



CITY COUNCIL MEMBERS

Vanessa Fleisch, Mayor
Phil Prebor – Post 1
Mike King – Post 2
Kevin Madden – Post 3
Terry Ernst – Post 4

**City Council of Peachtree City
Agenda
August 2, 2018
6:30 p.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - July 10, 2018, Budget Workshop Minutes
 - July 19, 2018, Regular Meeting Minutes
- VII. Consent Agenda**
 - 1. Consider Resolution to Adopt 2018 Annual Capital Improvement Element (CIE) Update
 - 2. (07-18-05) Consider Resolution in Support of Local Legislation for the Power to Create Community Improvement Districts
 - 3. Consider FY 2018 Budget Amendment – Path Impact Fees
 - 4. Consider FY 2018 Budget Amendment – Grounds Maintenance Crew
- VIII. Old Agenda Items**
 - 07-18-04 Consider FY 2019 Budget Resolution *(Paul Salvatore)*
- IX. New Agenda Items**
 - 08-18-01 Consider Request from Pulte Homes Corporation, Inc. to Lift the Multi-Family Rezoning Moratorium for Everton Phase 8, Wilksmoor Village
(Mike Warrix)
- X. Council/Staff Topics**
- XI. Executive Session**
- XII. Adjourn**

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

NOTE: The public hearings for the variance requests for 122 Masters Drive North and 126 Masters Drive North were originally advertised for the August 2 meeting in the July 21 paper. The requests will be heard on August 16 (legal notices to run on August 1, 2018).

City Council of Peachtree City
Budget Workshop Minutes
July 10, 2018
6:30 p.m.

The Mayor and Council of Peachtree City met in workshop session on Tuesday, July 10, 2018, 6:30 p.m., at City Hall. Attending: Mayor Vanessa Fleisch, Council Members Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

This was Council's second workshop with the purpose of discussing the proposed Fiscal Year (FY) 2019 budget. City Manager Jon Rorie clarified there would not be a detailed analysis of the budget. He said they would take an abbreviated look at the proposed budget and explore questions and concerns raised by Council members and the public after the first budget workshop. This would be a free-flow of information, with no set agenda.

Rorie said he and Financial Services Director Paul Salvatore would guide the discussions, and Stormwater Manager Mike Madison was also present to talk about the Stormwater program. Fayette County Development Authority (FCDA) Chairman Darryl Hicks, Chief Executive Officer Joan Young, and Business Retention and Expansion Project Manager Megan Baker would present information on FCDA funding. Fayette County Commission Chairman Eric Maxwell and County Administrator Steve Rapson were present to answer questions as well.

Salvatore began by presenting the City's Mission Statement:

*The Mayor, Council Members and Employees of the City of Peachtree City recognize that our primary responsibility is to provide **high quality services** to our residents.*

We are therefore committed to:

- *Ensuring residents a safe and healthy environment in which to live, work and enjoy leisure time*
- *Providing consistency in the delivery of municipal services in a fiscally responsible manner*
- *Responding in a courteous, timely, and effective manner to the expressed needs, concerns, and expectations of our residents*
- *Promoting a sense of community through family oriented activities and citizen involvement.*

Level of Service Impacts and Demands

Salvatore zeroed in on the second bulleted statement, pointing out the phrase "fiscally responsible manner." He then displayed the City's budget policy, emphasizing the statement that any departure from the baseline be accompanied by new or increased revenues or reductions in expenses.

The City's primary objective is to provide a standard of budgetary performance that both staff and Council have endorsed and to provide budgetary decision making with greater continuity, reinforcing the City's core financial values and preserving them for successive staff and council.

- *Baseline and Service Level Funding*

The City's top program priority is to maintain existing service levels in all divisions and departments. A baseline should be set and serve as an agreed upon point of departure for subsequent budget discussions ie: a new facility or service. Any additional services above the baseline shall be fully funded at the time of the adoption of the annual budget and ongoing funding sources shall be clearly identified. Such ongoing funding sources must be either new or increased revenues or clearly identified expense reductions.

Rorie showed how changes in the City's tax millage rate would affect revenues. He said as City Manager, his concern was developing a budget that would pay for the services demanded by the residents of the City. He reminded Council that at the first workshop, he presented a list of millage rates imposed by various Georgia cities, but also noted there was no real way to compare them because each community's circumstances were different. Every community made financial decisions based on its own needs.

At a budget workshop two years ago, Rorie said he presented information on what the millage rate would need to be to continue to provide City services in the absence of other revenue streams, such as fines and permit fees. It would be through the roof, he noted. Often, Rorie commented, people would come to him and say that since the tax digest had gone up, the City should do a rollback on its millage rate to keep revenues the same. Rorie said that was a simplified way of looking at finances, one that involved politics. At the end of the day, he noted, it came down to what services the City was trying to provide.

Rorie recalled that at the first budget workshop, he compared the taxes paid by the owners of two \$200,000 properties, one in Tyrone and one in Peachtree City. Tyrone's taxes were similar to Peachtree City's, but Peachtree City provided services Tyrone did not, such as Fire and Library. For example, Rorie explained, Fire came through Fayette County, and Tyrone residents paid an additional tax for that. He said he used this example to show there was really not a way to compare taxes among cities because each situation was different.

Rorie continued that he received an email this year advising him to roll back the millage rate until it was "in the 5 numbers" in order to be competitive with other cities. He said that implied Peachtree City was not competitive for recruiting or business retention. He pointed to the shortage of homes to buy or rent as evidence the City was competitive.

Rorie explained that if he rolled back the current Maintenance and Operations (M&O) millage rate of 6.32 by a quarter-mill to 5.982, the owner of a \$200,000 home would pay \$20 a year less in ad valorem taxes. In aggregate, the 0.25 reduction would roll back tax revenues about \$578,000. He referred back to the Budget Policy that called for new or increased revenue or clearly identified expense reductions when departing from the established baseline.

Rorie said he wanted everyone to keep in mind that a reduction in the millage rate would result in a reduction in services. The millage rate could be reduced to zero by eliminating the Police and Fire Departments or cutting Public Works by half, and closing the Library. However, the City's mission was to provide services. He acknowledged that some people paid for services they did not use.

If the millage rate was reduced by a full mill, equivalent to \$2.3 million, to 5.232, Rorie said he would have to figure out how to accommodate that reduction in revenue. He said the manager's proposed budget actually contained an increase in spending based on a projected increase in the tax digest to pay for items such as additional firefighters.

Salvatore went over the main points of the proposed General Fund Operating Budget:

- Estimated revenues of \$37,056,830, or 3.4% increase (\$1.23 million)
- Appropriations of \$36,879,943, or 2.4% increase (\$871,000)
- Decrease in total millage rate of .1 mills (due to the payoff of a bond)
- Cash reserve increase of \$176,887, or 0% (still 38%)
- Street and path resurfacing – no change (\$1.8 million for 3-4 miles)
- Personnel changes
- \$146,047 funding for Fayette County Development Authority and \$25,000 for non-profit organizations (no change)
- \$2,250 decrease in airport funding (down to \$81,600 per agreement)

Salvatore said the increase in revenue was primarily driven by the two biggest sources of revenue, ad valorem taxes and the Local Option Sales Tax (LOST). The budget figures, Salvatore reported, were based on the County's estimate of about 4% to 4.5% growth in the tax digest, which consisted of new growth and reassessments of existing property. Franchise fees and other taxes would be going up as well. His summary included charges for services, which Salvatore said was the Convention and Visitors Bureau (CVB) reimbursing the City for expenses for its employees. Another category, interfund transfers, was the Georgia product development part of the hotel/motel tax. It was kept separate because its use was legally restricted.

A pie chart of expenditures showed that Police, Fire/EMS, and Public Works accounted for \$21 million of the City's spending. Another chart showed expenditures by account type, which Salvatore said graphically depicted the discussion about in-sourcing and outsourcing services. Rorie noted that the City tried to balance the benefits and drawbacks for services that could be supplied by outside contractors with the option of bringing on a new employee to handle those tasks. The 2019 budget, he noted, showed a 1% increase in personnel costs, and that was for three new firefighters, a GIS tech, and a communications specialist.

Rorie pointed out that the Big Three of Police, Fire, and Public Works, were both capital and labor intensive. He said he would love to have a robotic lawnmower to mow the City's grass. Someday, technology would catch up and that would be the case. Then, personnel costs would go down.

Salvatore showed a list of the key drivers of the \$870,000 expense increase. The new positions, along with bringing mowing in-house at an increased cost of about \$35,000, plus Cost of Living Adjustments (COLA) for City employees, accounted for much of the increase.

Highlights of the Capital Improvement Plan (CIP) were discussed, and Salvatore noted that the City wanted to complete capital improvements on a cash basis and avoid issuing Facilities Bonds. He outlined the plan:

- \$445,000 cash for citywide facilities and infrastructure improvements
- \$316,333 for Public Works and Grounds equipment purchases
- \$675,325 for Police Department vehicles and equipment, including 10 patrol vehicles at \$66,000
- \$447,800 for Fire Department/EMS vehicle and equipment, including a Medic Unit replacement at \$275,000
- \$530,092 for technology, including more cyber-security \$219,000 for citywide personal computer replacement (146 PCs) and upgrading to Windows 10.

The total Capital Improvement Plan (CIP) projects for 2019 totaled \$2,414,550. This could also include the Recreation improvements discussed at the first budget workshop. Salvatore mentioned Rorie's mantra of "A little well done is better than a lot just done."

Rorie noted that the two biggest sources of revenue, ad valorem taxes and LOST, took a big hit during the recession. He said decisions had been necessary regarding service cuts and millage increases. He pointed out that the City was trying to maintain a multitude of facilities spread out over 24 square miles. The City needed to ask if it was trying to do too much with too few resources, asking whether they should try to maintain many services and facilities at a lower level or consolidate resources and maintain the remaining services and facilities well. He said they needed to explore what type of amenities would be needed over the next 60 years.

Rorie observed that it was July, and every year at this time, the City must supplement its outsourced mowing crews with City workers in order to keep up with the right-of-way mowing. The City could either increase its contractual services contract to allow them to get more people or figure out how to use City employees. The focus should be on maintaining quality services and figuring out how to fund them. This involved making decisions on the right amount of resources, Rorie concluded.

Salvatore showed a five-year budget model, with the projected 2018 budget, the proposed 2019 budget, and models for budget through FY 2023. It showed revenues and expenses for those years, along with millage rates and fund balances. Salvatore pointed out there would be a spike in expenses in 2021 when the West Side Fire Station came on line. He and Rorie both said these projections were conservative, and Rorie noted that a change in one area led to changes in all categories.

Rorie went back to the comparison of millage rates in several Georgia cities, along with a look at services the cities provided. He showed spending on Fire, Police, and Public Works in cities comparable to Peachtree City. Several had higher budgets in some categories, while spending in other areas were lower. Rorie said this chart showed there were too many variables to make comparisons feasible. One commonality: the millage rate was based on tax digest valuations, set to generate enough revenue to cover expenses.

Stormwater Utility Fund

Rorie reported that one of the first questions he received about the proposed FY 2019 Budget asked why Peachtree City's stormwater costs were more than \$1 million higher than the next highest city and more than three times the average. He asked if the City doing more than necessary. He said it was a perspective issue. The bar chart he showed included annual stormwater utility costs for Peachtree City, Dalton, Kennesaw, Statesboro, Stockbridge, and Lawrenceville. Rorie noted that Peachtree City was built on a swamp, making it more likely to have stormwater issues.

While the City spent \$2.3 million on stormwater management, Kennesaw spent about \$922,000 annually, and Stockbridge spent \$1.3 million. However, Peachtree City is almost three times larger in acreage than Kennesaw, Rorie remarked, adding that Peachtree City was built in a valley. In addition, many stormwater infrastructure problems had been discovered as the City aged, Rorie pointed out.

Madison noted that the Stormwater Utility was an enterprise fund. It was self-supporting, and all revenue generated by the utility funded its operations. It was not subsidized or supported by the General Fund. He said the FY 2019 proposed budget showed approximately \$2.4 million in revenues and about \$2.3 million in expenses. Rorie remarked that about 30% went to personnel services and benefits, while another 30% went to purchased contracted services, and an additional 30% to debt services. This added up to 90% of the budget.

Madison, responding to a question from Rorie, said the \$686,000 in debt service was from a 2013 Stormwater Bond for \$8 million. He told Rorie that bond was necessary to replace many failures in the system, including three dams and subdivisions that were seeing structural flooding due to failures in their drainage systems. Madison said the cost of these projects far outweighed annual revenue.

Rorie asked what purchased contracted services consisted of, and Madison replied that this was for services such as engineering services, pipe cleaning, pipe lining and surveying services that could not be done in-house.

Madison presented a listing of City-owned and maintained stormwater system components, including 76.1 miles of stormwater pipe at the end of 2017, up from 69.5 in 2013. There were 6,032 drainage structures, compared to 5,789 five years ago, along with 80 stormwater detention ponds, up from 68 in 2013. The City had 32.1 miles of roadside ditches, and unknown number cart path drainage ditches, along with other stormwater conveyance ditches.

Rorie asked why the City was responsible for maintaining detention ponds built by developers, and Madison said it was required by ordinance.

Madison listed the Stormwater Utility's responsibilities:

- Maintain, repair, replace, and rehabilitate the City's storm drainage system
- Administer and ensure compliance with the City's National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater permits
- Provide construction oversight and management on all outsourced (bid) stormwater construction projects
- Respond to drainage complaints and concerns
- Street sweeping
- All other duties as assigned

Madison also detailed the work accomplished by the Stormwater Department in 2017:

- Cleaned 262 drainage structures
- Re-excavated/cleaned 6,875 linear feet of ditch
- Cleared sediment and debris from 2,715 linear feet of pipe
- Rehabilitated (lined) 9,880 linear feet of pipe. In 2018, this should be between 11,000 to 12,000 linear feet
- Replaced 1,528 linear feet of pipe as part of 17 replacement projects completed by the Stormwater crew
- Performed maintenance activities (mowing, clearing, debris removal) on 37 detention ponds, including one complete reconstruction
- Swept 292 miles of roadway, intersections, and parking lots
- Responded to 75 drainage complaints. This number continued to decline, Madison said. In 2016 and 2015, they averaged about 130 complaints a year, and in the early to mid-2000s, there were an average of 400 to 500 calls a year.
- Maintained compliance with the City's National Pollutant Discharge Elimination System (NPDES) Stormwater Permit

Fleisch asked when the utility was created, and Madison said 2006. Before that, there was no system for handling these complaints, Rorie said.

Prebor asked about the NPDES permits. Madison said this was the permit required to own and operate the stormwater system. There were six control measures, Madison said, including components of public outreach and education, public participation, illicit discharge detection,

erosion control inspection, detention pond maintenance, and a good housekeeping pollution prevention requirement. There could be other programs under each of those components, Madison remarked, adding the utility probably spent about \$100,000 a year to administer that permit.

Prebor asked what would happen if they did not maintain compliance. Madison told him there would be a fine, and the Environmental Protection Division (EPD) would take over the program. The City could also lose its Local Issuing Authority (LIA) from the State, which allowed the City to review its own projects. Fleisch said a project could bog down in the state backlog without the LIA.

Prebor asked Rapson how much the County spent on stormwater. Rapson replied it was now part of the General Fund, with some projects funded through the 2017 Special Purpose Local Option Sales Tax (SPLOST). Staff was never paid from the stormwater utility when it existed, Rapson said.

Rapson also pointed out that if a City did not comply with permitting requirements, it could be deemed an unqualified city and no longer be allowed to work in its rights-of-way. Rapson called that "a very bad thing," adding it was probably the biggest sledgehammer the state had for a municipality or county.

To answer Prebor's question, Rapson reported that the County had about \$500,000 allocated for stormwater related projects in its budget. Rorie asked if that was dams, ponds, or pipe. Rapson said money was funded that was not part of the 2017 SPLOST for bigger projects. He said the \$500,000 was for annual projects, such as pipe lining, that were reported to the state. A team of four or five people worked on those projects for the County, Rapson noted. He said they did this when the County had a stormwater utility and still performed those tasks now, without the utility.

Rorie said the differences between Peachtree City and Fayette County's reporting of stormwater expenses illustrated why it was difficult to compare spending.

King asked about a dam along SR 54 near Fayetteville that was breached in the recent past. Rapson did not know about that, and said there were three dams in the County: Emerald Lake, Koziak, and Longview. The County recently completed a \$3.1 million re-do of Emerald Lake Dam, he commented.

Madison listed the 2018 goals for the Stormwater Utility:

- Continue maintaining pipes structures, detention ponds, ditches, etc.
- Continue street sweeping
- Continue replacing failed pipes utilizing the Stormwater crew (10-12 replacement projects annually), replacement list currently contained 24 projects
- Continue to replace failed pipes utilizing the bidding process (one to two projects annually), CIP list contained 39 projects
- Continue to in-place rehabilitate (line) degraded systems when possible
- Continue to address resident concerns
- Continue completing Stormwater Bond projects
- Continue to remain in compliance with the City's NPDES Stormwater Permit

Madison went over the status of the Stormwater Bond projects, saying most had been completed. The Wynnmeade subdivision project should go to bid at the end of summer, and the Golfview Drive drainage project was about two-thirds completed and should be done by early September. Miscellaneous pipe lining was ongoing and should be finished in June 2019.

A listing of projects the stormwater crew could handle in-house was next. Madison explained that when a resident called with a complaint, the City went out and evaluated the situation, scoring it through seven ranking criteria. The higher scored projects got top priority. He also included the estimated construction costs had it had been necessary to bid the project out. Currently, that total was \$825,000. Funding for these projects came out of operating expenses.

Madison displayed a listing of 46 CIP projects that could not be done in-house because they required significant engineering. The projects included structural flooding, stream stability, maintenance issues, and non-structural flooding. Again, Madison noted, each was assigned a score and ranked by priority. Estimated costs for these projects totaled \$46,795,000. Rorie asked if that number was firm, and Madison responded that it was not. He said, as his crews got more proficient, he could move some of these projects off this list and on to the list of in-house projects. Additionally, some of the projects had been on the list several years and seemed to be one-time only issues. He would evaluate the list at year-end year and possibly remove some.

Rorie noted this was a financial model that required predictions. Some services could be done through contracts, but others could be better accomplished by staff. Fleisch pointed out that many of the projects were the result of neglect over the years.

Rorie said it came back to the base question: "Are we doing more than necessary?" It was a matter of perspective. The City met federally-mandated program requirements, but did not do projects just for the sake of doing them. Several projects had been refused as beyond the City's jurisdiction or scope.

Madison noted that Kennesaw and Stockbridge, the next two cities in stormwater spending, were much smaller in area than Peachtree City. Kennesaw and Stockbridge had 55 and 42 miles of stormwater pipe to service, while Peachtree City had 76.1 miles. Peachtree City had 6,000 drainage structures, while Kennesaw and Stockbridge had 5,000 and 4,500, respectively. Peachtree City had 80 drainage ponds to maintain; Kennesaw had 12, and Stockbridge, five, Madison reported. Peachtree City had \$46 million in CIP projects; Kennesaw had \$30 million, and Stockbridge, \$15 million, but Stockbridge was planning to re-evaluate, and its list would grow. Peachtree City just had more area to cover and chose to be pro-active as far as lining and keeping ponds cleaned out.

Fleisch asked how Newnan handled stormwater. Rorie said he could find out. Madison noted that much of the stormwater work in Dalton, which had a low budget for stormwater, was handled by Whitfield County.

Amphitheater Fund

Rorie stated the total operating budget for the Amphitheater Fund was \$1.3 million, and, like Stormwater, it was a self-supporting fund. Rorie said he found it interesting that the enterprise fund for a necessity, stormwater, had a budget of \$2.4 million, while an enterprise fund for an amenity, the Amphitheater, was just a million dollars less.

Rorie remarked that he got many questions about why the General Fund did not support the Stormwater Utility. One reason was that everyone, including churches and other entities exempt from ad valorem tax, paid into a utility. Another reason was that if it were part of the General Fund, there would be a constant debate about spending priorities, such as executing a stormwater project or buying a firetruck. The enterprise fund setup kept those concerns separated.

Fayette County Development Authority (FCDA)

Rorie said there had been questions about the \$146,047 in the General Fund budget for the FCDA. This situation was two or three years in the making. The other piece of the puzzle was the \$25,000 maximum expenditure for two non-profits, Fayette Senior Services and Promise Place, which were the only two non-profits the City supported financially based on policy decisions made by Council.

Rorie said the FCDA promoted economic development in Fayette County and its municipalities and introduced the representatives in attendance. Hicks thanked Council for trusting that they were good stewards of the City's resources and said the FCDA did its best to promote economic development in Peachtree City and the County as a whole.

Hicks described the FCDA's makeup. In addition to regular staff, there were nine board members: five appointed by the Fayette County Board of Commissioners, one from Fayetteville, Peachtree City, and Tyrone, and another from the Peachtree City Airport Authority.

The FCDA's budget for FY 2019 was approximately \$471,000. Fayette County would contribute \$225,696; Peachtree City would fund it with \$146,047; Fayetteville would contribute \$67,766; Tyrone's contribution would be \$29,235, and Brooks and Woolsey would chip in \$2,227 and \$672, respectively. Hicks explained these numbers were based on population, assessed at \$4.25 per capita. He said this formula was only a couple of years old. Prior to the formula's adoption, the FCDA was primarily funded by the County and Peachtree City. Four years ago, he explained, there was a shift in the board, and one of the results was a commitment to provide improved services. The best way to do that, they concluded, was to include everyone in the process. Hicks said they looked at how other development authorities were funded, and many were funded by a pro rata share. He said \$4.25 was the average assessment.

Hicks said it was important to include all the municipalities. Even though a large corporation might not want to locate in Woolsey or Brooks, those municipalities would benefit if they came to Peachtree City or another location in the County.

The FCDA did not seek to attract all types of industry, Hicks explained. Its targets were corporate headquarters, film/new media, info tech, advanced manufacturing, aerospace, and life sciences. The message to stakeholders would be to focus on industries that paid well enough for employees to be able to afford to live in the community. Companies offering \$14 an hour manufacturing jobs would not be suitable, but industries with \$35 an hour or higher jobs would be acceptable.

Hicks explained that, four years ago, the FCDA was trying to dig out of a hole and had brought in new staffing. The work was beginning to pay off, and developers were approaching them. In the last fiscal year, the FCDA had worked on 26 projects in Fayette County that equaled a total investment of \$2.6 billion. With those projects would have come 1,810 jobs.

Peachtree City won three of those projects for a total investment of \$47 million, with 264 jobs and a payroll of \$18.7 million. Those three companies were Rinnai, Silon, and Laser Tech Metal Works. Rinnai was courted heavily by a neighboring county that even offered to give them land. He pointed out that not only did Peachtree City get a boost in new development; it would also not suffer by having Rinnai leave the community.

Hicks detailed the financial benefits to the City over a 10-year period by having these industries. He said return on investment was one of the FCDA's main issues. While the FCDA offered incentives to industries to locate or expand here, it needed to know what the benefit would be years down the road.

The tax plan, Hicks explained, set out what type of companies would be eligible for property tax savings if they located or expanded in Fayette County. Criteria included a minimum number of jobs (20), average wage (\$50,000), and capital investment (\$7 million). The standard 10-year tax abatement offered to qualifying industries consisted of 10% per year. Some projects required different packages, but this was standard. Responding to a question from Fleisch, Hicks said every governing body except the Fayetteville City Council had approved this agreement, and they were expected to soon.

Ernst pointed out that Hicks said \$50,000 a year was the average wage requirement, but his presentation showed that Silon and Laser Tech Metal Works paid an average of \$40,000. Hicks said those industries did not get the tax abatement. Young said Silon had already put a contract on its building before it approached FCDA about tax incentives. She added there were other ways to incentivize industries, such as jobs grants.

Hicks said when he first came on the board, many developers wrongly perceived Fayette as not having any available sites for industry. They had been working to change that perception. He used the 37-acre Vistas site and Falcon Field site as example, saying they almost landed a major project there. No longer was the FCDA waiting for industries to approach them; they were recruiting industries through events such as project manager outreach days to educate them about Fayette's advantages.

The FCDA's newly-revamped website was more instructive and user friendly, Hicks noted, allowing prospective clients to see what the County had to offer. New branding with the slogan "Create Your Story" was a big part of this makeover.

Madden asked how important it was that Fayette had its own municipal airport. Hicks said Peachtree City was on the short list recently to get the Professional Golf Association (PGA) headquarters, thanks in large part to the airport. Golfers would have been flying in and out from all over the world, and the local airport was a huge selling factor. The Atlanta airport was important, too, but the local one was vital. Hicks thanked Council and City Staff for their work in trying to convince the PGA to locate here.

King mentioned that the County contributed \$280,000 to the FCDA in 2013, and Peachtree City contributed a little over \$75,000. In 2015, the County reduced its input to \$100,000. King said he wanted an explanation of the shift in funding from the County to the cities. Hicks responded by saying the FCDA wanted all its stakeholders engaged, and the pro rata funding was a way to do that. He said it was best to have many people at the table. The FCDA had a budget need of \$500,000. Poor funding several years ago resulted in a breakdown that had taken several years to recover from, he said. The FCDA had an obligation to create revenue, and the board had asked for latitude to become more creative with funding.

King said Peachtree City had funded at this level for two years, and he did not see a lot of benefit coming back to the City. Hicks referred to the slide showing the three industries that were relocating or expanding in the City. King responded that two were below the recommended average salary, and all three resulted in only 264 jobs. Hicks said he understood King's point but was looking at the long run as well as the intangible revenue that would come.

Ernst told Hicks he fully agreed that FCDA needed the money, but he questioned how the County allowed the FCDA to fall apart. Rapson said the most the County had ever funded, going back to 2010, was \$290,000. The County was still funding 78% of that. In 2015, there was a distinct event that he would not rehash. There were only two ways to control the FCDA: budgetarily or by appointments.

Rapson continued that the FCDA was the bonding agency for the County. At one point, Peachtree City had its own development authority, as did Fayetteville, but they merged them all into this County board. He said the board makeup, etc., was all done at the State level. The funding mechanisms from 2010-16 did not show the fund balance, structured through the bond deal with NCR. He said in 2014, there were bond fees of \$240,000 that tapped into that same \$225,000 and the \$75,000 from Peachtree City. Rapson said that was the first time the FCDA had ever been funded more than \$450,000.

The \$471,000 budget was a 60% increase from what the County had historically funded, Rapson related. To say this was a County mechanism was not correct. He said the FCDA had been a County-funded initiative, a Peachtree City-funded initiative, along with bond proceeds and a fund balance. In 2015, the funding was lowered to make a point; since then the FCDA had stepped up, and everyone was happy with the way things were going today. Part of that 2015 shakeup was a decision to allow everyone to have skin in the game. That was why the pro rata shares formula was adopted.

Rapson said these new projects were not a huge source of income for the County. All were in the municipal limits of the cities, and the County would not receive full tax benefits until year 11, when the 10-year tax abatement expired. The cities, on the other hand, got occupational tax, planning revenue, permit revenue, and inspection revenue for the entire 10-year period. He said the County thought the FCDA was a critical function and showed that by providing half the budget.

He told Council it was within their rights to decide not to fund the FCDA at its allocation level. The County would be funding at its assigned level, as would Fayetteville and Tyrone, Rapson noted.

Prebor asked Hicks how they arrived at the \$4.25 per capita. Hicks said they looked at how other metro Atlanta development authorities were funded and found some that charged less than \$4.25 per capita and others that were \$10 per capita or higher. The FCDA board found that \$4.25 was a median, and that would meet its needs.

Fleisch noted that there was no acreage in Peachtree City that would attract a big new industry. Business retention was important because the City only had smaller tracts. Silon took over the building of a company in the same industry, so it did not require a lot of retrofitting. She asked what the mechanism would be for setting up a business park since land was so expensive. Peachtree City would have to annex to get a large tract of land.

Fleisch asked Hicks if the board was stable now. Hicks said the County recently reappointed all members who wanted to be appointed. He said there were many people with economic development experience, and he felt good about the future.

Fleisch asked how the FCDA would work to help the City get a revenue bond. Rapson said if the City bonded through the Development Authority, it would have to place that land and building in trust with the FCDA until the debt service was paid off. However, the City also had a Public Facilities Authority. Rorie said the FCDA was just another mechanism to fund projects.

Rorie summarized that the manager's proposed budget included the entire funding allocation of \$146,047, which was the representation of \$4.25 per capita. He said Council should consider if the "juice was worth the squeeze."

Maxwell said the County Commission was committed to the FCDA and that industries could not locate in the unincorporated County because there was no sewer system. They must either be in a city or be annexed into one.

King pointed out that the County provided less than half the FCDA's annual funding, yet they appointed five of the nine board members. Maxwell said that could certainly be tweaked, but cautioned about the law of unintended consequences. Problems could be created with change.

King said he did not want to go back to the situation of four and a half years ago when the board lost years of institutional knowledge for what he called "the stupidest of reasons." He said he trusted Maxwell and Rapson to do what was right, and he would support paying the allocation, but he wanted them to show him it was worth it.

Maxwell acknowledged that the need for secrecy on these projects made it difficult to show what was being done towards recruiting industry. Sometimes they made every effort and still were not successful. Maxwell recalled that he first came to Peachtree City when he and the City were both very young. He said he hated what happened to the FCDA board, reflecting on the loss of members like Hollis Harris. He said he appreciated King's comments, but feared those unintended consequences shaking up a smooth-running operation after a period of turmoil.

Fleisch mentioned that negative publicity also hurt the County at that time. She and other leaders attended a workshop that discussed how bad publicity could scare developers from a community. She asked if the perception of the County had changed and said there was a lot of damage done.

Madden said he felt the FCDA had accomplished a great deal, but it would go a long way with the Council if Peachtree City had another appointment since the airport was such a big factor in attracting industry. Rapson said changing the makeup of the board would require state legislation. In addition, the FCDA had bonds issued in its name, so changing the structure would require dissolving the board and recreating it.

Rapson continued that the County approved \$38,000 in a fuel tax credit to be paid to the airport that would go back to the airport to offset their taxes. Fleisch said she had been told that Falcon Field's fuel prices were higher, and this prompted pilots to use other airports. She said the City paid the airport a subsidy each month and felt the County could help with some of that since the County also benefited from having a local airport.

Madden noted that someone else from Peachtree City could be appointed to the board when one of the County's five spots came open. Fleisch said she would like to see Peachtree City residents apply to the Water Board, and Rapson said there were applicants and the process was still open. He asked them to recommend someone to the FCDA board when there was a vacancy.

Rorie closed the discussion of the FCDA by referring to the "Create Your Story" tagline. He said that could mean job creation, wealth creation, or other types of economic development. There would be trade-offs in all cases. He noted that there were a number of moving pieces, and it all came together to create a story. The only way he knew to fund the services demanded was through ad valorem taxes and sales tax, and the way to increase the tax base was to recruit or retain industry. At stake was the funding strategy and using it as an economic development tool. He once again said the allocation was included in the budget.

Library

Rorie said the City made a conscious decision to have a \$1 million library sitting next to City Hall. Years ago, the library construction was funded with General Obligation bond debt, and now the library had a \$1 million budget each year. Peachtree City and Tyrone both had libraries by choice, and the County provided library services as well, Rorie noted. Half a mill of taxes went to the library. Peachtree City was a regional library, with nearly 27,000 users a year, Rorie showed. More than

15,000 of those users were Peachtree City residents; 3,000 came from Fayetteville, and more than 650 from Tyrone. More than 3,500 were from Coweta County, and an additional 4,300 users came from Clayton, Fulton, and Henry Counties.

Reducing the book budget by \$25,000 several years ago had been controversial, Rorie recalled, but it was accomplished. He noted that Peachtree City was a cultural community, so there was a need for library services. The library was budgeted at \$1 million because the community had decided a library was important.

Madden asked Rapson how much the County paid for the Fayette County Library in Fayetteville. Rapson reported \$1.51 million. That library, he noted, was the designated regional library by the Flint River Library System, and the Peachtree City Library had many benefits funneled to it through the Fayette County Library. He quoted Library Director Chris Snell by noting that the library was a quality of life issue.

Public Works

Rorie pointed out that Peachtree City was second in Public Works spending among the state's Class B cities. Public Works had an \$8 million budget, but that included \$1.8 in road resurfacing, \$665,000 in path maintenance, and \$200,000 in tree removal. Once again, he said comparisons were apples and oranges. Statesboro, for instance, was 15 square miles, compared to Peachtree City's 24. Peachtree City had 100 miles of paths, which was a badge of honor for some. Rorie asked if it might be better to have only 90 miles if they could be better maintained.

He mentioned that Statesboro had a Solid Waste Collection and Disposal division in its Public Works Department. Peachtree City did not have that, but did have a cart path system. He used this as another example of how he could cut the millage rate, but decisions would have to be made on where to cut expenses. He said Public Works would not be where he would start to cut. He would look at all departments because he believed that the services provided, including quality of life issues, led to increased property values, which led to increased tax revenues. It was a slippery slope, Rorie said.

Many cities relied on the County to provide services. Peachtree City was an Insurance Services Offices (ISO) Class 1 city, which was a good value if you were a non-sprinkled commercial property. Sprinklered properties saw limited value. The City received an insurance premium tax, and if insurance payments went down, the tax revenues went down as well. The nuances of a budget, and these types of topics, was what most people missed. Rorie said if he eliminated the fire department, the ISO rating would drop, and insurance tax revenues would go up.

Fire

Newnan had a Fire Services budget of \$4.4 million, while Peachtree City's was \$7.2 million, but Peachtree City had an ambulance service that brought in \$1 million to offset some of the cost. Rorie said 80% of the calls Peachtree City responded to were medical. In Newnan, all calls were for fire. Peachtree City was paying more to meet higher demands for medical service in an aging community. He said the City needed more quick response stations, not fully-staffed fire stations.

In-sourcing and Outsourcing

During the first budget workshop, Council focused on City Attorney services and garbage collection. Rorie said they decided to continue to outsource the City Attorney, but were looking at the best way to stabilize costs. Litigation services in the FY 2019 budget were \$243,000, which included employment issues, zoning issues, and other items.

Legal services were budgeted at \$200,000, which consisted of the day-in-day-out legal consultations required in the course of City business. Fleisch asked if each department was billed for how they utilized legal services. Rorie provided a copy of June's invoice. All charges went to the City Clerk's budget. Then it became a question of accountability, Rorie noted, saying he urged employees to use discretion in calling the City Attorney. However, the cost of not making a call when needed could be much higher.

Dunwoody had the highest legal services budget of the cities Rorie polled. Cities with high expenses could have had an expensive lawsuit, and those with lower costs could just be lucky. Rorie noted the \$200,000 budgeted was an open-ended amount, and actual expenses could be higher or lower. The cost could be stabilized through a retainer, with a separate litigation budget. He asked Council to review the invoice and reflect on how costs could be stabilized.

Fleisch said Council should get a copy of the invoice for legal services each month. Even with a retainer, Rorie noted, staff should have some type of accountability. Rorie said he would like to see a little more detail, such as a line item with the reason for the call.

For example, Rorie said he had a meeting that day regarding a stormwater project that he asked City Attorney Ted Meeker to sit in on. He paid Meeker travel plus an hourly fee, but said he believed it was of value to have him there.

Rorie continued that Council would wait to make a decision on a single-provider garbage contract after a Request for Proposal (RFP) had been issued, probably in October. Right now, he said, he did not have time to work on the RFP.

Rorie concluded by saying this workshop would lead to a public hearing at the July 19 Council meeting. He noted that looked to be a lengthy meeting and advised Council that they would be looking at Tax Allocation District (TAD) and Community Improvement District (CID) resolutions. They could move forward on them or table them at that time, which was the case for almost any item on the agenda, he noted.

Fleisch commended the Recreation, Public Works, Police, and Fire departments for coordinating such a good Fourth of July celebration. She said Battery Way and Spyglass Island looked very good.

There being no further business, the Mayor adjourned the workshop at 9:05 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

**City Council of Peachtree City
Meeting Minutes
July 19, 2018
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, July 19, 2018. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

Assistant Fire Chief Kevin Baggett thanked the Firehouse Subs Foundation for its donation of a Lucas Chest Compression System, worth about \$15,000.

The Mayor presented trophies to the 4th of July Parade winners. They were: 3rd Place Golf Cart – Board and Brush; 2nd Place Golf Cart – Southern Harm; 1st Place Golf Cart – Church of Jesus Christ of Latter Day Saints; Most Creative – Creative Learning Studios; Most Patriotic – A Better Way Ministries; Mayor's Trophy – My Floral Bliss; Grand Marshal's Trophy – The Funky Shack Mercantile & Flower Market.

Minutes

June 21, 2018, Regular Meeting Minutes

June 25, 2018, Budget Workshop Minutes

King moved to approve the minutes as written. Ernst seconded. Motion carried unanimously.

Quarterly Reports – 2nd Quarter 2018

Ernst noted that he had reviewed the reports and wanted to commend all departments for their good work.

Consent Agenda

1. Consider Alcohol License – NEW – Mini Mart Intl, 104-A Huddleston Road
2. Consider Alcohol License – NEW – The Curious Pig, 114 Huddleston Road
3. Consider Resolution of Support for Brunch Bill Alcohol Referendum on November 6
4. Consider FY 2018 Budget Amendment – Contractual Services for Tree Removal
5. Consider FY 2018 Budget Amendment – Building Repair & Maintenance
6. Consider Surplus of Fire Engine
7. Consider Contract for Online Payments – Point & Pay

Ernst moved to approve Consent Agenda Items 1-7. Prebor seconded. Motion carried unanimously.

New Agenda Items

07-18-01 Public Hearing – Consider Variance to Side Setback, 306 Pemberton Court

Prebor recused himself from this item due to a business relationship.

Planning and Development Director Mike Warrix stated Council would consider a request for a variance from Section 1001.4, Paragraph (h), of the Zoning Ordinance. The property was zoned R-22, single family residential, in The Oaks at Timberlake subdivision. It was owned by Cheryl and Brian Cooper. The request was for one-foot encroachment into the required 15-foot side setback.

Warrix showed an aerial view of the property, along with the site plan and building permit application that staff reviewed and approved for a two-car garage. The plan showed a 16-foot, five-inch setback, which was in compliance with the ordinance requirement of 15 feet, but when the foundation was poured, the required foundation survey indicated that the setback was

actually 14 feet. The applicant provided photos to show the improvement and the front of the home, with the garage visible. Another photo showed the house and property line from a neighbor's point of view. Fleisch opened the public hearing. Brian Cooper explained they did a survey of the property and engaged the services of an architect at the beginning of the garage building process, basing the location of the garage on those professionals' work. He said they did not discover the setback problem until the foundation was poured, when the foundation survey was submitted to the City for approval. Cooper said they had letters from neighboring property owners and the Homeowners Association (HOA) saying they did not object to the setback encroachment.

Cooper showed a photo illustrating that only one corner of the garage was over the setback boundary. Cheryl Cooper explained that the house was perpendicular to the street, and the garage was parallel to the house. However, the property lines were not straight, and that was what caused this issue with encroachment in the required setback.

King said he visited the property and had no problem approving a variance for a small setback overstep on a slanted property line. Madden said he met with the Coopers and with the owners of the property next to the garage. He affirmed that the neighbors were okay with the garage location.

Madden moved to approve New Agenda Item 07-18-01 with staff's recommendation that the variance be limited to an encroachment of no more than one foot into the side building setback as shown on the foundation survey submitted by the applicant, and that there should be no other encroachments permitted without first securing additional variances. Ernst seconded. Motion carried 4-0, with Prebor abstaining.

**07-18-02 Public Hearing – Consider Variance to Floodplain Ordinance, 10, 11, and 12
Northlake Circle, Tinsley Mill**

City Engineer Dave Borkowski said Tinsley Mill Village was developed in the early 1970s, prior to any floodplain data. He showed a floodplain map from 1975, with no information. When the first floodplain map was published in 1977, it showed the entire Tinsley Mill Village area within the floodplain.

Borkowski related that Peachtree City became a member of the Community Rating System (CRS) in 1993. CRS was a voluntary program of the Insurance Services Office that rated a community's efforts to protect floodplains and mitigate flooding. The City's ordinances and other stormwater mitigation activities were considered good and earned flood insurance policy holders a 15% discount on their premiums.

One of the credits the City earned was for having elevation standards above the federal minimum of one foot above the 100-year floodplain, Borkowski reported. The City required three feet above the 100-year floodplain or one foot above future flood, whichever was greater. This requirement accounted for 330 of the City's 1,500 CRS points, which made it a category 7 city, with 10 being the worst, and 1 being the best rating.

At issue with this variance request was the elevation standard. A secondary issue involved the City's prohibition against rebuilding in a floodway. Units 10, 11, and 12 were damaged more than 50% of their value in a fire, Borkowski said, which required them to be rebuilt at three feet above the 100-year floodplain or one foot above the future flood. He said the structure would have to be raised 1.4 feet at one end to 3.5 feet at the other to meet current elevation standards. The range was due to the sloping of the stream downhill.

The HOA was asking for the variance due to the significant financial impact compliance would have on residents. Insurance would not cover all the cost of elevating the structures, so the expense would be assessed to all residents. Borkowski said the applicant was present and would explain that issue.

Borkowski noted there would be consequences if Council granted the variance. The City would lose elevation credits in the CRS standards. Currently, 82 Peachtree City property owners had flood insurance, and they would see a 5% increase in their premiums due to this loss of credit. Premiums varied depending on the property's location in relation to the floodplain, so it was difficult to tell just how much this would mean in dollars. Tinsley Mill Village residents would probably see about \$100 a year increase.

Borkowski said Staff reviewed the variance request against the requirements in the Land Development Ordinance and recommended denial of the elevation variance request because it did not meet all the variance criteria, most significantly the statement in the Ordinance that said its intent was to minimize public and private losses due to flood conditions in flood hazard areas.

Staff recommended approval of the floodway variance request, saying refusal of permission to rebuild in the floodway would be overly egregious because there would be no flood hazard impact if the buildings were reconstructed in the same spot. In addition, requiring elevation of the building would meet the intent of the ordinance and mitigate future flooding probabilities. Borkowski said City records showed there had been flooding at this building in the past, most recently in 2005, and there may have been other instances not recorded.

In summary, Borkowski said staff recommended Council approve the variance request to Sections 1007.4.5 (1) and 1007.4.5 (2) and deny the variance requests to Sections 1007.5.1 (1) and 1007.5.2 (2). The recommended action would allow the property owners to rebuild, but require them to meet City elevation standards.

Property Manager Steve Harrelson of HomeLink Property Management presented the applicants' case, first asking the many residents of Tinsley Mill Village Condominiums in the audience to stand. Harrelson said he was asking Council to allow them to raise the sunken lower floors in the three units to the level of the first floors. That would move all the floors significantly above the Federal Emergency Management Agency (FEMA) 100-year floodplain. In unit 10, Harrelson reported, it would raise the elevation to 793, compared to the FEMA flood level of 791.4. In units 11 and 12, the elevation would rise to 793.8.

Harrelson asked Council to bear in mind that, even though they were talking about a flood ordinance, the issue was triggered by a fire, not a flood. Regarding the second variance request, SafeBuilt had certified that the initial floor system was intact. The first floor in unit 12 was intact, while there was major damage in unit 11, where the fire began, and crossover damage in unit 10 where a firewall would be needed. The structure would need a roof, he noted, but more than 50% of the building was fine.

He said the property managers and the Tinsley Mill Village Board of Directors had taken action in the past few years to mitigate flooding in the development. In the past, it was common for the Fire Department to be called because of flooding when there was a significant rain event. The last time this was necessary was in December 2015. This was due to actions the Board of Directors had taken, such as enlarging the culvert ingress and egress at Northlake Drive and removing sediment from these culverts. Other improvements included increasing berm heights on both sides of Northlake Drive, and creating an emergency spillway to take water off Cherry Creek and divert it to the lagoon to prevent flooding. This was all paid for by residents of Tinsley Mill Village, not the

City. Last fall, two named storms swept through the area, but there was no flooding at Tinsley Mill Village.

Harrelson explained the need for the variances, saying that after the fire, three families were immediately displaced. This would put them back in their homes. If the variance was not granted, some families might have to file for bankruptcies. The variance would also prevent blight in one of the City's first communities.

Harrelson described the layers of insurance that came into play in a catastrophe such as this fire. The first layer was the insurance rebate that the insurance company provided to the association to rebuild the units the way they were. No building plans were on record, and they had to be re-created, modeled on units of similar design. The next layer was recoverable depreciation, which Harrelson said was similar to the check after an auto accident to reimburse for depreciation related to the crash.

Harrelson explained that a section called ordinance and law enabled the policyholder to pay for the cost of bringing the rebuilt structure up to current standards beyond those in place when the structure was originally built. The community's policy was the "Rolls Royce of the industry," providing the most ordinance and law coverage available. It was allocated per building, not per unit, and in this case, a whole building was affected. However, ordinance and law coverage provided \$60,000, which was significantly less than the cost to demolish the units and rebuild at the required elevation. This would cause an assessment to every owner in Tinsley Mill Village.

Harrelson estimated that it would cost \$133,000 to tear the buildings down and raise them back up. Subtracting the \$60,000 insurance payment meant the HOA had to come up with \$73,000. Around 50% of the owners would not cut a check immediately, so he would need to raise that estimate to about \$110,000. Spread among 53 units, that would be \$2,100 per household. Harrelson said he could not do anything until he came up with that money. There would also be necessary upgrades in other areas to meet plumbing and electrical codes that had to be covered.

Harrelson said they were required to hold a certain amount in reserve for events such as this because they had \$25,000 deductibles for insurance claims. It would be unwise to gut the reserves to do this.

Another reason to grant the variance, probably the most important reason, Harrelson remarked, was the construction of the new spillway on Lake Peachtree. This was one of the most technologically advanced spillways in North America and was built to handle a 15.9 PMP (Probable Maximum Precipitation). The PMP for the Peachtree City area was 31.8. The Dam Safety Act standards to which the spillway was built required it to handle half of the normal PMP. He said 15.9 inches of rain in a 12-hour period had never been recorded in this area. In 1994, a 500-year year rain fell, with a little over nine inches falling in a 24-hour period. Last year, a Category 4 storm dropped 15.1 inches of rain in Columbia, S.C. That was not even the amount of rain the spillway was built to handle. He noted that Columbia was much closer to the ocean than Peachtree City. In any rain event, the spillway was designed to keep the water levels in Lake Peachtree between 784 and 786 feet. The spillway would prevent flooding and could affect the CRS rating that Borkowski had mentioned.

Harrelson noted there were 83 flood insurance policies in Peachtree City. People knew where they bought and made a conscious decision to buy there. They purchased flood insurance because of that decision. Prices always changed, he remarked, generally increasing. He felt denying the variance and overlooking the financial impact on the residents of Tinsley Mill Village, while bringing

up the 5% rate increase in flood insurance premiums was a bit duplicitous. Most of the 83 with flood insurance lived in Tinsley Mill Village, Harrelson commented, noting there were 53 units in the community.

Not granting the variance left the Tinsley Mill Village Board of Directors some unsavory options, Harrelson said. They could assess to fund the reconstruction or tear down the damaged units, both of which had negative consequences for Tinsley Mill Village homeowners who might try to sell their properties or for people who wanted to invest in Tinsley Mill Village. Special assessments must be disclosed, he noted, and tearing down a building because of a City ordinance sent a negative message.

To summarize, Harrelson said Tinsley Mill Village had done its part and its part was working. Compliance was a hardship, denying people of their money, and, in three cases, possibly their homes. He said the Board of Directors would have to make a tough choice if Council denied the variance request, a choice that would possibly blight their own investments.

The spillway design was one of the most valid reasons to grant this variance, Harrelson pointed out. He noted that all 53 residents of Tinsley Mill Village lived in knowledge that they were in a floodplain. They had taken action over the past two and a half years to mitigate potential damage from flooding.

Harrelson introduced Jim Williams, a member of the Board of Directors, who said he had owned in Tinsley Mill Village for about 40 years. He told Council it was a great feature and worth protecting. He said the variance would pay off in benefits to the community more than forcing the razing of three units to satisfy the requirements of an ordinance.

For almost 50 years, Williams related, Tinsley Mill Village had stood as one of Peachtree City's most unique architectural projects. The reserves, plus insurance money, would be enough to elevate the sunken lower levels in these units to the level of the existing first floors. This would be relatively inexpensive and had been done to several existing units already.

If Council did not grant the variance, one option would be to raise the units up to ordinance standards, which would make them look out of place, Williams said. These units were near the entrance to the community, so the shift in appearance would be especially jarring and could cause a deterioration of property values. The huge financial burden that would come with this would harm everyone in the subdivision for the sake of three units and for a regulation adopted relatively recently that had no bearing on the current situation.

Williams said the Board would probably decide this was not a viable option. Instead, the Board would pay off the people who had lost their homes, tear the units down, and leave open space. That would be detriment to Tinsley Mill Village and to the community as a whole because of a decline in the tax base. Most of all, he emphasized, the three property owners would lose a tremendous amount of money, resulting in bankruptcy for at least one owner, possibly more.

Williams said there was a strong argument for this variance, adding it was the right thing to do. He thanked Council for their time in hearing their position.

Fleisch asked if Williams was once on the Fayetteville City Council, and Williams replied that he was. Fleisch asked if the owners of the three units were present and identified them in the audience.

Harrelson said the payout would come from the first layer of insurance he referenced, if the Board elected not to rebuild. They could not get the recoverable depreciation back if they did not rebuild.

He said he had presented a viable compromise of raising the sunken floors and believed it created a win-win situation. It was logical and was the right thing to do. He remarked that the Mayor ran for office on the premise that Peachtree City suffered from neglected infrastructure. Tinsley Mill Village was about as old as Peachtree City and had its own infrastructure problems. Every year, the Board decided to make interim repairs, with the knowledge that they would soon have to spend more money to correct the situation properly. This was similar to what the City faced when it decided to move forward with the spillway. The spillway was a major part of the puzzle, he reiterated.

He said Tinsley Mill Village had done all it could do. It was tapped out. It needed an extra 50 yards on the ball field, and he was asking Council to grant it. He asked Council to meet them in a compromise – raising the lower floors to a level well out of the FEMA flood zone.

The Mayor opened the public hearing. Tinsley Mill Village resident Suzanne Stern asked Borkowski if there was a precedent of a similar requirement to raise multiple buildings in one area over three feet above the flood zone. Borkowski said he had been with the City 13 years and could not recall another incidence. The Mayor said there was one unit on pilings there, but Stern said she did not believe it was to the height that would be required by the ordinance. Harrelson said the unit referred to was built higher, on stilts, but was not built to the FEMA flood level.

Fleisch asked Borkowski about Kedron Ponds and their relation to the flooding situation at Tinsley Mill Village. He said when those ponds were built, they helped mitigate flows to the Tinsley Mill area. When they were rebuilt and rehabbed, they made sure that mitigation was still occurring.

There were no further comments, and the Mayor closed the public hearing.

Rorie asked Harrelson and Borkowski to review the horizontal elevation above the floodplain if the sunken floors were simply eliminated. Borkowski said raising the living rooms would put them above the FEMA floodplain and showed the FEMA elevation requirements, along with the existing floodplain and the future floodplain. He had figures for the minimum finished floor elevation (MFFE), the required MFFE and the proposed MFFE for the plan to raise the sunken living rooms. In all cases, the MFFE would be above the 100-year floodplain, Borkowski confirmed. Rorie asked if this was an effective mitigation strategy, and Borkowski said the state would say "no," but the residents would disagree.

Rorie next wanted to re-examine the projected increase in flood insurance premiums if the City lost its CRS credit. He confirmed that 53 Tinsley Mill Village residents, along with 30 or so other residents in other locations in the City, would see about a 5% increase in premiums. He asked about the annualized cost in insurance was per policy.

Fleisch asked if flood insurance was required to get a mortgage in Tinsley Mill Village. Harrelson said mortgage companies did not issue mortgages in Tinsley Mill Village was because it was a condominium. Mortgage companies had developed standards based on Fannie Mae compliance based on whether a mortgage could be sold in a secondary market. A condominium must have a master FEMA flood policy. Tinsley Mill Village did not have that due to the cost, \$57,000 a year. That would be more than \$1,000 a year increase for each resident. Assessments such as taxes and insurance premiums added to the monthly payment and would kick the price of a condo at Tinsley Mill Village to about the \$400,000 range. Harrelson added that triggers for flood

insurance were grossly unfair to the policyholder and would have been used only once in the past five years. Every time it was triggered, there was a \$25,000 or \$35,000 deductible. It did not make financial sense. Because of the age of the development, a master flood policy was not required.

Prebor asked who would cover flooding if these units flooded. In 2015, Harrelson said, unit 15 flooded. The owner's flood insurance and insurance policy covered that. Another layer of insurance kicked in on the Tinsley Mill side, but that was only because active termites were discovered during construction.

Rorie said he still wanted to know what a typical flood insurance policy cost a resident. Harrelson said one resident told him they paid \$2,300 a year, so a 5% increase would be about \$150.

Resident Amy Rue stated she paid \$800 in flood insurance premiums the first year she owned her condo, and then the premium dropped to about \$680, where it had remained. Prebor calculated there would be about a \$40 increase, and Rue said she would gladly pay that extra 5% rather than take on the extra cost of rebuilding the units or the detriment of having them torn down. She said she paid \$327 a month in association fees, and it would go up if the units were demolished because the costs would be spread among fewer dwellings.

Rorie asked why flood insurance premiums would go up citywide. Borkowski said the City received a credit for maintaining a higher standard. Granting a variance would mean the City was no longer adhering to that standard. To clarify, Rorie stated, granting a variance made it appear that the higher standard would not be enforced throughout the City. Borkowski confirmed this.

Rorie also confirmed that this type of variance request was rare. He said he wanted Council to compare the costs of raising the buildings three feet versus the costs of additional assessments and higher flood insurance premiums.

Rorie stated that people knew where they bought, and there were consequences. He reflected on the 1994 flood and noted there was no guarantee there would never be a flood like that again. However, raising of the bottom floor would lessen the chances of flood damage.

Harrelson said the spillway should prevent the damage Tinsley Mill Village experienced in 1994 because it affected runoff from Lake Peachtree into the lagoon. In 1994, the water was to the top of a four-foot fence. The spillway should take water from the lake and prevent flooding.

Madden clarified that losing the CRS credit would only influence flood insurance, not other insurance policies, and Borkowski confirmed this.

King asked if the City would have a liability if these two variances were approved. City Attorney Ted Meeker said it would be a continuation of what was already there, and raising the MFFE would actually be making the situation better. King said CRS called for a three-foot height requirement above the 100-year flood plain. This high standard made him wonder why flood insurance was even necessary.

King said he went back to what Williams said: "We've got to look at doing the right thing." King said the right thing would be to bring it above the 100-year flood plain, and Prebor agreed. Prebor noted that people knew they were subject to flooding when they bought their homes. Ernst recalled that he was a police officer during the 1994 flood and said they lost a patrol vehicle at Tinsley Mill Village.

Prebor said this was the first time this had come up since the ordinance was passed, and he thought it posed a major financial hardship.

Madden said he met with Harrelson and saw the units in question. It was raining hard that day, he said, noting they would need every dollar to mitigate future flooding.

King asked if two separate motions were needed to approve the variance, and Meeker explained how it should be worded, noting that staff had provided language.

In response to a question from the Mayor, Borkowski said elevation certificates would be required during the reconstruction process.

Rorie noted that it was never a good idea to re-write zoning ordinances one variance at a time. It would always be staff's position to follow the ordinances to the letter. The purpose of a variance was to allow Council to compare and consider variances across different properties and consider the uniqueness of each situation. Staff believed it was good public policy to follow ordinances, but it was also good public policy to look at individual consequences of a variance request. He added that the variance went with the property; it did not apply everywhere. It could or could not set a precedent.

Madden said there was more than 50% damage caused by a fire. If it had been caused by flooding, it would be a different conversation. Fleisch said she felt it would be the same conversation.

Using Meeker's suggested language, Prebor moved to approve the variance request to Sections 1007.4.5 (1) and 1007.4.5 (2) and to Sections 1007.5.1 (1) and 1007.5.2 (2), with the condition that the finished floor elevation in unit 10 be 792.99 feet, for unit 11 be 793.88, and for unit 12 be 793.86. Madden seconded. The motion carried unanimously.

07-18-03 Public Hearing – Consider Rezoning, AR/GI to LUR, 180 Old Senoia Road

Senior Planner Robin Cailloux said this public hearing was to consider rezoning 66 acres in Wilksmoor Village. There were six parcels in the request, with various owners. She showed an aerial view of the property, pointing out the railroad tracks and SR 74. The property was zoned Agricultural Reserve (AR) and General Industrial (GI). It was surrounded by Cresswind and Everton residential developments. The Future Land Use map called for single-family low density for the AR zoning and industrial for the GI zoning. To clarify the language, she explained that the adjacent single-family medium zoning allowed for one – four units per acre, and single-family cluster allowed for three – six units per acre. Single-family low density was for greater than one-acre lots.

The applicant was requesting rezoning to Limited Use Residential (LUR) for 180 single-family residential lots, 26 acres of open space, and a 2.5-acre amenity area. Cailloux displayed the proposed plan, showing one street connecting to MacDuff Parkway, curving around and crossing the railroad. There would be one intersection with MacDuff and a connection to Everton to the south.

Cailloux said this would be a single-family medium zoning designation, with about 2.7 units per acre, similar to Cresswind. The Planning Commission voted to recommend approval of the rezoning, but had some questions about the amenity area. The developer had since provided a drawing of the proposed amenity area, showing a clubhouse, a pool, an enclosed dog park, along with other park spaces.

Cailloux said staff recommended approval of the rezoning with a litany of conditions to codify the proposal the developers had put forward. She said the City had been working with the railroad to close some of the at-grade crossings, and one of the conditions was to provide access to Wilks Grove Church via the new road, eliminating the need for that railroad crossing.

Answering a question from the Mayor about railroad crossing closings, Cailloux said there would be internal access through Everton, allowing for another crossing to be closed, and they were working with the utility to get the crossing closed south of this property as well. She said the City's goal was to get all non-signalized at-grade crossings closed for safety reasons. These were the last such crossings remaining.

Fleisch opened the public hearing. Applicant Mike Meshkaty of Century Communities highlighted some of the features of the community. He showed a crossing in the area that he believed was used by Coweta Fayette EMC to access a smaller power easement. He said they were working with the church to provide access to MacDuff Parkway and remove a second crossing used by the church and property owners.

Meshkaty showed where the utilities would be moved underground. He said they planned to provide golf cart access and would construct a multi-use path to cross MacDuff and link to the paths in Everton. There would be access to the new road through Everton Phase 6.

Meshkaty said the actual lot count would be 176, or 2.64 lots per acre, comparable to Everton. This was accounting for the City's requirement that there be a 20-foot easement between every 10 lots. Additionally, there was a condition for no mass clearing of the site, and he showed where protected areas would be located, as well as other open space areas that would be graded during construction but otherwise left undeveloped. Open space would be 33%, he reported.

A map showed proposed access for the church. Currently, the church members traveled eastward and crossed the railroad. Meshkaty said they had offered to provide a paved road to connect to the new development and had agreed with the church's request to make the road wide enough to allow two cars to pass. Nothing had been finalized, but Meshkaty was confident they would reach an agreement with the church, and the crossing could be closed.

He also showed photos of the type of homes planned, which included ranch style homes, two stories with the master on the main, and traditional two stories. Amenities would include parkland, a dog park, walking trails, a playground, a clubhouse, a fireplace, grills, and a pool. He showed renderings of the amenity area from several angles.

Ralph Hale asked where runoff from this development would go. Mike Haponski with Ridge Planning and Engineering answered, saying there would be two detention ponds, each serving half the property, and showed on a map how water would flow into them. He said there was no floodplain on this property.

There were no further comments. The Mayor closed the public hearing.

King clarified the number of detention ponds, and Haponski again said there would be two, adding that the stormwater provisions met City standards.

Prebor said this property should be residential since there was no further industrial usage planned for this area. Cailloux noted that, just north of this, the Messana property was still zoned industrial. The church was zoned industrial, and she pointed out other industrial property in the area. Fleisch asked about plans for the Messana property, and Cailloux said the owners had asked if the plan

the City approved in 2015 was still valid, and they were informed that the plan expired after 12 months. Cailloux stated she believed the family was still exploring their options, but they had not approached the City.

Madden moved to approve New Agenda Item 07-18-03. King seconded. Motion carried unanimously.

Meeker noted that the conditions were listed in the ordinance in the Council packet and would be included in the motion Council approved.

07-18-04 Public Hearing – Consider FY 2019 Budget and CIP

Financial Services Director Paul Salvatore explained that one public hearing was required before adoption of the budget, and the budget resolution was scheduled for the Aug. 2 Council meeting. They received the County tax digest the previous day and were placing the advertising for the three required millage rate hearings. That cycle should be complete by the August 16 Council meeting.

Salvatore summarized the budget information presented in two previous budget workshop sessions, starting with the City's Mission Statement and Budget Policy. He then reviewed highlights of the proposed General Fund Operating Budget:

- Estimated revenues of \$37,056,830, or 3.4% increase (\$1.23 million)
- Appropriations of \$36,879,943, or 2.4% increase (\$871,000)
- Decrease in total millage rate of .1 mills (due to the payoff of a bond)
- Cash reserve increase of \$176,887, or 0% (still 38%)
- Street and path resurfacing – no change (\$1.8 million for 3-4 miles)
- Personnel changes
- \$146,047 funding for Fayette County Development Authority and \$25,000 for non-profit organizations (no change)
- \$2,250 decrease in airport funding (down to \$81,600 per agreement)

An overview of the General Fund projected a \$1.2 million revenue increase, \$871,000 expenditure increase, and a \$176,000 increase in cash reserves to maintain a 38% fund balance. A breakdown on the \$1.2 million increase in revenues showed most came from ad valorem and Local Option Sales Tax (LOST). The expense increases included new positions, eliminating the mowing contract and bringing those employees in-house, and pay increases for City employees.

The five-year financial model showed budget projections through 2023. The millage rate would decline when bonds were retired. Salvatore pointed out there would be a spike in expenditures in 2021 when the west side fire station came online.

He also showed the General Fund revenue sources, which included taxes and use fees. Police, Fire/EMS, and Public Works accounted for most of the City's expenditures.

The highlights of the Capital Improvement Plan (CIP) included:

- \$445,000 cash for citywide facilities and infrastructure improvements
- \$316,333 for Public Works and Grounds equipment purchases
- \$675,325 for Police Department vehicles and equipment, including 10 patrol vehicles at \$56,000
- \$447,800 for Fire Department/EMS vehicle and equipment, including a Medic Unit replacement at \$275,000
- \$530,092 for technology, including more cyber-security \$219,000 for citywide personal computer replacement (146 PCs) and upgrading to Windows 10.

The total CIP projects proposed for 2019 totaled \$2,414,550. Ongoing plans to consolidate recreation facilities could impact this as well.

Stormwater and the amphitheater were enterprise funds that operated on their own revenues, Salvatore explained. He showed the goals for the Stormwater Department and said it had a \$2.3 million budget proposed for 2019. Salvatore listed the plans for the amphitheater and noted that its proposed budget was \$1.3 million. He also detailed how the hotel/motel tax revenue was divided.

There were no comments from the public, and Fleisch closed the public hearing. Council had no comments.

07-18-05 Consider Resolution in Support of Local Legislation for the Power to Create Community Improvement Districts

Rorie explained that Community Improvement Districts (CIDs) were an economic development tool that allowed non-residential property owners to tax themselves to pay for mutually beneficial public projects. The Georgia Constitution authorized CIDs to promote planning and economic development. Rorie said there were 26 active CIDs in the state. A CID could collect additional property tax, fees, or assessments from members for agreed upon community improvements in the district. They could manage the design and engineering for capital-intensive projects. In short, he summarized, a CID was an entity that collected taxes within a given boundary to pay for projects they chose.

CIDs could be used to provide one or more of the following:

- Street and road construction and maintenance, including curbs, sidewalks, street lights, and devices to control the flow of traffic on streets and roads
- Parks and recreational areas and facilities
- Stormwater and sewage collection and disposal systems
- Development, storage, treatment, purification, and distribution of water
- Public transportation
- Terminal and dock facilities and parking facilities
- Such other services and facilities as by general law

These were big-ticket items, but they could only be provided within the boundaries of the approved CID. They could not tax property owners in one part of the City and put the projects in another.

Rorie remarked that the primary motivation for forming a CID was to attract additional funding and promote economic revitalization. The seven services usually drove it, and beautification could be a motive as well. CIDs could pair their tax revenue with local tax revenues such as Special Purpose Local Option Sales Tax (SPLOST), State and federal sources, or grants from regional development entities. Rorie said he wanted to focus on local sources.

Rorie outlined the process for creating a CID, saying it began with an idea. He presented a hypothetical situation – the person who owned MacDuff Crossing suggested a golf cart bridge across SR 54 West that would allow residents on the north side of the highway easy access to the businesses at MacDuff Crossing. Rorie said he would respond that it was a good idea, but how would the City pay the \$2 million cost (or about \$200,000 a year for 10 years to finance it). He might suggest the property owner ask his neighbors if they would help fund the bridge.

The property owner could then look at all the businesses in the area that might benefit from that bridge. He could approach Walmart and Home Depot and ask them to put a little into the pot.

Of course, those businesses were on the north side of SR 54, so they did not need the bridge. However, Rorie interjected, they might want to improve the traffic flow in and out of Home Depot by upgrading the signalization so motorists could get in and out faster. Owners on the other side of SR 54 might ask for intersection improvements. Rorie reminded Council that transportation improvements was one of the approved purposes of a CID project.

Rorie estimated that the bridge would cost about \$2 million, while the improved signalization and the intersection improvements would cost about \$650,000 each, for a total of \$3.3 million. Using three property owners, the cost would be \$1.1 million each, but bringing in more property owners would lessen the individual cost. Rorie noted that all of these projects were SPLOST projects, so this meshed with the idea of leveraging CID money with SPLOST money.

In describing the requirements for forming a CID to execute these projects, Rorie went over the list of property owners in his hypothetical CID, reminding Council that each property owner got only one vote in the CID, regardless of how many parcels they owned. Walmart owned one parcel with a value of \$10 million. Home Depot owned one parcel, valued at \$5.5 million. Trinity owned five parcels, one valued at \$10 million, another at \$2.5 million, one more at \$1 million, and two at \$1.5 million. Still, they only had one vote. Tree Top, the owner who proposed the bridge, had two parcels, one valued at \$8.7 million and the other at \$1.3 million. There were four other owners of individual parcels. In all, Rorie summarized, the total value was \$46 million. There were 12 parcels with seven owners and seven votes.

To establish a CID, three elements had to be met. The City had to pass a resolution allowing the property owners to establish a CID. Then, four of the seven owners would have to agree to establish the CIDs. Finally, those four owners had to represent 75% of the assessed property value, a total of \$34.5 million. Rorie said these elements served as checks and balances, preventing a situation where the big property owners controlled the CID.

Rorie said CIDs were not common, but were becoming more popular. Currently, Peachtree City had no legal authority to create a CID. That was what he was bringing before Council. The first step was to pass a resolution requesting power from the General Assembly to create CIDs. The General Assembly would need to pass a bill giving Peachtree City that power.

He listed the other components for creating a CID. A CID boundary map was required, and it would depend on what was trying to be accomplished. The CID petition had to be signed by more than 50% of the property owners representing at least 75% of the value. The petition had to be certified by the Tax Commissioner. Then, the City would consider the resolution forming the CID. If approved, the CID would elect a board and sign an agreement with the City.

Rorie said the Council might never be asked to establish a CID, but passage of this proposed bill, House Bill 4, would give them the power to do so if approached.

He said he would not ask Council to take action at this meeting, but to review the information they had been presented in their meeting packets and vote on adopting the resolution to the General Assembly at the Aug. 2 meeting. He said the resolution asked the legislative delegation to introduce the 23-page bill at the next session of the General Assembly.

The bill included 17 sections. One section called for written consent of those governed by the CID, which must be more than 50% of the property owners representing at least 75% of the value. Rorie said the value was determined by ad valorem tax records.

Prebor clarified that owners of multiple property owners got only one vote. King asked about the mechanism and said two big property owners could get one of the smaller property owners to join them.

King also asked if each CID had to be approved individually, and Rorie said yes. Prebor asked if any were forming. Rorie said he was not aware of any, but he could identify potential projects. On SR 54 eastbound, Trinity wanted the City to extend turn lanes going to SR 74 North. Rorie said that was an example of a potential project.

Meeker told King that Council could have a CID that it wanted, but property owners would have to buy in. It had to be a mutual agreement.

Fleisch asked if a property could be required to join a CID if it sought annexation to the City, and Rorie said it could, because annexation was not a right. Meeker said it could be required if there was already a CID established, with actual projects, but probably would not be binding if there was no formal CID in place.

Each district required a five-member board. The current language, Rorie noted, said the Mayor would be a member, plus a County Commissioner from that district or another City Council member. That could be changed. The remaining three would be property owners in the CID, elected by the other participating property owners. Board members would not be compensated, except for expenses.

The board could levy taxes, fees, and assessments on real property used non-residentially to pay for projects. Rorie said those must be apportioned equitably according to property value based on ad valorem tax or in proportion to the receipt of services. The board could also agree on another manner of assessment that it deemed equitable. He noted that the legislation mandated a cap of 2.5% of the assessed value for any given annual project.

Boundaries of the districts would be designated by the governing authority. This meant they had power to include or exclude a property. Madden asked if the properties had to be contiguous, and Rorie said they did not, but since the money collected had to be spent in the district, it would not be feasible to have scattered properties included.

Rorie said boundaries could be changed upon vote of a majority of property owners and those who held 75% of property value. For instance, if a CID was created on the edge of the City and property in the County was left out, the CID's boundaries could be changed to include that parcel if it were ever annexed. In response to a question from King, Rorie said properties could also be removed from a CID.

Districts could incur debt, but that debt would not be backed or supported by the local government, Rorie pointed out. The owners were voting to tax themselves and incur the debt, and they had to make up the collateral and figure out how to pay for it.

The CID did not limit the authority of the City to provide services or control its facilities. If the cart path bridge was built by the CID, Rorie said, the City would still own and control the bridge.

The CID could bring and defend actions, make and execute contracts, acquire property, finance property, maintain property, issue bonds, etc. Meeker said this related to Prebor's question about access. A CID would not have eminent domain powers. There must be an agreement between the property owner, the CID, and the City before any improvement project could be undertaken.

Meeker explained that any bonds issued would be an obligation of the CID, not the City. Revenue bonds would be paid from the taxes, fees, and assessments collected by the district. Issuing bonds was not mandatory, he said; a "pay as you go" concept could be utilized. Those assessments would be collected, and the project would proceed once there was enough money. The bond revenues had to be used to pay for the designated projects.

Rorie reiterated that if the General Assembly passed this legislation, the City would have the power to create CIDs, but might never use it. It would merely give the City the option. Going back to his hypothetical example, he said the CID was formed, the three projects identified, boundaries set, the assessment decided, and financing determined. The board could borrow the money, collect it through assessments, taxes, or fees, or put the collected funds aside each year until there was enough to pay for the projects. Once the projects were complete, the CID could dissolve. The Council would have to vote for dissolution, and all the CID's debts had to be retired. Two-thirds of the property owners had to vote for dissolution, as would the owners of the property with 75% of the CID's value. The projects would become assets of the City, if they were not already.

King asked if the City would be obligated to maintain any projects if the CID was not dissolved. Rorie said maintenance could be part of the CID agreement.

Rorie told Council that the resolution before them authorized the Fayette County Legislative Delegation to introduce legislation giving Council the power to authorize CIDs. He referred Council to the information in their meeting packet. Although the agenda said they would consider the resolution at this meeting, he asked them to review the proposed resolution and bill, ask questions, and vote on the resolution at the Aug. 2 Council meeting.

Prebor moved to continue New Agenda Item 07-18-05. Madden seconded. Motion carried unanimously.

Council/Staff Topics

Update on Glenloch Pool and Splash Pad

Recreation and Special Events Director Quinn Bledsoe said this her second update to Council on renovations at Glenloch Pool and the new splash pad. In her previous presentation, she showed how parking would be reconfigured and where the splash pad would be situated in relation to the pool and tennis courts. Greg Perkins from Aqua Play Solutions would provide details on the splash pad itself. She also had a new rendering from engineer's drawings.

Bledsoe said she would focus on pool renovations. In 2015, a team of citizens worked to determine if a splash pad would be a suitable amenity at Glenloch. In February of 2016, the team made a presentation and said they would like Council to consider funding a splash pad in the future, but they also presented a list of immediate repair needs for the Glenloch Pool. These needs included repairing three ladders, which Bledsoe said had been done, along with providing shade, which also had been installed. They asked for stairs with handrails, which Bledsoe said was planned. Another item on the list, repairs to the baby pool, was completed. The addition of a slide costing \$20,000 was also suggested. Photos of the pool were displayed, with Bledsoe pointing out the ladders, the kiddie pool, and the shade that had been installed.

Other renovation needs included:

- Replacing the concrete deck
- Removing and replacing the sand in three filters
- Installing interior pool stairs with handrails
- Replacing six-inch waterline tile with depth markers in both pools. Currently they were painted on the deck, but that was not up to code, Bledsoe noted.

- Installing new bonding grid wire to pool per code
- Pressure testing lines that feed the skimmer baskets
- Re-plastering the pool
- Repairing fencing
- Upgrading/relocating utility and sewer tie-ins
- Paving, including paving the gravel lot behind the community center
- Adding tables with shade structures
- Renovating the pump room

Bledsoe showed a photo of the concrete decking, pointing out patches and discoloration. She said it could not be cleaned. This concrete would look even worse when the new splash pad opened. The old City logo needed to be removed from the pool, Bledsoe pointed out. Another photo showed the pump room, with three valves that did not operate properly. She said they had been working around problem, but it was time to get them repaired.

The committee mentioned an optional slide, and Bledsoe showed a photo of a vortex pool slide, which she said cost about \$20,000. A water supply from the pump room would be required and making that connection could be very involved. In addition, per Health Department requirements, a lifeguard would be required to stand beside the slide at all times. That meant an additional ongoing labor cost. Purchase and installation of the slide would cost \$36,950, plus an additional \$3,500 per season for the lifeguard.

Perkins, whose firm handled design work for the splash park, said he was a Peachtree City resident and his business was in the City. The splash park would be 3,500 square feet with no standing water. He said water was always in transit to the drains with no suction dangers.

The splash pad was separated into two areas – one for younger kids, with less intense features, and another area with bigger features for older children. Shading was included. The water was treated and recycled with a maximum flow rate of 350 gallons per minute.

Perkins noted that all features were manufactured in Peachtree City and met the highest standards in the industry. They were made of schedule 40 stainless steel in most cases. He showed a photo of the touch sensor activator and said there would be one in each zone.

Perkins then showed depictions of the volcano spray feature, fire hydrant, ground spray, geyser spray, and arcing sprays. A misting arch that would be painted with graphics of the City's choice would also be part of the splash pad. He showed a lady bug tunnel, but noted that they would work with the City to create a special design, if desired.

Loch Ness, or Nessie, would be the largest feature in the park and fit in with the Glenloch theme. It consisted of three parts, a tail, center hoop, and the head, all of which shot mist or water on the kids. A palm tree was another feature, and Perkins said it would rain water through the leaves. Finally, he noted, the one "must have" at any spray park was the tipping buckets.

Perkins responded to a question from Ernst by saying this equipment was tough to damage. He said it was out of reach of most children, and the features were climb-resistant. Some of their parks were in "rough" areas, and the powder coated metal made it easy to scrub off graffiti.

King asked if the features could be dismantled and stored in the winter. Perkins replied that they could be made to be removable, but that was a big job for really no reason. King said removing it would lessen the possibility of damage or loss, but Perkins said it rarely happened because the

components were big and heavy. It would be easier to dismantle the tipping buckets, but in general, everything stayed in place year-round.

Fleisch asked how long construction would take. Perkins said if the permits were in hand, it would take six weeks to two months, weather permitting. Along the way, there would be inspections and cure times.

Rorie said this update was coming tonight because the pool would be closing in a few weeks, and they wanted get started as soon as possible.

Bledsoe went over the costs for these projects. She noted that this was a SPLOST project with some money coming from the CIP fund. The deck removal/replacement would be \$54,000, with the Kool Deck option adding another \$13,000. Stairs would be \$5,500 per set. Bonding was necessary and would cost \$1,500. The waterline tile would be \$4,400. Sand replacement would cost \$1,500. Bledsoe said quite a bit of testing, such as soil compaction, concrete testing, pressure testing of lines, was needed. She estimated the costs at \$9,800.

Bledsoe did not have an estimate on the costs for new fencing. She said some of it could be re-used, but the poles could not. Regarding the utility upgrades and relocation of tie-ins, Bledsoe said power from the upper tennis courts could be run to the splash pad. Right now when there was a backwash, the water was dumped into a ditch, which was outside of code, so tying into sewer was mandatory.

Rorie jumped in to indicate that some items were SPLOST projects amounting to \$330,000, and they would also need \$159,000 in CIP funds. He noted that the slide would not be installed at this time, due to the additional pump upgrades and personnel it required.

Rorie thanked Perkins for attending and noted again that Aqua Play Solutions was a Peachtree City business.

Discuss Charter Changes

Due to the late hour, the Mayor said she would table this discussion for a future meeting.

There being no further business, Prebor moved to adjourn. Ernst seconded. Motion carried unanimously. The meeting adjourned at 9:36 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP 
Planning and Development Director

DATE: July 26, 2018

SUBJECT: Consider Adoption of 2018 Capital Improvements Element (CIE) Annual Update
August 2, 2018 City Council Meeting

Recommendation:

Staff recommends that Council approve the attached Adoption Resolution and authorize staff to forward this document to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA).

Discussion:

At the June 21, 2018 City Council meeting, Council approved the submittal of the City's draft 2018 Capital Improvements Element (CIE) Annual Update to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review and approval. On July 10, 2018 DCA officially approved the draft CIE. A copy of the approval letter is attached. The next step is for Council to formally adopt the 2018 CIE Annual Update. Adoption of the update documents is required in order for the City to maintain its status as a Qualified Local Government (QLG).

Budget Impact:

There are no budget impacts associated with this request.

Attachments



July 18, 2018

Mayor Vanessa Fleisch
City of Peachtree City
153 Willowbend Road
Peachtree City, Georgia 30269

RE: 2018 Capital Improvements Element (CIE) Annual Update

Dear Mayor Fleisch,

ARC has completed the regional review of the 2018 CIE Annual Update for the City of Peachtree City. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the updates conform to the Development Impact Fee Compliance Requirements.

Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the CIE update, which may take place at any time. Prior to adoption, please review and consider the attached advisory comments from DCA in relation to the update. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" CIE update document, so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend Peachtree City's leadership and staff for your commitment to the comprehensive planning process. Please contact Robert Herrig at (470) 378-1636 or rherrig@atlantaregional.org if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Samyukth Shenbaga", with a long horizontal line extending to the right.

Samyukth Shenbaga, AICP
Manager, Community Development Group

Enclosures

Cc: Michael Warrix, Director, Planning and Development

atlantaregional.org
International Tower
229 Peachtree St, NE | Suite 100
Atlanta, Georgia 30303

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY ADOPTING THE
2018 CAPITAL IMPROVEMENTS ELEMENT (CIE)
ANNUAL UPDATE TO THE PEACHTREE CITY COMPREHENSIVE PLAN**

WHEREAS, the City of Peachtree City has completed the 2018 Capital Improvements Element (CIE) Annual Update to the city's Comprehensive Plan in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA); and

WHEREAS, the City of Peachtree City has prepared an updated Community Work Program (CWP) and Capital Improvements Element (CIE) in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

WHEREAS, the City of Peachtree City has prepared an Annual Impact Fee Financial Report in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the 2018 Capital Improvements Element (CIE) Annual Update was reviewed and approved by the Georgia Department of Community Affairs (DCA) on July 10, 2018.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the 2018 Annual CIE Update to the Peachtree City Comprehensive Plan.

SO RESOLVED, this ____ day of _____, 2018.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

Capital Improvements Element

2018 Annual Update

Financial Report & Community Work Program

*As Approved by the Georgia Department of Community Affairs
on July 10, 2018*

City of Peachtree City, Georgia

August 2, 2018

Introduction

This Capital Improvements Element (CIE) Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the *Compliance Requirements*, the Annual Update:

"...must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the Peachtree City Capital Improvements Element, as adopted by the City on April 9, 2017.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(d)(1))

The City's fiscal year runs from October 1 to September 30. Thus, the financial report included here is based on the audit prepared for FY 2017. The required financial information is summarized in Table 1, and detailed information for each public facility category appears in tables 3 through 5.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements (Community Work Program (CWP), as specified in the *Compliance Requirements* (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term Work Program (Community Work Program) annually." The required annual CWP update addendum is presented as Table 6.

TABLE 1 SUMMARY
City of Peachtree City **Annual Impact Fee Financial Report FY 2017**

Public Facility	Parks/Recreation	Libraries	Police	Fire	Administrative Fees	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2016	\$ 417,448	\$ 37,882	\$ 121,806	\$ 796,584	\$ -	\$ 1,373,720
Impact Fees Collected in Fiscal Year 2017	474,252	14,638	42,799	227,972	22,915	782,576
Accrued Interest	281	17	52	323		672
FY 2017						
(Administrative/Other Costs)	-	-	-	-	(22,743)	(22,743)
(Impact Fee Refunds)	-	-	-	-	(172)	(172)
(Project Expenditures)	-	(6,053)	-	(8,843)	-	(14,896)
Impact Fee Fund Balance at September 30, 2017	\$ 891,981	\$ 46,483	\$ 164,657	\$ 1,016,035	\$ (0)	\$ 2,119,156
Impact Fees Encumbered	\$ 891,981	\$ 46,483	\$ 164,657	\$ 1,016,035	\$ -	\$ 2,119,156

City of Peachtree City

TABLE 2 PARKS & RECREATION
Annual Impact Fee Financial Report

Public Facility: Service Area:	Parks/Recreation								
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017	Status/ Remarks	
Parks & Recreation	FY 2010	FY 2027	\$ 3,021,612	98.44%	Property Taxes	\$ 14,224	\$ 891,981		
						-	-		
						-	-		
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 3,021,612			\$ 14,224	\$ 891,981		

City of Peachtree City

TABLE 3 LIBRARIES
Annual Impact Fee Financial Report

Public Facility: Service Area:	Libraries							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017	Status/ Remarks
Libraries	FY 2010	FY 2027	\$ 318,766	99.84%	Property Taxes	\$ 7,637	\$ 46,483	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 318,766			\$ 7,637	\$ 46,483	

City of Peachtree City

TABLE 4 POLICE
Annual Impact Fee Financial Report

Public Facility: Service Area:	Police		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017	Status/ Remarks
	Project Start Date	Project End Date						
Police	FY 2010	FY 2027	\$ 450,910	100.00%	N/A	-	\$ 164,657	
						-		
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 450,910			-	\$ 164,657	

City of Peachtree City

TABLE 5 FIRE PROTECTION
Annual Impact Fee Financial Report

Public Facility: Service Area:	Fire		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources Property Taxes	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017	Status/ Remarks
	Project Start Date	Project End Date						
Project Description								
Fire Protection	FY 2010	FY 2027	\$ 3,166,507	96.82%		-	\$ 1,016,035	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 3,166,507			\$ -	\$ 1,016,035	

TABLE 6
COMMUNITY WORK PROGRAM
SCHEDULE OF IMPROVEMENTS/CWP ADDENDUM
2018 - 2022

PROJECT DESCRIPTION	SERVICE AREA	2018	2019	2020	2021	2022	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection & EMS</i>										
Purchase Heavy Vehicle Fire Apparatus	City-wide	X					\$526,503	100%	100% Impact Fees On-Hand	City Council/Fire Department
Construct Fire Station 85	City-wide	X	X	X			\$1,810,070	100%	86.3% New Impact Fees/13.7% Impact Fees On-Hand	City Council/Fire Department
<i>Police Services</i>										
Building Expansion	City-wide					X	691,738	100%	100% Impact Fees	City Council/Police Department
<i>Recreation Facilities</i>										
Annual Expansion of Multi-Use Path System	City-wide	X	X	X	X	X	\$609,156 Average Per Year	58.8%	55.7% New Impact Fees/3.4% Impact Fees on-Hand/40.9% General Fund	Recreation & Special Events Department & Public Works

Notes:

- All figures are Net Present Value.
- For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, or other local taxation sources, as determined during the annual budget adoption process.
- Impact fee eligible projects for which impact fees are not on-hand when needed may receive interim financing from the General Fund or other taxation sources, including debt instruments, pending recoupment by the city as impact fees are collected.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: July 11, 2018

SUBJECT: Consider Resolution of Support for Local Legislation for the Power to Create
Community Improvement Districts
July 19, 2018 City Council Meeting

Recommendation:

That Council consider the attached resolution and legislative language relating to the creation of Community Improvement Districts (CID) within Peachtree City.

Background:

As you will recall, the topics of redevelopment and the potential for the establishment of Community Improvement Districts (CID) were discussed at length during the Council retreat workshop held on April 3, 2018. In order to provide the legal basis for the creation of one or more CIDs within the City, local legislation must be provided to the Fayette County legislative delegation for introduction in the Georgia General Assembly.

Attached is a slide from the April 3rd Council workshop that summarizes the procedural steps involved in CID authorization and creation. Also attached is a draft of the proposed legislation for consideration and action, along with the resolution from Council in support of the change.

Budget Impact:

There are no budget impacts associated with this request.



COMMUNITY IMPROVEMENT DISTRICTS FORMATION

- Steps to CID Formation:
 1. State law
 - Local legislation must be passed by the General Assembly providing for CIDs in a specified county or municipality, or both
 2. Local Government Enactment
 - The adoption of a resolution consenting to the creation of a CID by the governing authority of the municipality if the CID is located wholly within the incorporated area
 3. Consent of the Governed
 - A **majority** of the owners of real property within the CID which will be subject to taxes levied by the administrative body of the CID; AND
 - The owners of real property within the CID which constitutes at least **75 percent by value** of all real property within the community improvement district which will be subject to taxes, fees, and assessments levied by the administrative body of the community improvement district

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION No. _____

A RESOLUTION TO REQUEST LEGISLATION TO BE AUTHORIZED TO CREATE COMMUNITY IMPROVEMENT DISTRICTS UNDER ARTICLE IX, SECTION VII, OF THE CONSTITUTION OF THE STATE OF GEORGIA; TO PROVIDE DEFINITIONS; TO PROVIDE FOR BOARDS TO ADMINISTER SAID DISTRICTS; TO PROVIDE FOR THE APPOINTMENT AND ELECTION OF MEMBERS OF SUCH BOARDS; TO PROVIDE FOR TAXES, FEES, AND ASSESSMENTS; TO PROVIDE FOR THE BOUNDARIES OF SUCH DISTRICTS; TO PROVIDE FOR DEBT OF SUCH DISTRICTS INCLUDING BONDED INDEBTEDNESS; TO PROVIDE FOR COOPERATION WITH LOCAL GOVERNMENTS; TO PROVIDE FOR POWERS OF SUCH BOARDS; TO PROVIDE FOR CONSTRUCTION; TO PROVIDE THAT NO NOTICE, PROCEEDING, PUBLICATION, OR REFERENDUM SHALL BE REQUIRED; TO PROVIDE FOR DISSOLUTIONS; TO PROVIDE FOR PROCEDURES CONNECTED WITH ALL OF THE FOREGOING; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

WHEREAS, the Peachtree City, Fayette County, Georgia, was duly incorporated by an act appearing at 1959 Ga. Laws, p. 2049, as amended by Ordinance No. 770, adopted September 6, 2001, et. seq.; and

WHEREAS, the City Council has determined that it appears to be in the best interest of the citizens of the City of Peachtree City to be authorized to create community improvement districts as provided under Article IX, Section VII, of the Constitution of the State of Georgia;

THEREFORE BE IT RESOLVED, the proposed legislation attached hereto as Exhibit "A", is hereby approved and is to be presented to the Fayette County Delegation of the General Assembly of the State of Georgia in the form attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED, that said Fayette County Delegation of the General Assembly of the State of Georgia be and is hereby authorized to introduce said legislation in the General Assembly of the State of Georgia in accordance with applicable State law.

BE IT FURTHER RESOLVED that said member of the Fayette County Delegation of the General Assembly of the State of Georgia, to be selected by said Delegation, shall be authorized to advertise said intention to introduce such legislation.

IT IS SO RESOLVED, this _____ day of July 2018.

ATTEST:

Betsy Tyler, City Clerk

Vanessa Fleisch, Mayor

Mike King, Council-member

Terry Ernst, Council-member

Phil Prebor, Council-member

Kevin Madden, Mayor Pro-Tem

CLERK'S CERTIFICATION

I, BETSY TYLER, City Clerk of the City of Peachtree City, do hereby certify that I am the keeper of the seal, minutes, and records of said City; that the attached is a true, correct, and exact copy of the original Resolution as the same appears on record in the office of the City Clerk of the City of Peachtree City, Georgia; adopted July 19, 2018, authorizing the introduction of legislation in the General Assembly of the State of Georgia to allow for the creation of community improvement districts in Peachtree City.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of the City this the _____ day of _____ 2018.

Betsy Tyler, City Clerk
City of Peachtree City, Georgia

House Bill _____

A BILL TO BE ENTITLED

AN ACT

To provide for the creation of one or more community improvement districts in Peachtree City, Georgia; to provide for a short title; to provide for the purposes of such districts; to provide for definitions; to provide for boards to administer said districts; to provide for the appointment and election of members of such boards; to provide for taxes, fees, and assessments; to provide for the boundaries of such districts; to provide for debt of such districts including bonded indebtedness; to provide for cooperation with local governments; to provide for powers of such boards; to provide for construction; to provide that no notice, proceeding, publication, or referendum shall be required; to provide for dissolutions; to provide the procedures connected with all of the foregoing; to provide for severability; to provide for an effective date; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Short title.

This Act shall be known and may be cited as the "Peachtree City Community Improvement Districts Act of 2019."

SECTION 2.

Purpose.

The purpose of this Act shall be to provide for the creation of one or more community improvement districts within Peachtree City, Georgia, and such districts shall be created for the provision of such of the following governmental services and facilities as may be provided for in

the resolution activating each district created hereby, or as may be adopted by resolutions of the majority of the electors and the majority of the equity electors as defined in this Act:

- (1) Street and road construction and maintenance, including curbs, sidewalks, street lights, and devices to control the flow of traffic on streets and roads;
- (2) Parks and recreational areas and facilities;
- (3) Storm water and sewage collection and disposal systems;
- (4) Development, storage, treatment, purification, and distribution of water;
- (5) Public transportation;
- (6) Terminal and dock facilities and parking facilities; and
- (7) Such other services and facilities as may be provided for by general law.

SECTION 3.

Definitions.

As used in this Act, the term:

- (1) "Agricultural" means the growing of crops for sale or the raising of animals for sale or use, including the growing of field crops and fruit or nut trees, the raising of livestock or poultry, and the operation of dairies, horse boarding facilities, and riding stables.
- (2) "Board" means the governing body created for the governance of each community improvement district authorized by this Act.
- (3) "Caucus of electors" means for each district the meeting of electors as provided in this Act at which the elected board members of the district are elected or at which the governmental services and facilities to be provided by the district are determined. A quorum at such caucus shall consist of those electors present, and a majority of those present and voting shall be necessary to take action. No proxy votes may be cast. Notice

of said meeting shall be given to said electors and equity electors by publishing notice thereof in the legal organ of Peachtree City, Georgia at least once each week for two weeks prior to such meeting.

(4) "Cost of the project" or "cost of any project" means and includes:

(A) All costs of acquisition by purchase or otherwise, construction, assembly, installation, modification, renovation, or rehabilitation incurred in connection with any project or any part of any project;

(B) All costs of real property, fixtures, or personal property used in or in connection with or necessary for any project or for any facilities related thereto, including, but not limited to, the cost of all land, estates for years, easements, rights, improvements, water rights, connections for utility services, fees, franchises, permits, approvals, licenses, and certificates; the cost of securing any such franchises, permits, approvals, licenses, or certificates; the cost of preparation of any application therefor; and the cost of all fixtures, machinery, equipment including all transportation equipment and rolling stock, furniture, and other property used in or in connection with or necessary for any project;

(C) All financing charges and loan fees and all interest on bonds, notes, or other obligations of a district which accrue or are paid prior to and during the period of construction of a project and during such additional period as the board may reasonably determine to be necessary to place such project in operation;

(D) All costs of engineering, surveying, architectural, and legal services and all expenses incurred by engineers, surveyors, architects, and attorneys in connection with any project;

- (E) All expenses for inspection of any project;
- (F) All fees of fiscal agents, paying agents, and trustees for bondholders under any trust agreement, indenture of trust, or similar instrument or agreement; all expenses incurred by any such fiscal agents, paying agents, and trustees; and all other costs and expenses incurred relative to the issuances of any bonds, notes, or other obligations for any project;
- (G) All expenses of or incidental to determining the feasibility or practicability of any project;
- (H) All costs of plans and specifications for any project;
- (I) All costs of title insurance and examinations of title with respect to any project;
- (J) Repayment of any loans made for the advance payment of any part of the foregoing costs, including interest thereon and any other expenses of such loans;
- (K) Administrative expenses of the board and such other expenses as may be necessary for or incidental to any project or the financing thereof or the placing of any project in operation; and
- (L) The establishment of a fund or funds for the creation of a debt service reserve, a renewal and replacement reserve, or such other funds or reserves as the board may approve with respect to the financing and operation of any project and as may be authorized by any bond resolution, trust agreement, indenture of trust, or similar instrument or agreement pursuant to the provisions of which the issuance of any bonds, notes, or other obligations of the district may be authorized.

Any cost, obligation, or expense incurred for any of the foregoing purposes shall be a part of the cost of the project and may be paid or reimbursed as such out of the proceeds of bonds, notes, or other obligations issued by the district.

(5) "District" means the geographical area designated as such by the resolution of the governing body consenting to the creation of the community improvement district or as thereafter modified by any subsequent resolution of the governing body within which the district is or is to be located, or a body corporate and politic being a community improvement district created and activated pursuant hereto, as the context requires or permits.

(6) "Electors" means the owners of real property used non-residentially within the district which is subject to taxes, fees, and assessments levied by the board, as they appear on the most recent ad valorem real property tax return records of Fayette County, or one officer or director of a corporate elector, one trustee of a trust which is an elector, one partner of a partnership elector, or one designated representative of an elector whose designation is made in writing. An owner of property that is subject to taxes, fees, or assessments levied by the board shall have one vote for an election based on numerical majority. An owner of multiple parcels has one vote, not one vote per parcel, for an election based on numerical majority. Multiple owners of one parcel have one vote for an election based on numerical majority which must be cast by one of their number who is designated in writing.

(7) "Equitably apportioned among the properties subject to such taxes, fees, and assessments according to the need for governmental services and facilities created by the degree of density of development of each such property," with reference to taxes, fees,

and assessments levied by the board, means that the burden of the taxes, fees, and assessments shall be apportioned among the properties subject thereto based upon the values established in the most recent ad valorem tax reassessment of such properties certified by the chairperson of the Fayette County Board of Tax Assessors, or with respect to fees and assessments may be apportioned among the properties subject thereto in direct or approximate proportion to the receipt of services or benefits derived from the improvements or other activities for which the taxes, fees, or assessments are to be expended, or with respect to fees and assessments may be apportioned in any other manner or combination of manners deemed equitable by the board, including, but not limited to, the recognition of differential benefits which may reasonably be expected to accrue to new land development in contrast to lands and improvements already in existence at the time of creation of the community improvement district.

(8) "Equity electors" means electors who cast votes equal to each \$1,000.00 value of all owned real property within the district which is then subject to taxes, fees, and assessments levied by the board. The value of real property shall be the assessed value. In the event the owner shall be a corporation, trust, partnership, multiple owners, or any other entity, one person shall be designated as elector and such designation shall be made in writing.

(9) "Forestry" means the planting and growing of trees for sale in a program which includes reforestation of harvested trees, regular underbrush and undesirable growth clearing, fertilizing, pruning, thinning, cruising, and marking which indicate an active tree-farming operation. It does not include the casual growing of trees on land otherwise idle or held for investment, even though some harvesting of trees may occur thereon.

(10) "Project" means the acquisition, construction, installation, modification, renovation, or rehabilitation of land, interests in land, buildings, structures, facilities, or other improvements, including operation of facilities or other improvements, located or to be located within or otherwise providing service to the district and the acquisition, installation, modification, renovation, rehabilitation, or furnishing of fixtures, machinery, equipment, furniture, or other property of any nature whatsoever used on, in, or in connection with any such land, interest in land, building, structure, facility, or other improvement; the creation, provision, enhancement, or supplementing of public services such as fire, police, and other services, provided that same do not conflict with or duplicate existing public services; and all for the essential public purposes set forth in Section 2 of this Act.

(11) "Property owner" or "owner of real property" means any entity or person shown as a taxpayer for one or more parcels of real estate on the most recent ad valorem tax records of Fayette County within the district. Ownership as shown by the most recent ad valorem real property tax records of Fayette County shall be prima-facie proof of ownership. Multiple owners of one parcel shall constitute one property owner and shall designate in writing one of their number to represent the whole.

(12) "Property used non-residentially" means property or any portion thereof used for neighborhood shopping, planned shopping center, general commercial, transient lodging facilities, tourist services, office or institutional, office services, light industry, heavy industry, central business district, parking, or other commercial or business use or vacant land zoned or approved for any of the aforementioned uses which do not include residential.

(13) "Residential" means a specific work or improvement undertaken primarily to provide single-family or multifamily dwelling accommodations for persons and families and such community facilities as may be incidental or appurtenant thereto.

(14) "Taxpayer" means an entity or person paying ad valorem taxes on real property, whether on one or more parcels of property within the district. Multiple owners of one parcel shall constitute one taxpayer and shall designate in writing one of their number to represent the whole.

SECTION 4.

Creation.

Pursuant to Article IX, Section VII of the Constitution of the State of Georgia, there is created one or more community improvement districts to be located wholly within Peachtree City, Georgia each of which shall be activated upon compliance with the conditions set forth in this section. Each district shall be governed by a board constituted by this Act. The conditions for such activation shall be:

- (1) The adoption of a resolution consenting to the creation of each community improvement district by the governing authority of Peachtree City; and
- (2) The written consent to the creation of the community improvement district by:
 - (A) A majority of the owners of real property within the district which will be subject to taxes, fees, and assessments levied by the board of the district; and
 - (B) The owners of real property within the district which constitutes at least 75 percent by value of all real property within the district which will be subject to taxes, fees, and assessments levied by the board. For this purpose, value shall be determined by the most recent approved county ad valorem tax digest.

The written consent provided for in this paragraph shall be submitted to the tax commissioner of Fayette County, who shall certify whether subparagraphs (A) and (B) of this paragraph have been satisfied with respect to each such proposed district.

No district or board created under this Act shall transact any business or exercise any powers under this Act until the foregoing conditions are met. A copy of such resolutions shall be filed with the Secretary of State, who shall maintain a record of all districts activated under this Act, and with the Department of Community Affairs.

SECTION 5.

Administration, appointment, and election of board members.

(a) Each district created pursuant to this Act shall be administered by a board composed of five (5) board members to be appointed and elected as provided in this section. The members of the board shall be as follows:

The Mayor of Peachtree City or a person appointed by the Mayor (post 1); the county commissioner or a person appointed by the commissioner (post 2); and three persons elected by a majority vote of the electors (posts 3, 4, and 5). The initial term of office for the member representing post 3 shall be one year and the terms for posts 4 and 5 shall be two years. Thereafter, the terms of the board members for posts 3, 4, and 5 shall be two years. Members appointed by elected officials to posts 1 or 2 shall serve at the pleasure of the appointing authority.

(b) The initial board member to be elected by the electors as provided in subsection (a) of this section shall be elected in a caucus of electors which shall be held within 90 days after the adoption of the resolutions and obtaining the written consents herein provided at such time and place within the district as the governing authority of Peachtree City shall designate after notice thereof shall have been given to said electors by publishing same in the legal organ of Peachtree

City. The mayor or the mayor's designee shall convene the initial caucus of electors. Thereafter, there shall be conducted biennially, not later than 60 days following the last day for filing ad valorem real property tax returns in Fayette County, a caucus of electors at such time and place within the district as the board shall designate in such notice for the purpose of electing a board member to post 3 if the term has expired or the post is vacant. If a vacancy occurs in an elected position on the board, the board shall, within 60 days thereof, call a special election to fill the same to be held within 60 days of the call unless such vacancy occurs within 180 days of the next regularly scheduled election, in which case a special election may, but need not, be called.

(c) Board members shall be subject to recall as any other elected public official by the electors defined by this Act.

(d) Board members shall receive no compensation for their services, but shall be reimbursed for actual expenses incurred in the performance of their duties. They shall elect one of their number as chairperson and another as vice chairperson. They shall also elect a secretary and a treasurer, or a secretary-treasurer, either of whom may, but need not, be a member of the board or an elector.

(e) Chapter 2 of Title 21 of the O.C.G.A., the 'Georgia Election Code,' shall not apply to the election of district board members. The district board may adopt such bylaws not inconsistent herewith to provide for any matter concerning such elections.

SECTION 6.

Taxes, fees, and assessments.

(a) The board may levy taxes, fees, and assessments within the district only on real property used non-residentially, specifically excluding all property exempt from ad valorem taxation under the Constitution or laws of the State of Georgia; all property used for residential, agricultural, or forestry purposes; and all tangible personal property and intangible property. Any

tax, fee, or assessment so levied shall not exceed 2.5 percent of the aggregate assessed value of all such real property. The taxes, fees, and assessments levied by the board shall be equitably apportioned among the properties subject to such taxes, fees, and assessments according to the need for governmental services and facilities created by the degree of density of development of each such property. The proceeds of taxes, fees, and assessments levied by the board shall be used only for the purpose of providing governmental services and facilities which are specially required by the degree of density of development within the district and not for the purpose of providing those governmental services and facilities provided to the county or municipality as a whole. Any tax, fee, or assessment so levied shall be collected by Fayette County in the same manner as taxes, fees, and assessments are levied by Fayette County. Delinquent taxes shall bear the same interest and penalties as Fayette County or municipal ad valorem taxes and may be enforced and collected in the same manner. The proceeds of taxes, fees, and assessments so levied, less a fee to cover the costs of collection of 1 percent of such proceeds, but not more than \$25,000.00 in any one calendar year, shall be transmitted by Fayette County to the board and shall be expended by the board only for the purposes authorized by this Act.

(b) The board shall levy the taxes, fees, and assessments in subsection (a) of this section subsequent to the report of the assessed taxable values for the current calendar year and notify in writing the collecting governing bodies so they may include the levy on their regular ad valorem tax bills. All taxes, fees, and assessments levied by the board and collected by Fayette County shall be segregated, and neither Peachtree City, Fayette County nor the Fayette County Tax Commissioner shall expend such funds for any purpose not authorized by the board except as authorized in subsection (a) of this section.

(c) If, but for this provision, a parcel of real property is removed from a district or otherwise would become nontaxable, it shall continue to bear its tax millage then extant upon such event for bonded indebtedness of the district then outstanding until said bonded indebtedness then outstanding is paid or refunded.

(d) Each property owner paying taxes, fees, or assessments levied by the board for any public facility as set forth in Section 2 of this Act may receive a credit equal to the present value of all such taxes, fees, and assessments toward any impact fee as may be levied by Peachtree City against such property for system improvements which are in the same category as said public facility in accordance with Chapter 71 of Title 36 of the O.C.G.A., the 'Georgia Development Impact Fee Act.' Application for such development impact fee credit may be granted by legislative action of the governing authority of the City of Peachtree City in its discretion.

SECTION 7.

Boundaries of the districts.

(a) The boundaries of each district shall be as designated as such by the governing authority of Peachtree City as set forth in the resolution required in Section 4 of this Act, or as may thereafter be added as provided in this Act.

(b) The boundaries of a district may be increased after the initial creation of a district pursuant to the following:

(1) Written consent of a majority of the owners of real property within the area sought to be annexed and which will be subject to taxes, fees, and assessments levied by the board of the district;

(2) Written consent of owners of real property within the area sought to be annexed which constitutes at least 75 percent by value of the property which will be subject to

taxes, fees, and assessments levied by the board. For this purpose, value shall be determined by the most recent approved county ad valorem tax digest;

(3) The adoption of a resolution consenting to the annexation by the board of the district; and

(4) The adoption of a resolution consenting to the annexation by the governing authority of Peachtree City.

SECTION 8.

Debt.

Except as otherwise provided in this section, each district may incur debt without regard to the requirements of Article IX, Section V of the Constitution of Georgia, or any other provision of law, prohibiting or restricting the borrowing of money or the creation of debt by political subdivisions of the State of Georgia, which debt shall be backed by the full faith and credit and taxing power of the district but shall not be an obligation of the State of Georgia or any other unit of government of the State of Georgia other than the district.

SECTION 9.

Cooperation with local governments.

The services and facilities provided pursuant to this Act shall be provided for in a cooperation agreement executed jointly by the board and by Peachtree City. The provisions of this section shall in no way limit the authority of Peachtree City to provide services or facilities within the district; and Peachtree City shall retain full and complete authority and control over any of its facilities located within its respective areas of any district. Said control shall include, but not be limited to, the modification of, access to, and degree and type of services provided through or by facilities of the county. Nothing contained in this section shall be construed to limit or preempt

the application of any governmental laws, ordinances, resolutions, or regulations to the district or the services or facilities provided therein.

SECTION 10.

Powers.

(a) Each district and its board created pursuant hereto shall have all of the powers necessary or convenient to carry out and effectuate the purposes and provisions of this Act, including, without limiting the generality of the foregoing, the power:

- (1) To bring and defend actions;
- (2) To adopt and amend a corporate seal;
- (3) To make and execute contracts, agreements, and other instruments necessary or convenient to exercise the powers of the board or to further the public purposes for which the district is created, including, but not limited to, contracts for construction of projects, leases of projects, contracts for sale of projects, agreements for loans to finance projects, contracts with respect to the use of projects, and agreements with other jurisdictions or community improvement districts regarding multi-jurisdictional projects or services or for other cooperative endeavors to further the public purposes of the district;
- (4) To acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property of every kind and character, or any interest therein, in furtherance of the public purposes of the district;
- (5) To finance by loan, grant, lease, or otherwise; to construct, erect, assemble, purchase, acquire, own, repair, remodel, renovate, rehabilitate, modify, maintain, extend, improve, install, sell, equip, expand, add to, operate, or manage projects; and to pay the cost of any project from the proceeds of the district or any other funds of the district, or

from any contributions or loans by persons, corporations, partnerships whether limited or general, or other entities, all of which the board is authorized to receive, accept, and use;

(6) To borrow money to further or carry out its public purposes and to execute bonds, notes, other obligations, leases, trust indentures, trust agreements, agreements for the sale of its bonds, notes or other obligations, loan agreements, security agreements, assignments, and such other agreements or instruments as may be necessary or desirable, in the judgment of the board, to evidence and to provide security for such borrowing;

(7) To issue bonds, notes, or other obligations of the district and use the proceeds for the purpose of paying all or any part of the cost of any project and otherwise to further or carry out the public purposes of the district and to pay all costs of the board incidental to, or necessary and appropriate to, furthering or carrying out such purposes;

(8) To make application directly or indirectly to any federal or county government or agency or to any other source, whether public or private, for loans, grants, guarantees, or other financial assistance in furtherance of the district's public purposes and to accept and use the same upon such terms and conditions as are prescribed by such federal, state, or county government or agency or other source;

(9) To enter into agreements with the federal government or any agency thereof to use the facilities or services of the federal government or any agency thereof in order to further or carry out the public purposes of the district;

(10) To contract for any period, not exceeding 50 years, with the State of Georgia, state institutions, or any municipal corporation, county, or political subdivision of this state for the use by the district of any facilities or services of the state or any such state institution, municipal corporation, county, or political subdivision of this state, or for the

use by any state institution or any municipal corporation, county, or political subdivision of this state of any facilities or services of the district, provided that such contracts shall deal with such activities and transactions as the district and any such political subdivision with which the district contracts are authorized by law to undertake;

(11) To receive and use the proceeds of any tax levied by the county to pay the costs of any project or for any other purpose for which the board may use its own funds pursuant hereto;

(12) To receive and administer gifts, grants, and devises of money and property of any kind and to administer trusts;

(13) To use any real property, personal property, or fixtures or any interest therein or to rent or lease such property to or from others or make contracts with respect to the use thereof or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant options for any such property in any manner as it deems to be the best advantage of the district and the public purposes thereof;

(14) To appoint, select, and employ engineers, surveyors, architects, urban or city planners, fiscal agents, attorneys, and others and to fix their compensation and pay their expenses;

(15) To encourage and promote the improvement and development of the district and to make, contract for, or otherwise cause to be made long-range plans or proposals for the district in cooperation with Peachtree City and Fayette County;

(16) To adopt bylaws governing the conduct of business by the board, the election and duties of officers of the board, and other matters which the board determines to deal with in its bylaws;

- (17) To exercise any power granted by the laws of this state to public or private corporations which is not in conflict with the public purposes of the district;
 - (18) To invest its funds, whether derived from the issuance of bonds or otherwise, in such manner as it may deem prudent and appropriate, without further restriction;
 - (19) To create, provide, enhance, or supplement public services such as fire, police, and other such services as may be deemed necessary, provided that said public services do not conflict with or duplicate existing Fayette County or municipal services; and
 - (20) To do all things necessary or convenient to carry out the powers conferred by this section.
- (b) The powers enumerated in each paragraph of subsection (a) of this section are cumulative of and in addition to those powers enumerated in this section and elsewhere in this Act; and no such power limits or restricts any other power of the board.
- (c) The powers enumerated in each paragraph of subsection (a) of this section are conferred for an essential governmental function for a public purpose, and the revenues and debt of any district are not subject to taxation.

SECTION 11.

Bonds - generally.

- (a) Notes or other obligations issued by a district other than general obligation bonds shall be paid solely from the property pledged to pay such notes or other obligations. General obligation bonds issued by any district shall constitute a general obligation of the district to the repayment of which the full faith and credit and taxing power of the district shall be pledged.
- (b) All bonds, notes, and other obligations of any district shall be authorized by resolution of its board, adopted by a majority vote of the board members at a regular or special meeting.

(c) Bonds, notes, or other obligations shall bear such date or dates, shall mature at such time or times not more than 30 years from their respective dates, shall bear interest at such rate or rates which may be fixed or may fluctuate or otherwise change from time to time, shall be subject to redemption on such terms, and shall contain such other terms, provisions, covenants, assignments, and conditions as the resolution authorizing the issuance of such bonds, notes, or other obligations may permit or provide. The terms, provisions, covenants, assignments, and conditions contained in or provided or permitted by any resolution of the board authorizing the issuance of such bonds, notes, or other obligations shall bind the board members of the district then in office and their successors.

(d) The board shall have power from time to time and whenever it deems it expedient to refund any bonds by the issuance of new bonds, whether or not the bonds to be refunded have matured, and may issue bonds partly to refund bonds then outstanding and partly for any other purpose permitted by this Act. The refunding bonds may be exchanged for the bonds to be refunded, with such cash adjustments as may be agreed upon, or may be sold and the proceeds applied to the purchase or redemption of the bonds to be refunded.

(e) There shall be no limitation upon the interest rates or any maximum interest rate or rates on any bonds, notes, or other obligations of any district; and the usury laws of this state shall not apply to bonds, notes, or other obligations of any district.

(f) Bonds issued by a district may be in such form, either coupon or fully registered, or both coupon and fully registered, and may be subject to such exchangeability and transferability provisions as the bond resolution authorizing the issuance of such bonds or any indenture or trust agreement may provide.

(g) All bonds issued by a district pursuant to this Act shall be issued and validated under and in accordance with Article 3 of Chapter 82 of Title 36 of the O.C.G.A., the "Georgia Revenue Bond Law." The signature of the clerk of the Superior Court of Fayette County may be made on the certificate of validation of such bonds by facsimile or by manual execution, stating the date on which such bonds were validated; and such entry shall be original evidence of the fact of judgment and shall be received as original evidence in any court in this state.

(h) In lieu of specifying the rate or rates of interest which such bonds are to bear, and the principal amount and maturities of such bonds, the notice to the district attorney or the Attorney General, the notice to the public of the time, place, and date of the validation hearing, and the petition and complaint for validation may state that the bonds when issued will bear interest at a rate not exceeding a maximum per annum rate of interest which may be fixed or may fluctuate or otherwise change from time to time and that the principal amount will not exceed and the final maturity date will not be later than as specified in such notices and petition and complaint or may state that, in the event the bonds are to bear different rates of interest for different maturity dates, none of such rates will exceed the maximum rate which may be fixed or may fluctuate or otherwise change from time to time so specified; provided, however, that nothing in this subsection shall be construed as prohibiting or restricting the right of a board to sell such bonds at a discount, even if in doing so the effective interest cost resulting would exceed the maximum per annum interest rate specified in such notices and in the petition and complaint.

(i) The terms 'cost of the project' and 'cost of any project' shall have the meaning prescribed in this Act whenever those terms are referred to in bond resolutions of a board, in bonds, notes, or other obligations of the district, or in notices or proceedings to validate such bonds, notes, or other obligations of a district.

SECTION 12.

Authorized contents of agreements and instruments; use of proceeds of sale bonds, notes, and other obligations; subsequent issues of obligations.

- (a) Subject to the limitations and procedures provided by this section and by Section 11 of this Act, the agreements or instruments executed by a board may contain such provisions not inconsistent with law as shall be determined by the board.
- (b) The proceeds derived from the sale of all bonds, notes, and other obligations issued by a district shall be held and used for the ultimate purpose of paying, directly or indirectly as permitted by this Act, all or part of the cost of any project, or for the purpose of refunding any bonds, notes, or other obligations issued in accordance with this Act.
- (c) Issuance by a board of one or more series of bonds, notes, or other obligations for one or more purposes shall not preclude it from issuing other bonds, notes, or other obligations in connection with the same project or with any other projects; but the proceeding wherein any subsequent bonds, notes, or other obligations are issued shall recognize and protect any prior loan agreement, security agreement, or other agreement or instrument made for any prior issue of bonds, notes, or other obligations, unless in the resolution authorizing such prior issue the right is expressly reserved to the board to issue subsequent bonds, notes, or other obligations on a parity with such prior issue.
- (d) In the event that any district shall be terminated in accordance with this Act, the board shall serve until December 31 of the year in which termination shall be approved for the purpose of concluding any ongoing matters and projects, but, if such cannot be concluded by December 31, then the governing authority of the county shall assume the duties of the administrative board and shall be expressly authorized to exercise the authority of the administrative board. In the alternative, the governing authority of the county may, by resolution, assume all rights and

obligations of the district, either bonds or otherwise, and the district shall cease to exist upon the adoption of such resolution.

SECTION 13.

Construction; applicability of Chapter 5 of Title 10 of the O.C.G.A., the 'Georgia Securities Act of 1973'; notice, proceeding, publication, referendum.

This Act shall be liberally construed to effect the purposes hereof. The offer, sale, or issuance of bonds, notes, or other obligations by a district shall not be subject to regulation under Chapter 5 of Title 10 of the O.C.G.A., the 'Georgia Securities Act of 1973.' No notice, proceeding, or publication except those required hereby shall be necessary to the performance of any act authorized hereby, nor shall any such act be subject to referendum.

SECTION 14.

Dissolution.

(a) Any district activated under the provisions of this Act may be dissolved. The conditions for such dissolution shall be:

- (1) The adoption of a resolution approving of the dissolution of each community improvement district by the governing authority of Peachtree City; and
- (2) The written consent to the dissolution of the community improvement district by:
 - (A) Two-thirds of the owners of real property within the district which are subject to taxes, fees, and assessments levied by the board of the district; and
 - (B) The owners of real property constituting at least 75 percent by value of all real property within the district which are subject to taxes, fees, and assessments levied by the board. For this purpose, value shall be determined by the most recent approved county ad valorem tax digest.

The written consent provided for in this paragraph shall be submitted to the Fayette County tax commissioner, who shall certify whether subparagraphs (A) and (B) of this paragraph have been satisfied with respect to each proposed district dissolution.

(b) In the event that successful action is taken pursuant to this section to dissolve the district, the dissolution shall become effective at such time as all debt obligations of the district have been satisfied. Following a successful dissolution action and until the dissolution becomes effective, no new projects may be undertaken, obligations or debts incurred, or property acquired.

(c) Upon a successful dissolution action, all noncash assets of the district other than public facilities or land or easements to be used for such public facilities, as described in Section 2 of this Act, shall be reduced to cash and, along with all other cash on hand, shall be applied to the repayment of any debt obligation of the district. Any cash remaining after all outstanding obligations are satisfied shall be refunded to Peachtree City.

(d) When a dissolution becomes effective, the county governing authority shall take title to all property previously in the ownership of the district and all taxes, fees, and assessments of the district shall cease to be levied and collected.

(e) A district may be reactivated in the same manner as an original activation.

SECTION 15.

Severability.

In the event any section, subsection, sentence, clause, or phrase of this Act shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses, or phrases of this Act, which shall remain of full force and effect as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof. The General Assembly declares that

it would have passed the remaining parts of this Act if it had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

SECTION 16.

Effective date.

This Act shall become effective upon its approval by the Governor or upon its becoming law without such approval.

SECTION 17.

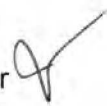
General Repealer.

All laws and parts of laws in conflict with this Act are repealed.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Kelly Bush, Assistant Finance Director 

DATE: July 25, 2018

SUBJECT: FY2018 Budget Amendment
August 2, 2018 *City Council Consent Agenda*

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to the Fiscal Year 2018 Budget Resolution.

Discussion:

The attached proposed budget amendment will budget funds collected for Multi-use paths in the Impact Fee Fund for various path extension projects throughout the City.

Budget Impact:

The proposed budget amendment will increase both the revenues and the expenditures in the Impact Fee Fund by \$110,000 amending the Fiscal Year 2018 Budget Resolution.

Attachments
Budget Amendment

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 18-23

DATE 08/02/2018

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2018 Budget Resolution to allocate impact fee funds to projects

Entered

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *P.S.*
Kelly Bush, Assistant Finance Director *KB*

DATE: July 27, 2018

SUBJECT: Budget Amendment FY18
August 2, 2018 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to the Fiscal Year 2018 Budget Resolution.

Discussion:

In an effort to efficiently manage the large number of public works projects going on simultaneously, management would like to continue to utilize current Grounds Maintenance Tech staff and the Recreation Facilities Coordinator in an overtime capacity as an alternative to hiring additional staff. This has been working effectively to date. The attached budget amendment is requesting an additional \$15,000 to the Grounds Maintenance and \$10,000 to the Recreation overtime salary budgets with funding coming from cash reserves. This would allow current staff to work overtime hours to expedite ongoing projects.

Budget Impact:

The proposed budget amendment to the Fiscal Year 2018 Budget Resolution would increase Grounds Maintenance expense 100-1566-511300 by \$15,000, Recreation expense 100-6110-511300 by \$10,000 and increase the Surplus Carryover revenue 100-0000-389025 by \$25,000.

Attachments

CITY OF PEACHTREE CITY

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan L. Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *P.S.*

DATE: July 26, 2018

SUBJECT: Adoption of FY 2019 Budget Resolution

August 2, 2018 City Council Meeting

Recommendation:

Adopt the attached resolution for the FY 2019 Budget, along with all supporting schedules.

Discussion:

Council has already held several budget workshop meetings and the required public hearing on the FY 2019 Budget and may now take action to adopt the annual operating budget. The budget resolution and all supporting documents are attached, and are consistent with the figures presented at the public hearing.

Budgetary Impact

Adoption of the resolution will authorize all appropriations for FY 2019 identified in the supporting schedules.

BUDGET RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2019 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 2019 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 2019, 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 _____, 2018.

Mayor

ATTEST: _____
Betsy Tyler, City Clerk

General Fund

FY 2019 Budget Summary

Sources of Funds:

Estimated Revenues

Taxes	\$29,907,881	
Licenses & Permits	\$1,623,012	
Intergovernmental (Grants)	\$677,910	
Charges for Services	\$2,462,979	
Fines & Forfeitures	\$1,402,519	
Investment Income	\$175,493	
Contributions & Donations	\$3,000	
Miscellaneous	\$217,651	
Total Estimated Revenues:		\$36,470,446

Other Sources	\$586,384
Surplus Carryover:	-\$176,887

Total Sources of Funds: \$36,879,943

Uses of Funds:

Appropriations

Departmental Operating Expenses		
Executive Services	\$433,966	
Economic Development	\$146,047	
Public Communications/CVB	\$105,897	
Administrative Services	\$1,510,829	
Financial Services/ I.T.	\$1,805,374	
Public Safety	\$14,987,373	
Public Works	\$8,565,441	
Recreation & Special Events	\$2,383,313	
Library	\$1,071,899	
Planning & Development	\$2,063,771	
Total Departmental Appropriations:		\$33,073,910

Salary Vacancy/ Other Savings -\$744,163

General Administration		
Not-for-Profit Organizations	\$25,000	
General Liability Insurance	\$107,338	
CVB Labor Expense (reimbursed)	\$343,114	
Miscellaneous Legal Fees/Claims	\$243,548	
Unemployment & Other Expenses	\$20,200	
Administrative/Technical Contingencies	\$372,162	
Total General Administration:		\$1,111,362

Transfers to Other Funds/Authorities

Transfer to CIP	\$445,000	
Transfer to Debt Service	\$2,896,464	
Transfer to Airport Authority	\$81,600	
Transfer to KPTCB	\$15,770	
Total Transfers:		\$3,438,834

Total Uses of Funds \$36,879,943

City of Peachtree City
General Fund
Sources of Funds

Account Title	Proposed FY 2019 Budget
<u>Taxes</u>	
Ad Valorem (Real) Property - Current	\$14,267,941
Ad Valorem (Real) Property - Prior Yrs.	\$25,920
Motor Vehicle	\$152,524
TAVT - Motor Vehicles	\$1,071,200
Real Estate Transfer Tax	\$131,838
Recording Intangible Tax	\$235,719
GA Power Franchise Tax	\$996,394
Coweta Fayette EMC	\$860,916
Atlanta Gas Franchise Tax	\$270,931
Comcast Cable	\$310,769
Bell South Cable	\$173,420
Nulink	\$16,548
Communications Franchise Tax	\$50,022
Local Option Sales Tax	\$7,561,572
Alcoholic Beverage Tax	\$759,900
Mixed Drink Tax	\$164,539
Business/Occupational Tax	\$430,000
Insurance Premium Tax	\$2,329,541
Financial Institutions	\$89,323
Property Tax Penalties - Current Year	\$6,264
Property Tax Penalties - Prior Year	\$2,600
Total Taxes:	\$29,907,881
<u>Licenses & Permits</u>	
Soil Erosion Permits	\$4,500
Land Disturbance Fees	\$74,958
Utility Registration Fee	\$500
Alcoholic Beverage Licenses	\$351,900
Golf Cart Registration	\$244,800
Alcohol Server Registration Fees	\$42,932
Burn/Blasting Permits	\$400
Miscellaneous Fire Permits	\$750
Certificates of Compliance- Fire	\$500
Building Permits	\$787,500
Certificates of Occupancy New	\$15,500
Certificates of Completion	\$500
Plumbing Permits	\$14,087
Electrical Permits	\$15,122
Mechanical/HVAC Permits	\$38,420
Reinspection Fee	\$18,875
Zoning & Land Use Permits	\$2,369
Sign Permits	\$9,200
Temporary Sign/Use	\$200
Total Licenses & Permits:	\$1,623,012

City of Peachtree City
 General Fund
 Sources of Funds

Account Title	Proposed FY 2019 Budget
<u>Intergovernmental</u>	
Matching Grants - GDOT/LMIG	\$383,299
Federal Operating Grant - DoJ/GBI	\$16,144
FEMA/GEMA Reimbursement	\$11,000
FCBOE Reimb.- Resource Officers	\$97,467
OCDETF Overtime Reimbursement	\$0
Federal Operating Grant - SAFER	\$0
Fayette County Recreation Grant	\$150,000
GMA Grants	\$20,000
Total Intergovernmental:	\$677,910
<u>Charges for Services</u>	
Tower Lease	\$165,184
Sale of Merchandise	\$1,082
False Alarm Fees - P.D.	\$8,500
Alarm Registration Penalties	\$0
Plan Review Fee - Fire New Construction	\$20,700
Fire Sprinkler Plan Review	\$4,400
Site Follow Up - Fire	\$0
Ambulance Fees	\$994,500
Sale of Recycled Materials	\$1,840
Program Fees - Recreation	\$150,150
Program Fees - Recreation Pools	\$6,226
Program Fees - Athletic Tournaments	\$24,100
Facilities Maint Fees - Recreation	\$59,684
Special Events/Sponsors	\$8,540
Program Fees - Kedron Fieldhouse	\$233,735
Program Fees - Kedron Pool Fees/Passes	\$92,553
Program Fees - Kedron Open Gym	\$25,261
Program Fees - Kedron Swim Lessons	\$18,434
Program Fees - Kedron Swim Teams	\$68,190
Facil Maint Fees - Kedron Athletic Assoc.	\$43,125
Building Plan Review Fees	\$110,047
Building Plan Review Resubmittal Fees	\$1,900
Development Fee Collected/Other	\$100
Plan Review Fee	\$2,000
Plan Review - Resubmittal	\$500
Plan Review - Final Site Plan	\$21,600
Conceptual Plan Fees	\$7,285
Notice of Intent - EPD	\$3,808
Plan Review Fees - Subdivision	\$6,250
Application Fees	\$7,150
Other Charges for Services	\$33,022
CVB Reimbursements- Personnel Costs	\$343,114

City of Peachtree City
General Fund
Sources of Funds

Account Title	Proposed FY 2019 Budget
Total Charges for Services:	\$2,462,979
<u>Fines & Forfeitures</u>	
Municipal Court Fees	\$85,722
Court Administrative Fees	\$115,050
Court Restitution	\$3,172
Pre-Trial Intervention Fees	\$50,706
Municipal Court Fines	\$1,110,321
Security Forfeitures	\$708
Local Confiscated Funds	\$100
Library Fines	\$36,740
Total Fines & Forfeitures:	\$1,402,519
<u>Investment Income</u>	
Interest Earnings	\$175,493
Total Investment Income:	\$175,493
<u>Contributions & Donations - Private</u>	
Donations - In-Kind - Community Events	\$0
Donations	\$3,000
Total Contributions/Donations:	\$3,000
<u>Miscellaneous</u>	
Facility Rental - Tennis Center	\$35,905
Facility Rental - Recreation	\$11,548
Facility Rental - Kedron	\$19,274
Other Revenues	\$75,000
Insurance Reimbursements	\$40,000
Employee Vehicle Reimbursements	\$25,924
Total Miscellaneous:	\$207,651
Sale of Fixed Assets	\$10,000
Total Fixed Assets:	\$10,000
<u>Other Financing Sources</u>	
Operating transfer from CVB	\$0
Operating transfer from H/M Tax Fund	\$586,384
Operating transfer from H/M - TPD	\$0
Operating transfer from CIP Fund	\$0
Total Other Financing Sources:	\$586,384
General Fund Revenue Totals:	\$37,056,830

City of Peachtree City
General Fund
Sources of Funds

Account Title	Proposed FY 2019 Budget
Surplus Carryover/ (Reserve Increase)	(S176,887)
Total Sources of Funds	\$36,879,943

General Fund Expenditures

	Proposed FY 2019 Budget
<u>Departmental Operating Budgets</u>	
Mayor & Council	\$131,800
Economic Development	\$146,047
Public Communications/CVB	\$105,897
City Manager	\$302,166
Total Executive Services:	\$685,910
Human Resources	\$499,827
Public Information	\$107,070
City Clerk	\$401,787
Municipal Court	\$502,145
Total Administrative Services	\$1,510,829
Finance Department	\$773,274
Purchasing Department	\$138,077
Information Technology	\$894,023
Total Financial Services/ I.T.	\$1,805,374
Police Department	\$7,208,994
Fire Department	\$7,370,378
Emergency Medical Services	\$408,001
Total Public Safety	\$14,987,373
Public Works	\$5,849,857
Grounds Maintenance	\$2,174,271
Building Maintenance	\$541,313
Total Public Works	\$8,565,441
Recreation Administration	\$1,366,648
Kedron Fieldhouse	\$788,622
Library Administration	\$1,071,899
Senior Services Facilities	\$228,043
Total Leisure Services	\$3,455,212
Planning & Zoning	\$538,170
Engineering	\$542,762
Code Enforcement	\$286,157
Building Department (Inspections)	\$696,682
Total Planning & Development	\$2,063,771
Total Departmental Budgets:	\$33,073,910

City of Peachtree City
Page 82 of 106
**General Fund
Uses of Funds**

General Fund Expenditures

**Proposed
FY 2019
Budget**

Total Departmental Budgets: \$33,073,910

General Administration Budget

Liability Insurance (GIRMA)	\$107,338
Unemployment Insurance	\$20,000
Pooled Vehicle Expenses	\$200
Not-for-Profit Organizations	\$25,000
Bad Debt Expense	\$0
CVB - Shared Labor	\$343,114
Contingency - Legal Services	\$243,548
Contingency - Technology	\$55,000
Contingency - Facilities Maintenance	\$75,000
Contingency - General Administration	\$242,162
Total General Administration:	\$1,111,362

Operating Transfers

Transfer to CIP Fund	\$445,000
Transfer to Fire/EMS Grants Fund	
Transfer to SPLOST Fund	
Transfer to Debt Service Fund	\$2,896,464
Transfer to Amphitheater Fund	
Transfer to KPTCB	\$15,770
Transfer to Airport Authority	\$81,600
Development Authority	
Total Interfund Transfers:	\$3,438,834

General Fund Totals: \$37,624,106

Salary Vacancy/ Other Savings: -\$744,163

Total Uses of Funds: \$36,879,943

**Stormwater Utility Fund
Operating & Capital Budget
Fiscal Year 2019**

Revenues

Fund 521	Description	Amount
	Charges for Services	\$ 2,368,041
	Investment Income	10,400
	Miscellaneous Revenue	24,100
	<i>Total Stormwater Revenues:</i>	\$ 2,402,541

Appropriations

Fund 521	Description	Amount
	Personnel Services & Benefits	\$ 714,025
	Purchased/Contracted Services	741,640
	Supplies	124,823
	Contingency	
	Capital Outlay	26,000
	Depreciation & Amortization	
	Other Costs (Bad Debt Expense)	15,000
	Debt Service	686,375
	Other Financing Uses	-
	<i>Total Stormwater Appropriations:</i>	\$ 2,307,863

City of Peachtree City
Stormwater Utility Fund
Sources Uses of Cash for Bond Coverage
Fiscal Year 2019

	<u>2019 Proposed Budget</u>
Sources of Operating Cash:	
Stormwater Billings	2,446,700
Bad Debt Expense	(15,000)
Stormwater Credits	(78,659)
Miscellaneous Revenue	24,100
Interest Earnings (1)	10,400
Sources of Cash	<u>2,387,541</u>
 Use of Operating Cash	
Salaries and Benefits	714,025
Other - Operating	866,463
Debt Service (2)	686,375
	<u>2,266,863</u>
 Net Increase (Decrease) in Cash before Capital Items	 120,678
 Capital Items (3)	 26,000
 Net Increase (Decrease) in Cash after Capital Items	 <u><u>\$ 94,678</u></u>
(Available for Renewal & Extension)	
 Net Revenue Available for Debt Service	 \$ 807,053
 FY2017/2018 Debt Service Payments	 686,375
 Coverage (4)	 1.18

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

(2) Cash Basis - Operating Budget figures based on full accrual

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

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

**Amphitheater Fund
Operating and Capital Budget
Fiscal Year 2019**

Revenues:

Charges For Services	\$ 1,328,549
Transfer from General Fund	-
Transfer from HM Tax Fund	60,000
Surplus Carryover (increase or use of reserves)	-

Total Revenues:	\$	1,388,549
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Expenses:

Personnel Services and Employee Benefits	\$ 45,261
Purchased / Contracted Services	405,134
Supplies	39,750
Program Expenses	898,404
Capital Outlay	

Total Expenses:	\$	1,388,549
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Debt Service Funds

FY 2019 Budget Summary

	Fund 410 G.O Bonds	Fund 400 Other Debt	Total
Revenues:			
Ad Valorem Taxes	\$408,328		\$408,328
Other Taxes/Penalties	\$15,637		\$15,637
Surplus Carryover	\$8,180	0	\$8,180
Transfer from General Fund		\$2,896,464	\$2,896,464
Total Revenues	\$432,145	\$2,896,464	\$3,328,609

Appropriations:			
General Obligation Bond Expenses	\$432,145		\$432,145
GMA Bricks & Mortar Loans		\$1,479,949	\$1,479,949
Equipment Lease-Purchase Loans		\$1,416,515	\$1,416,515
Total Appropriations	\$432,145	\$2,896,464	\$3,328,609

**Debt Service Detail
FY 2019**

<u>Description/Budget Year</u>	<u>FY 2019</u>
<u>B & M Loans/Recr Bond/Facil Bond:</u>	
Police Station Construction (2000)	
City-wide Capital Improv. (2001)	
Tennis Center/Amph. Improv. (2001)	
Land - Hwy 54W/Wynnmeade (2002)	
Police/Fire/City Hall Renovations (2009)	230,053
Facilities Authority Bond (2011)	578,750
Facilities Authority Bond (2014)	341,375
FY16 & Broadband Equip- PFA Loan	329,771
Total B & M Loans:	1,479,949

Equipment Lease-Purchase Loans:

Public Works Department

Bobcat Skid Steer Loader (2012)	
Dump Truck Repl (3) F-750s (2012)	
Dump Bed Replacements (2) (2012)	
Kubota Track Hoe (2013)	3,350
Mechanical Lift (2013)	2,009
Sand Pro #5308 (replace) (2013)	
Sand Pro #5323 (replace) (2014)	4,341
Bobcat Skid Steer (replace) (2014)	8,228
4x6 Gator Utility Vehicle (2014)	6,593
F-150 P/U Truck Repl. (2014)	6,755
F250 Pickup Truck repl. (2015)	6,242
F350 Dump Truck repl. (B&G) (2015)	9,485
Rubber Tire Loader repl. (2015)	28,441
John Deere Track Loader repl (2015)	42,694
Toro Groundmaster Mower (2015)	11,494
Server & software - GIS (2015)	10,595
Zero-turn Mowers-3-B&G (2017)	5,150
F-250 Replacement (2017)	7,109
F-250 Diesel P/U Truck repl (2018)	7,536
F-250 Diesel P/U Truck repl (2018)	7,536
Asphalt Roller Repl. (2018)	7,093
Zero-turn Mowers-3-B&G (2018)	6,849
Komatsu Track Hoe Repl. -PW (2019)	35,466
Zero-turn Mower Repl. (5) PW- (2019)	12,192
Zero-turn Mower Repl. (3) Grnds- (2019)	7,315
F-250 P/U repl. (2019)	7,980
F-150 P/U repl. (2019)	7,093
F-250 Service Body PW (2020)	

**Debt Service Detail
FY 2019**

<u>Description/Budget Year</u>	<u>FY 2019</u>
F-250 - PW (2020)	
F-350 Dump Truck Repl.-3020 PW (2020)	
F-350 Dump Truck Repl.-3029 PW (2020)	
S250 Bobcat Skid Loader -PW (2020)	
Tandem Dump Truck Repl. PW (2020)	
LB90 Back Hoe repl. PW (2020)	
F-150 P/U Truck Repl. (2020)	
F-250 P/U Truck Repl. (2020)	
Zero-turn Mower Repl. (3) - (2020)	
B95 Back Hoe PW (2021)	
F-250 P/U Truck Replacement (2021)	
F-150 P/U Truck Replacement (2021)	
F-150 P/U Truck Replacement (2022)	
F-250 P/U Truck Replacement (2021)	
F-250 Replacement-PW (2022)	
Ford Expedition Repl.-PW (2022)	
Ford F-250 Service Body-PW (2022)	
Motor Grader Repl.-PW (2022)	
F-250 P/U Truck Repl. (2022)	
F-350 P/U Truck Repl. (2022)	
F-250 P/U Truck Repl. (2022)	
F-150 P/U Truck Repl.-Bldg. (2022)	
F-250 Repl. 3018 -PW (2023)	
F-250 Repl. 3019 -PW (2023)	
F-150 P/U Truck Repl. (2023)	
F-150 P/U Truck Repl. (2023)	
Bobcat S185 Replacement (2023)	
Hustler Zero-Turn Mower Repl. (2023)	
Total Public Works:	251,545
 <u>Recreation Department</u>	
F-150 P/U Truck Repl. (2021)	
F-250 P/U Truck Repl. (2023)	
 Recreation Department Totals:	0
 <u>Police Department</u>	
Vehicle Replacements for FY 2012 (9)	
Vehicle Replacements for FY 2013	18,463
Command Vehicle Repl (2013)	1,853
Police Video Repl- 5 (2013)	1,546
Police Victory Motorcycle (2013)	2,288
Police Motorcycle- new 2nd unit (2013)	

**Debt Service Detail
FY 2019**

<u>Description/Budget Year</u>	<u>FY 2019</u>
Records Management System (2014)	58,518
Vehicle Replacements for FY 2014	82,249
Vehicle Replacements for FY 2015	0
COBAN Server Replacement FY 2015	17,873
Patrol Vehicle Replacements-4 (2017)	47,530
Motorcycle Replacement (2017)	4,595
Additional Video Storage (2017)	9,267
Coban Video Replacements-2 (2017)	6,650
Vehicle Replacements for FY 2018	117,702
Unmarked Vehicle Repl (1) (2018)	8,866
Motorcycle Replacement (2018)	5,985
192TB Storage/Expansion (2018)	18,620
Vehicle Replacements for FY 2019	124,130
Stationary ALPRs (3) - (2019)	7,470
Ford F-250 repl. (2019)	13,521
Access Control Upgrade (2019)	4,572
Vehicle Replacements for FY 2020	
Prisoner Transport Van repl. (2020)	
192TB Storage/Expansion (2020)	
Vehicle Replacements for FY 2021	
Vehicle Replacements for FY 2022	
192TB Storage/Expansion (2022)	
Motorcycle (Hancock)- (2022)	
Vehicle Replacements for FY 2023	
Motorcycle (McKinnon) (2023)	
ALPR Trailer w/Cameras	
 Police Department Totals:	 551,698

Fire Department

Replace Fire Engine 82 (2008)	
Rescue 8 Replace/Surplus (2012)	
Rescue Boat (2015)	5,050
Replace Expedition-Training (2013)	1,808
Medic Remount (2013)	6,719
Repl Exped - Asst. Ops./EMS (2014)	7,071
Repl 2 P/U w/ 1 SUV- FM (2014)	7,071
Patient Handling System (2014)	5,548
Replace Medic Unit 83 (2015)	45,441
Lucas - CPR Machines (2015)	9,638
Repl Staff Vehicle-Training (2017)	8,332
Radio Repl - Phase 1 (2017)	
ReplStaff Vehicle (2006-1) (2018)	8,822
Cardiac Monitor Lifepak-15 Repl. (2018)	8,656

**Debt Service Detail
FY 2019**

<u>Description/Budget Year</u>	<u>FY 2019</u>
Medic Unit 85- replace (2019)	60,957
Cardiac Monitor Lifepak-15 Repl. (2019)	8,756
Sta. 82 Generator repl. (2019)	16,248
Oxygen Generator repl. (2019)	6,650
Genesis Combo Tools (2019)	6,650
Brush Truck- repl. 2 F-350s (2020)	
Repl Staff Vehicle - 2011 (2020)	
Cardiac Monitor Lifepak-15 Repl. (2020)	
Combo Hydraulic Tools (2) (2020)	
180 kw Generator Repl. (2020)	
Reserve Engine repl. (2006) (2021)	
Cardiac Monitor Lifepak-15 Repl. (2021)	
SCBA Air Compressor repl. (2021)	
Replace Staff Vehicle (2236) (2021)	
Replace Medic 81 (2022)	
Generator - Station 81 (2022)	
Cardiac Monitor Lifepak 15 (2022)	
Reserve Engine repl. (2007) (2023)	
Staff Vehicle repl. (2204) (2023)	
Fire Department Totals:	213,417
<u>General Administration</u>	
Phase I Tech Upgrades (2012)	
Phase II Tech Upgrades (2013)	14,850
Citywide Phone System Repl (2013)	7,611
Citywide ERP System (2014)	110,179
Phase 2-3 Tech Upgrades (2014)	46,718
Additional Storage - Backups (2017)	8,826
Repl Storage - Production (2017)	9,929
Email Upgrade (MS Exchange - 2016)	9,458
MS Office 2016 Upgrade (2017)	27,323
Adobe Acrobat Upgrade (2017)	18,916
Citywide Wifi Upgrade (2017)	10,509
Backup Server (replace) (2017)	5,675
Security Cameras/Access (2017)	7,084
Online Building Permits (2017)	5,276
MS Server Software Upgrades (2019)	14,581
Tape Drive (Backups) (2019)	4,987
Public Works Physical Security (2019)	7,802
Recreation Physical Security (2019)	8,002
Add'l Storage-Facilities Video (2019)	9,975
Firewall Repl-Public Safety (2019)	9,975
Avanti Laserfiche Upgrade (2019)	13,635

**Debt Service Detail
FY 2019**

<u>Description/Budget Year</u>	<u>FY 2019</u>
PC Replacements - 146 (2019)	48,544
Router Replacement (2020)	
Storage Additions (2020)	
Data Security Upgrades (2020)	
Server Replacements (2020)	
VMWare/Veeam Repl. (2020)	
Misc Software Upgrades (2021)	
Storage Unit Replacements (2021)	
Network Switch Replacements (2021)	
MS Office Updates (2021)	
MS Exchange Software Upgrade (2021)	
Data Security Upgrades (2021)	
Storage Replacements (2022)	
MS Server Software Upgrades (2022)	
Vmware Upgrades (2022)	
Data Security Upgrades (2022)	
Server Replacements (2023)	
Firewall Replacement (2023)	
Tape Drive Replacment (2023)	
Misc Software Upgrades (2023)	
Total General Administration:	399,855
Total Equipment Lease:	1,416,515
Total Debt Service Expense:	2,896,464

**Peachtree City
G.O. Bond Fund**

Sources of Funds

	FY 2019 Proposed
Ad Valorem Tax Projections	
Digest	\$2,294,507,166
Projected Digest Increases	4.70%
One mill =	\$2,294,507
Proposed millage rate	0.176
 Millage Rate Percent Increase (Decrease)	 -35.53%
Millage Increase (Decrease)	-0.097
 Tax Revenue Generated	 \$403,833
Tax Revenue % Increase (Decrease)	-32.50%
 Other Revenues Generated:	
Intangible Tax	\$11,748
Motor Vehicle Ad Valorem Tax	\$4,494
Real Estate Transfer Tax	\$3,387
Penalties	\$472
Interest	\$30
Other	
Use of Fund Balance	\$8,180
Total Other Fund Sources:	\$28,311
 Total Sources of Funds:	 \$432,145

Uses of Funds

**G.O. Bond Debt Service Detail
Description/Budget Year**

FY 2019

2003 Refunding (G.O. Bonds)	
Principal	
Interest	
Airport G.O. Bond	
Principal	
Interest	
Library G.O. Bond (2011 Refunding)	\$431,375
Principal	\$425,000
Interest	\$6,375
 Total G.O. Bond Debt Service	 \$431,375
 Administrative Expense- Bonds	 \$770
Total Bonds:	\$432,145
 Miscellaneous Expense	
 Total G.O Bond Fund Expenses	 \$432,145

**Capital Improvement Program Fund
FY 2019 Budget Summary**

Revenues:

Transfer from General Fund	\$445,000
Equipment/Lease-Purchase Loans	\$1,969,550
G.O Bond Proceeds	
Facilities Authority Bond Proceeds	
State Grants	-

Total Revenues:	\$2,414,550
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Appropriations:

Public Works	\$591,333
Recreation	\$125,000
Police	\$675,325
Fire/EMS	447,800
Administration	530,092
Contingency	\$45,000

Total Appropriations:	\$2,414,550
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Expenditures	5 Year Plan	Debt Svce.	Term
<u>Division: Public Services</u>			
PW Komatsu Track Hoe Replacement	\$160,000	\$35,466	5 yrs.
PW Hustler Super Z Mower Repl. (5 @ \$11,000)	\$55,000	\$12,192	5 yrs.
Grnds. Hustler Super Z Mower Repl. (3 @ \$11,000)	\$33,333	\$7,315	5 yrs.
Grnds. F-250 P/U Truck repl. - 5015	\$36,000	\$7,980	5 yrs.
Grnds. F-150 P/U Truck repl. - 5044	\$32,000	\$7,093	5 yrs.
Eng. Citywide Bridge Maintenance	\$100,000		
BM Facilities Improvements	\$175,000		
Public Services Total	\$591,333		
<u>Division: Leisure Services</u>			
Kedron Pool Resurfacing (2)	\$50,000		
Kedron Pool Sand Filters (2) replace	\$75,000		
Leisure Services Total	\$125,000		
<u>Division: Public Safety Services</u>			
P.D. Police Vehicle Replacements (10 @ \$6,000)	\$560,000	\$124,130	5 yrs.
P.D. Automated License Plate Readers (3) Stationary	\$33,700	\$7,470	5 yrs.
P.D. F-250 Pickup Truck replacement (equipped)	\$61,000	\$13,521	5 yrs.
P.D. Access Control Upgrade	\$20,625	\$4,572	5 yrs.
Police Department Totals:	\$675,325		
F.D. Medic Unit 85 - replace	\$275,000	\$60,957	5 yrs.
F.D. Cardiac Monitor Lifepak-15 Replacement	\$39,500	\$8,756	5 yrs.
F.D. Sta. 82 Generator (80 kw) Replacement	\$73,300	\$16,248	5 yrs.
F.D. Oxygen Generator - Replace	\$30,000	\$6,650	5 yrs.
F.D. Genesis Combo Hydraulic Tools (2)	\$30,000	\$6,650	5 yrs.
Fire Department Totals:	\$447,800		
Public Safety Services Total	\$1,123,125		
<u>Administrative/Financial/Technical Services</u>			
I.T. Microsoft Server Software Upgrades	\$65,780	\$14,581	5 yrs.
I.T. Tape Drive (Backups)	\$22,500	\$4,987	5 yrs.
I.T. Public Works (Physical Security)	\$35,200	\$7,802	5 yrs.
I.T. Recreation (Physical Security)	\$36,100	\$8,002	5 yrs.
I.T. Additional Storage (Facilities Video)	\$45,000	\$9,975	5 yrs.
I.T. Firewall Replacement (Public Safety)	\$45,000	\$9,975	5 yrs.
I.T. Avanti Laserfiche Upgrade	\$61,512	\$13,635	5 yrs.
I.T. PC Replacements (146 @ \$1,500)	\$219,000	\$48,544	5 yrs.
Administrative Services Total	\$530,092		
<u>Contingency Funds</u>			
CIP Contingency	\$45,000		
Total Expenditures	\$2,414,550	\$436,501	
<u>Revenue Sources</u>			
General Fund Transfer		\$445,000	
Equipment Lease Loan Proceeds	\$1,969,550		
State Grants			
Total Revenues		\$1,969,550	
Total Revenues & Transfers		\$2,414,550	
Equipment Lease/Purchase Program			

**Impact Fee
Budget
Fiscal Year 2019**

Revenues:

Surplus Carryover Restricted	\$ 12,000
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Total Revenues:	\$ 12,000
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Expenses:

Library - Media	12,000
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Total Expenses:	\$ 12,000
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City of Peachtree City
Hotel/Motel Tax Fund Budget
FY 2019

			FY 2018 Current Budget	FY 2018 Projected	%	FY 2019 Budget
Estimated Revenue:						
Hotel/Motel Taxes	6.5%		\$1,236,751	\$1,245,586	2.0%	\$1,270,498
H/M Tax (TPD)	1.5%		\$285,404	\$287,443	2.0%	\$293,192
			<u>\$1,522,155</u>	<u>\$1,533,029</u>		<u>\$1,563,690</u>
Operating Transfers Out:						
Convention & Visitors Bureau	3.5%		\$665,943	\$670,700		\$684,114
City General Fund: 3%			\$570,808	\$574,886		\$586,384
* City TPD Fund - 1.5%			\$230,404	\$232,443		\$233,192
* Amphitheater Fund (TPD)			\$55,000	\$55,000		\$60,000
Total:			<u>\$1,522,155</u>	<u>\$1,533,029</u>		<u>\$1,563,690</u>

* These two items total the 1.5% TPD portion

City of Peachtree City
Special Revenue Funds

FY 2019
Proposed
Budget

Hotel/Motel TPD Fund

Beginning Cash/Fund Balance	
Revenues	-
Operating Transfer In:	233,192
Expenditures	(233,192)
Ending Cash/Fund Balance	<u>\$ -</u>

CITY OF PEACHTREE CITY

STAFF REPORT

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: July 26, 2018

SUBJECT: Consider Appeal from Pulte Homes Corporation, Inc. to Lift Multi-Family Rezoning Moratorium
August 2, 2018 City Council Meeting

Request:

On June 27, 2018, Mr. Dan Fields (Fieldstone Realty Partners, LLC), on behalf of Pulte Homes Corporation, Inc., submitted a formal written request that Council consider lifting the current moratorium on multi-family rezoning for the Everton subdivision located in Wilksmoor Village. The Applicant will be in attendance at the August 2, 2018 meeting to answer questions pertaining to this request.

Existing Land Use:

The Everton subdivision is located in Wilksmoor Village. Existing land uses adjacent to and in the immediate area are predominately single-family residential. The subdivision is bound to the west by unincorporated Coweta County; to the north by the Cresswind subdivision; to the east by the CSX Railroad line; and to the south by undeveloped property and the Wynnmeade and Centennial subdivisions.

Existing Zoning:

The Everton subdivision is currently zoned Limited Use Residential (LUR-15). A copy of the permitted uses in the LUR-15 district is attached along with a zoning map for the area. Zoning to the north of the subject property is LUR-14 (Cresswind); to the east is LUR-18 (Century Homes) and General Residential (GR-4) (Everton); and to the south is Open Space-Conservation (OS-C), R-1 (Wynnmeade) and General Residential (GR-4) (Centennial).

Attachments



Via e-mail: mwarrix@peachtree-city.org

June 27, 2018

Mr. Michael Warrix, AICP
Planning and Development Director
Peachtree City
153 Willlowbend RR
Peachtree City GA 30269

Re: Request to Lift Multi-Family Rezoning Moratorium – LUR-15, Phase 8
("Property")

Mr. Warrix:

On behalf of Pulte Homes Corporation, I am attaching a Request to Lift the Multi-Family Moratorium for the Everton Master Plan (LUR-15). Currently, we are unable to discuss potential planning improvements that would include townhomes.

With the significant number of commercial sites added since the LUR -15 plan was originally approved in 2007 and the increasing demand for more diverse housing, we would like to have the opportunity to discuss this proposal with the staff and Planning Commission. Then, submit the proposal to the Mayor and City Council for further consideration.

Sincerely,

A handwritten signature in black ink that reads "Dan Fields". The signature is written in a cursive, slightly slanted style.

Dan Fields, President
Fieldstone Realty Partners, LLC

REQUEST TO LIFT MULTI-FAMILY REZONING MORATORIUM

Pulte Homes Corporation, Inc.

Everton Community

June 25, 2018

Description:

Pulte Homes Corporation, Inc. (Applicant) is developing the Everton neighborhood, located within Wilksmoor Village. Everton was originally annexed into the city limits of Peachtree City on May 3, 2007 and rezoned to LUR-15 (Limited Use Residential) to accommodate the development of a 475-unit single-family detached residential neighborhood with various green belts, parks, recreation facilities and an area designated for village commercial.

The Applicant is requesting that the Council lift the multi-family rezoning moratorium so that Applicant may discuss various land planning improvements with the City Staff (related to Everton). These improvements include the elimination of the village commercial and the addition of townhomes consistent with the current architecture of Everton. The townhome component is being considered, as part of the overall Everton masterplan, as a replacement of the village commercial. Located just south of Everton is the Centennial neighborhood (See attached) which also includes 2 successful townhome neighborhoods.

There continues to be significant demand for a variety of home styles including Peachtree City townhomes for those preferring low to no-maintenance living. We would appreciate the opportunity to have discussions with the City and staff regarding these improvements to the Everton community. Lifting the moratorium allows those discussions and in no way obligates the council to modify the existing LUR-15 zoning classification.





LVR-15

Development shall take place in conformance with the master plan prepared by PBS&J (last revised June 12, 2007), a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

(d) *Permitted uses.*

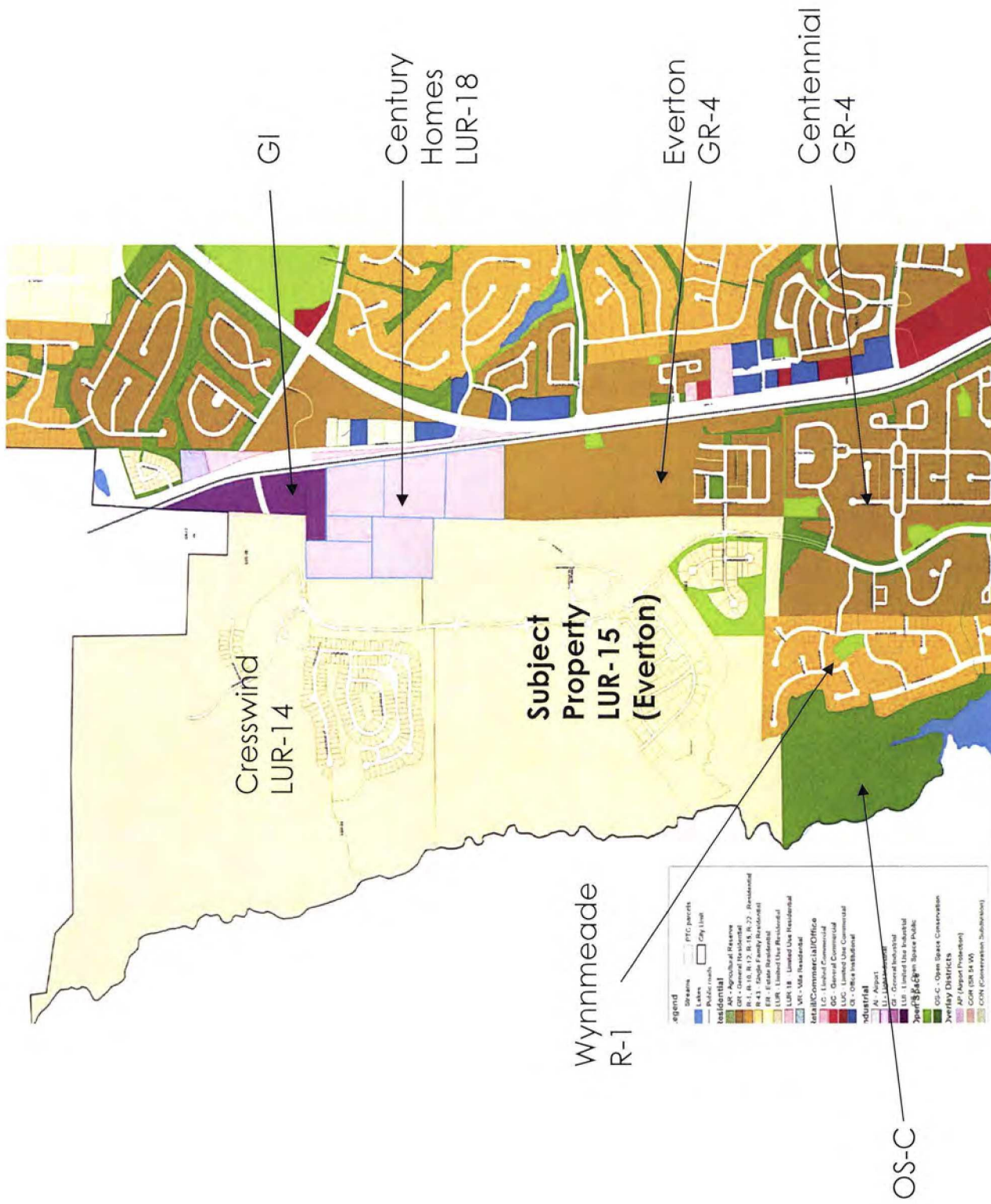
1. No more than 475 single-family detached lots with the following dimensions:
 - (a) 54 lots shall measure no less than 55' x 125'
 - (b) 140 lots shall measure no less than 65' x 125'
 - (c) 90 lots shall measure no less than 75' x 130'
 - (d) 134 lots shall measure no less than 90' x 130'
 - (e) 29 lots shall measure no less than 100' x 150'
 - (f) 28 lots shall measure no less than 115' x 200'
2. A clubhouse, including an outdoor pool, tennis courts and other customary accessory uses.
3. General retail uses associated with a neighborhood retail center, located on two tracts of land not to exceed 3 acres each.
4. Publicly owned building, facility or land.
5. Building, facility or land for the distribution of utility services.
6. Building, facility or land for non-commercial park, recreation or open space purposes.
7. Accessory uses (see Section 908).
8. Customary home occupations (see Section 907).

(e) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(f) *Other requirements.*

1. Minimum floor area per dwelling unit: 1,500 SF.



ARTICLE XIV. - MULTI-FAMILY—REZONING MORATORIUM^[6]

Sec. 1401. - Purpose.

In order to protect the health, safety, and welfare of its citizens, the city has determined that a moratorium on the zoning or rezoning of property for development of multifamily housing needs to be adopted and enforced for all property in the City of Peachtree City not currently zoned for use as multifamily.

This moratorium is intended to promote: the orderly development of property in the city; maintain the high quality of police services now provided; maintain the high quality of emergency and fire services now provided; maintain the quality of education now provided; maintain the high quality of life now existing; help reduce traffic congestion; and ameliorate air quality standards.

(Ord. No. 727, 11-4-1999)

Sec. 1402. - Findings.

The mayor and council have made the following findings of fact in consideration of this moratorium:

- (a) The development of additional multifamily housing would create a significant burden on the police department and emergency and fire departments for the city;
- (b) The development of additional multi-family housing would overburden area schools
- (c) The development of additional multi-family housing would exhaust available resources, thus reducing the quality of life now existing; and
- (d) The development of additional multi-family housing would increase traffic congestion, which also reduces air quality.

(Ord. No. 727, 11-4-1999)

Sec. 1403. - Moratorium.

The Mayor and Council of the City of Peachtree City hereby directs its staff to accept no applications seeking to zone or rezone property to any designation that would allow the development of the property as multi-family.

- (a) Multi-family shall include apartments, townhouses, duplexes, condominiums and assisted living facilities.
- (b) This moratorium shall be in effect for a period of one year and shall automatically expire if not reviewed by the mayor and council and if deemed necessary, renewed.
- (c) This moratorium shall not apply to property already zoned for use as multifamily.

(Ord. No. 727, 11-4-1999)

Sec. 1404. - Appeals.

Any party with an ownership interest in property in the city that believes said property owner is severely prejudiced by this moratorium may file an application with the city planner requesting that the mayor and council remove the moratorium as it applies to the property.

- (a) The application shall be accepted by the city planner and placed on the council agenda after being properly advertised, and then, considered by the mayor and council.
- (b) City staff shall only provide council with current land use and zoning information regarding the subject property and its surrounding properties and shall not make a recommendation to council on the application to lift the moratorium.
- (c) In the event council lifts the moratorium, the property owner may then submit the request for rezoning following established procedures.
- (d) In the event council declines to lift the moratorium, the property owner shall have the same rights and follow the same procedures as those connected with the denial of a rezoning request.

(Ord. No. 727, 11-4-1999)