	(5,802)	(4,484)	(5,902)	-
Ending Cash/Fund Balance	$ 281	$ 1,102	$ -	$ 1,376	$ -	$ -

Federal Seizure Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ 10,056	$ 7,529	$ 9,072	$ 9,072	$ 9,072	$ -
Revenues	18	1,543	-	216	250	-
Expenditures	(2,545)	-	(9,047)	(98)	(9,322)	-
Ending Cash/Fund Balance	$ 7,529	$ 9,072	$ 25	$ 9,190	$ -	$ -

HAZMAT Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ 3,551	$ 7,052	$ 2,424	$ 2,424	$ 2,424	$ -
Revenues	6,326	4,039	-	70	100	-
Expenditures	(2,825)	(8,667)	(2,424)	(71)	(2,524)	
Ending Cash/Fund Balance	$ 7,052	$ 2,424	$ -	$ 2,423	$ -	$ -

Library Sales Tax Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ 13,987	$ 11,055	$ 11,333	$ 11,333	$ 11,333	$ -
Revenues	-	278	-	292	400	-
Expenditures	(2,932)	-	(11,333)	(1,705)	(11,733)	-
Ending Cash/Fund Balance	$ 11,055	$ 11,333	$ -	$ 9,920	$ -	$ -

Police Department Tuition Fund	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Beginning Cash/Fund Balance	$ 2,299	$ 4,259	$ 4,012	$ 4,012	$ 4,012	$ -
Revenues	2,510	84	-	114	170	-
Expenditures	(550)	(331)	(4,012)	(186)	(4,182)	-
Ending Cash/Fund Balance	$ 4,259	$ 4,012	$ -	$ 3,940	$ -	$ -

City of Peachtree City
Special Revenue Funds

	FY 2004 Actual	FY 2005 Actual	FY 2006 Amended Budget	FY 2006 Actual 04/30/2006	FY 2006 Estimated Year End	FY 2007 Proposed Budget
Youth Council Fund						
Beginning Cash/Fund Balance	$ 2,419	$ 2,482	$ 1,136	$ 1,136	$ 1,136	$ -
Revenues	915	273	-	297	310	-
Expenditures	(852)	(1,619)	(1,136)	(660)	(1,446)	-
Ending Cash/Fund Balance	$ 2,482	$ 1,136	$ -	$ 773	$ -	$ -
Fire/EMS Grants Fund						
Beginning Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Revenues	182,867	-	19,500	-	18,348	-
Expenditures	(182,867)	-	(19,500)	(18,348)	(18,348)	-
Ending Cash/Fund Balance	$ -	$ -	$ -	$ (18,348)	$ -	$ -
Police Grants Fund						
Beginning Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Revenues	-	47,110	9,530	3,613	9,530	-
Expenditures	-	(47,110)	(9,530)	(3,613)	(9,530)	-
Ending Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Athletic Association Funds						
Beginning Cash/Fund Balance	$ -	$ -	$ 37,778	$ 37,778	$ 37,778	$ 52,778
Revenues	-	51,879	40,000	41,929	50,000	-
Expenditures	-	(14,101)	(77,778)	(6,669)	(35,000)	-
Ending Cash/Fund Balance	$ -	$ 37,778	$ -	$ 73,038	$ 52,778	$ 52,778
Special Events Fund						
Beginning Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Revenues	-	-	-	-	-	-
Expenditures	-	-	-	-	-	-
Ending Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Amphitheater Fund (City Operations)						
Beginning Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Revenues	200	-	-	-	-	-
Operating Transfers In	29,537	-	-	-	-	-
Expenditures	(29,737)	-	-	-	-	-
Ending Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Tennis Center Fund (City Operations)						
Beginning Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Revenues	61,937	-	-	-	-	-
Operating Transfers In	33,198	-	-	-	-	-
Expenditures	(95,135)	-	-	-	-	-
Ending Cash/Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
Total Special Revenue Funds						
Beginning Cash/Fund Balance	$ 72,295	$ 46,703	$ 68,322	$ 68,322	$ 68,322	$ 52,778
Revenues	1,267,177	1,119,240	1,082,098	689,949	1,163,932	1,092,291
Operating Transfers In	72,735	-	-	-	-	-
Expenditures	(382,315)	(91,445)	(150,627)	(44,593)	(108,602)	-
Operating/Equity Transfers Out	(983,189)	(1,006,176)	(999,413)	(629,561)	(1,070,874)	(1,092,291)
Ending Cash/Fund Balance	$ 46,703	$ 68,322	$ 380	$ 84,117	$ 52,778	$ 52,778

Stormwater Utility Fund
Operating & Capital Budget
FY 2007

Revenues

Fund 521	Description	Amount
	Charges for Services	$1,222,927
	Investment Income	$120,000
	Other Financing Sources	$887,500
	Total Stormwater Revenues:	**$2,230,427**

Appropriations

Fund 521	Description	Amount
	Personnel Services & Benefits	$582,190
	Purchased/Contracted Services	$180,196
	Supplies	$113,375
	Capital Outlay	$887,500
	Depreciation & Amortization	$0
	Other Costs	$103,238
	Debt Service	$286,000
	Other Financing Uses	$0
	Total Stormwater Appropriations:	**$2,152,499**
	Estimated Fund Balance	**$77,928**
	Target	$73,041
	Over/(Under) Target Amount	$4,887

Special Purpose Local Option Sales Tax Fund
Fiscal Year 2006 - 2007

Estimated Beginning Balance:	**$752,655**	
Revenues		
Special Purpose Local Option Sales Tax	$2,176,100	
T.I.P. Grants	$0	
T.E. Grants	$0	
C.M.A.Q. Grants	$0	
L.C.I. Grants	$0	
L.A.R.P. Grants	$0	
Q23 Grants		
Other Revenues	$0	
Transfer from General Fund	$0	
Total Revenues:	**$2,176,100**	
Total Sources of Funds:		**$2,928,756**
Expenditures		
SPLOST Projects		**$2,026,641**
Estimated Ending Balance:		**$902,115**

SPLOST Revenue Projections & Project Cost Estimates
Fiscal Years 2005 - 2010

Date	Projected SPLOST Revenue*	SPLOST Running Balance	SPLOST Project Description	Estimated Project Cost	Total Project Revenues	SPLOST for Project	Other Project Revenues					
							T.I.P.	T.E.A. Grants	C.M.A.Q. Grants	L.C.I Grants	Q23 Grants	Other Revenues
FY 2005												
Apr-05	$122,510	-$432,325	Street Resurfacing Program - 2005	$554,835	$554,835	$554,835						
May-05	$132,290	-$300,035	Upgrade Cart Path System - 2005	$0	$0	$0						
Jun-05	$144,357	-$155,679	Rockaway Road- Design	$0	$0	$0						
Jul-05	$158,107	-$29,135	MacDuff Parkway Study (QK4)	$31,563	$31,563	$31,563						
Aug-05	$166,256	-$1,079	Hwy 54 Gateway Cart Path Bridge	$618,200	$618,200	$138,200				$480,000		
Sep-05	$161,887	$160,808			$0	$0						
FY 2005 Totals:	$885,406			$1,204,598	$1,204,598	$724,598	$0	$0	$0	$480,000	$0	$0
FY 2006												
Oct-05	$154,452	$210,260	Marketplace Westpark Tunnel	$505,000	$505,000	$105,000	$400,000					
Nov-05	$161,508	-$281,567	Street Resurfacing Program - 2006	$653,335	$653,335	$653,335						
Dec-05	$196,460	-$397,116	Upgrade Cart Path System - 2006	$312,009	$312,009	$312,009						
Jan-06	$169,865	-$408,651	Walt Banks Intersection Improvements	$511,400	$511,400	$181,400					$228,000	$102,000
Feb-06	$168,102	-$349,949	Paschall Tunnel @ Hwy 74 (city share of DOT proj)	$109,400	$109,400	$109,400						
Mar-06	$170,527	-$179,422	SR 74N Multi-Use Bridge- Design	$0	$0	$0		$0	$0			
Apr-06	$170,482	-$8,940	Rockaway Road Construction	$0	$0	$0						
May-06	$171,484	$147,544	MacDuff Parkway Lndscp.- Design	$15,000	$15,000	$15,000						
Jun-06	$178,672	$226,216	SR 54 @ Stevens Entry- Install Traffic Signal	$100,000	$100,000	$100,000						
Jul-06	$174,866	$401,082			$0	$0						
Aug-06	$170,245	$571,327			$0	$0						
Sep-06	$181,329	$752,655			$0	$0						
FY 2006 Totals:	$2,067,991			$2,206,144	$2,206,144	$1,476,144	$400,000	$0	$0	$0	$228,000	$102,000
FY 2007												
Oct-06	$190,433	$251,162	Street Resurfacing Program 2007	$691,927	$691,927	$691,927						
Nov-06	$182,641	$379,978	Street Resurfacing Program 2007- P.W. Labor	$53,825	$53,825	$53,825						
Dec-06	$171,151	$450,359	MacDuff Parkway Lndscp.- Install	$100,770	$100,770	$100,770						
Jan-07	$168,459	$618,818	SR 74N Multi-Use Bridge- Construction	$0	$0	$0		$0	$0			
Feb-07	$210,992	$829,810	MacDuff Pkwy Improvements (2 to 4 lane)	$0	$0	$0						
Mar-07	$163,463	$993,273	SR 54 Cart Path Bridge Widening- Lake PT	$0	$0	$0		$0				
Apr-07	$177,301	$1,090,574	Peachtree Pkwy N Intersection Improv - Design	$80,000	$80,000	$80,000						
May-07	$178,344	$400,698	Upgrade RR Crossing Signals	$868,220	$868,220	$868,220			$0			
Jun-07	$185,818	$416,516	Cart Path Supplies (formerly G/F- P.W. Dept.)	$170,000	$170,000	$170,000						
Jul-07	$181,861	$536,478	Cart Path Labor (formerly G/F- P.W. Dept.)	$61,899	$61,899	$61,899						
Aug-07	$177,055	$713,533			$0	$0						
Sep-07	$188,582	$902,115			$0	$0						
FY 2007 Totals:	$2,176,100			$2,026,641	$2,026,641	$2,026,641	$0	$0	$0	$0	$0	$0
FY 2008												
Oct-07	$190,433	$359,519	Street Resurfacing Program	$733,029	$733,029	$733,029						
Nov-07	$182,641	$216,990	Peachtree Pkwy N Intersection Improv - Const.	$325,170	$325,170	$325,170						
Dec-07	$171,151	$234,981	Crosstown Dr. @ Robinson Rd. Intersection Improv.	$153,160	$153,160	$153,160						
Jan-08	$168,459	$268,410	SR 74 S Frontage Rd. (Gilroy's-Avery Dennison)	$335,030	$335,030	$135,030	$200,000					

Last Revised: 08/01/2006

SPLOST Revenue Projections & Project Cost Estimates
Fiscal Years 2005 - 2010

Date	Projected SPLOST Revenue*	SPLOST Running Balance	SPLOST Project Description	Estimated Project Cost	Total Project Revenues	SPLOST for Project	Other Project Revenues: T.I.P.	T.E.A. Grants	C.M.A.Q. Grants	L.C.I Grants	Q23 Grants	Other Revenues
Feb-08	$210,992	$262,432	SR 54 E Multi-Use Bridge (Walt Banks area)	$816,970	$816,970	$216,970				$600,000		
Mar-08	$163,463	$425,896	Upgrade RR Crossing Signals	$0	$0	$0						
Apr-08	$177,301	$499,006	TDK at Dividend Dr. (add rt. turn lanes)	$104,190	$104,190	$104,190						
May-08	$178,344	$555,790	SR 74 W Wisdom Rd. - Signal, Lane Improv.	$121,560	$121,560	$121,560						
Jun-08	$185,818	$563,109	Cart Path Supplies (formerly G/F- P.W. Dept.)	$178,500	$178,500	$178,500						
Jul-08	$181,861	$680,920	Cart Path Labor (formerly G/F- P.W. Dept.)	$64,050	$64,050	$64,050						
Aug-08	$177,055	$857,974			$0	$0						
Sep-08	$188,582	$1,046,556			$0	$0						
FY 2008 Totals:	$2,176,100			$2,831,659	$2,831,659	$2,031,659	$200,000	$0	$0	$600,000	$0	$0
FY 2009												
Oct-08	$198,051	$467,806	Street Resurfacing Program	$776,801	$776,801	$776,801						
Nov-08	$189,947	$54,702	Redwine @ Robinson Rd. Improv.	$603,050	$603,050	$603,050						
Dec-08	$177,997	$184,090	Peachtree Pkwy @ Baelinn Rd. (Turn Lanes)	$120,610	$120,610	$48,610	$72,000					
Jan-09	$175,197	$116,237	SR74 @ Cooper Circle S. (Signal)	$243,050	$243,050	$243,050						
Feb-09	$219,432	$254,649	Park Place Drive Ext. (New access road)	$201,020	$201,020	$81,020	$120,000					
Mar-09	$170,002	$237,225	Cart Path Supplies (formerly G/F- P.W. Dept.)	$187,425	$187,425	$187,425						
Apr-09	$184,393	$354,368	Cart Path Labor (formerly G/F- P.W. Dept.)	$67,250	$67,250	$67,250						
May-09	$185,477	$539,846			$0	$0						
Jun-09	$193,251	$733,097			$0	$0						
Jul-09	$189,136	$922,232			$0	$0						
Aug-09	$184,137	$1,106,369			$0	$0						
Sep-09	$196,125	$1,302,494			$0	$0						
FY 2009 Totals:	$2,263,144			$2,199,206	$2,199,206	$2,007,206	$192,000	$0	$0	$0	$0	$0
FY 2010												
Oct-09	$214,212	$693,287	Street Resurfacing Program	$823,419	$823,419	$823,419						
Nov-09	$205,446	$701,933	Cart Path Supplies (formerly G/F- P.W. Dept.)	$196,800	$196,800	$196,800						
Dec-09	$192,522	$823,855	Cart Path Labor (formerly G/F- P.W. Dept.)	$70,600	$70,600	$70,600						
Jan-10	$189,493	$1,013,348			$0	$0						
Feb-10	$237,338	$1,250,686			$0	$0						
Mar-10	$183,874	$1,434,560			$0	$0						
FY 2010 Totals:	$1,222,884			$1,090,819	$1,090,819	$1,090,819	$0	$0	$0	$0	$0	$0
Grand Totals:	$10,791,627			$11,559,067	$11,559,067	$9,357,067	$792,000	$0	$0	$1,080,000	$228,000	$102,000

* Revenue shown is on a full-accrual basis

Last Revised: 08/01/2006