

City Council of Peachtree City
REVISED AGENDA
July 17, 2014
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Recognize Employee of the Month – Rosemary Griffin**
 - Recognize Winners from the July 4th Parade**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - June 16, 2014, Workshop Minutes**
 - June 17, 2014, Workshop Minutes**
 - June 19, 2014, Regular Meeting Minutes**
- VII. Monthly Reports**
- VIII. Consent Agenda**
 - 1. Consider Bid for Lenox Road Drainage Improvement**
 - 2. Consider Adoption of Comprehensive Plan – 2014 Partial Plan Update (Short Term Work Program, Capital Improvements Element, and Impact Fee Summary Report)**
 - 3. Appoint Alternate to Fulfill Unexpired Term on WASA Board – John Dufresne**
 - 4. Consider Budget Amendments – FY 2014**
 - 5. Consider Donation of Golf Cart to Police Department from Yahama**
 - 6. Consider Acceptance of PTC SK8 as Volunteer Association**
 - 7. Consider Development Agreement – Brent West Village**
 - 8. Consider Amendment to Building Ordinance – Swimming Pool Drains**
- IX. Old Agenda Items**
 - 06-14-05 Public Hearing – Consider Variance to Water Resources Protection Ordinance, 424 Robinson Road**
- X. New Agenda Items**
 - 07-14-01 Public Hearing – Consider FY 2015 Budget**
 - 07-14-02 Public Hearing – Consider Variance to Sign Ordinance, Westpark Walk Retail Center, 100 Commerce Drive.**
Request to raise height of monument sign adjacent to SR 74, will be continued due to advertising issues
 - 07-14-03 Consider Amendment to Article VIII. Requirements for Streets and Other Rights-of-Way**
Addresses design, maintenance and ownership requirements for sidewalks in new subdivisions
 - 07-14-04 Consider Amendment to Land Development Ordinance, Sec. 406 Final Plat Approval Process paragraph (j) - Maintenance Bond Requirements**
 - 07-14-05 Consider Bid for Excavator**
 - 07-14-06 Consider Acknowledgement of Highway 54 Corridor Study by Pond**
 - 07-14-07 Consider Intersection Improvements Permit for Line Creek Drive and SR 54**
- XI. Council/Staff Topics**
 - Hot Topics Update**
- XII. Executive Session**

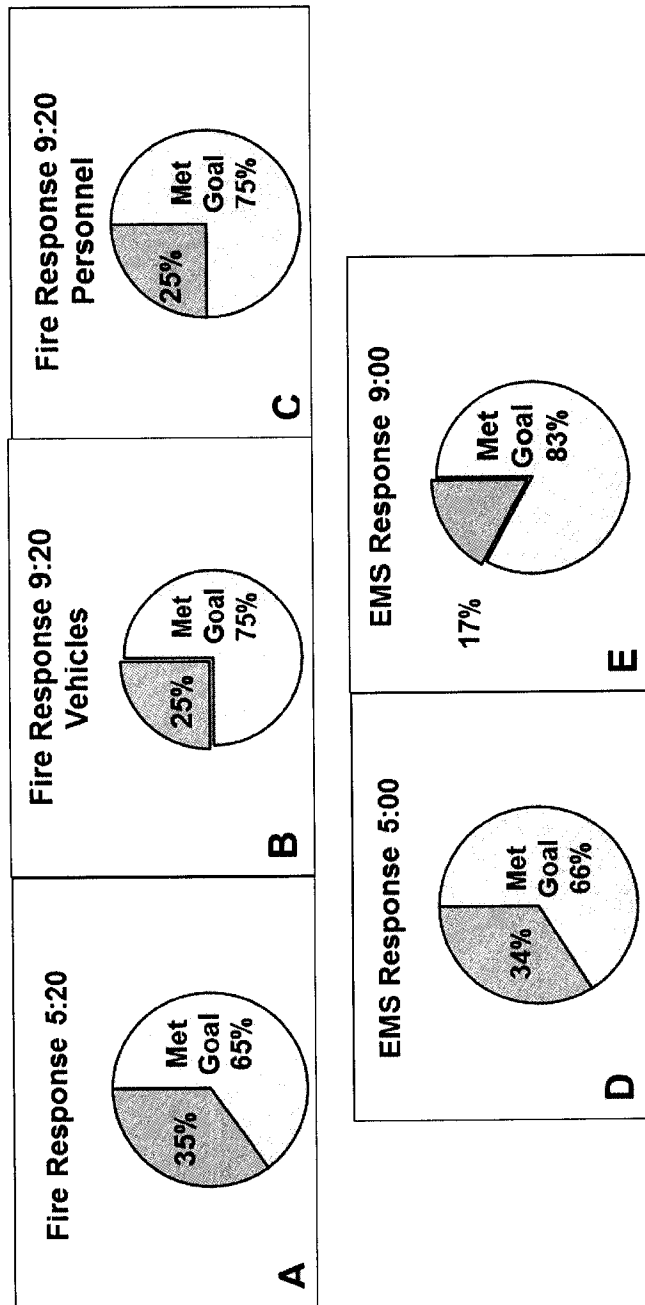
This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting

PEACHTREE CITY FIRE - RESCUE

QUARTERLY REPORT

April 2014 – June 2014

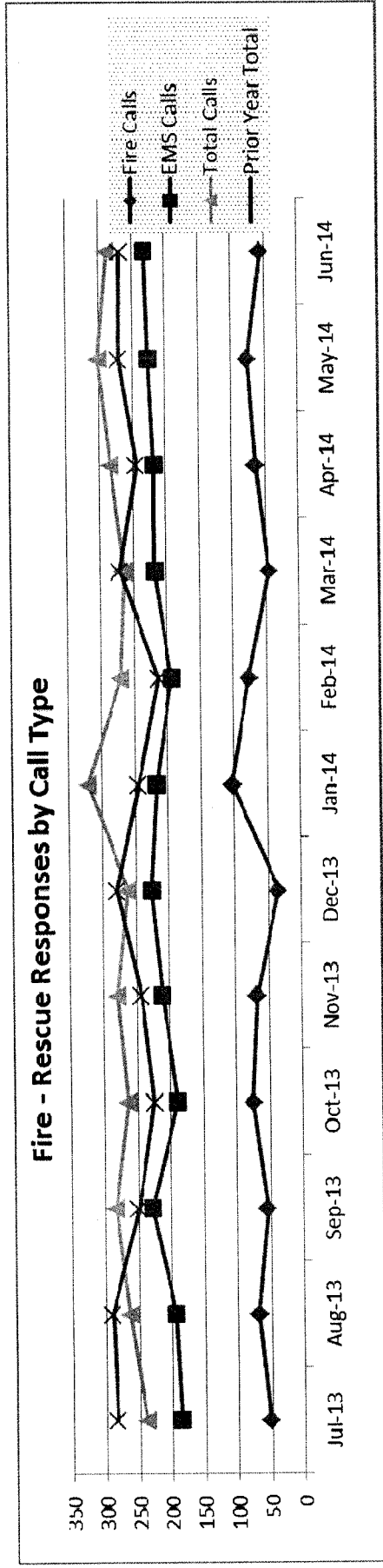
RESPONSE BENCHMARKS (12 MONTH LOOK-BACK) (July 2013 – June 2014)



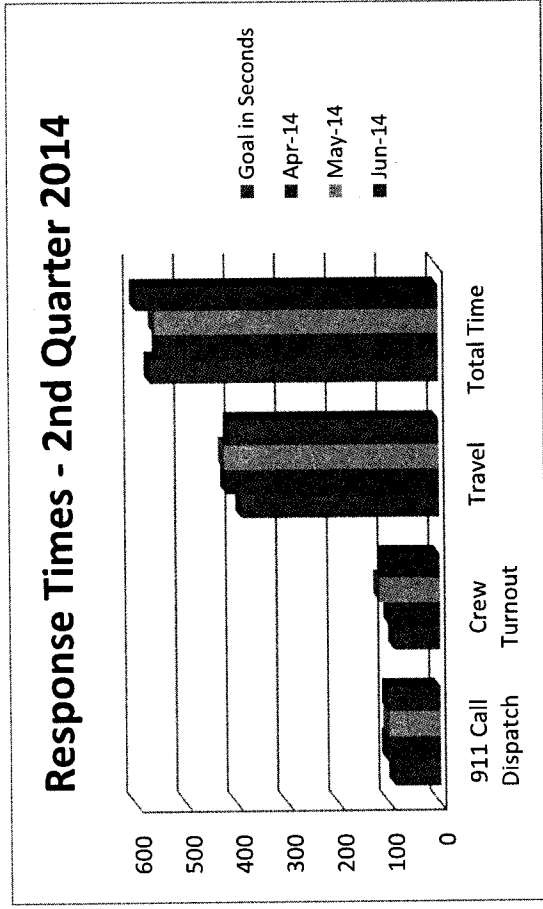
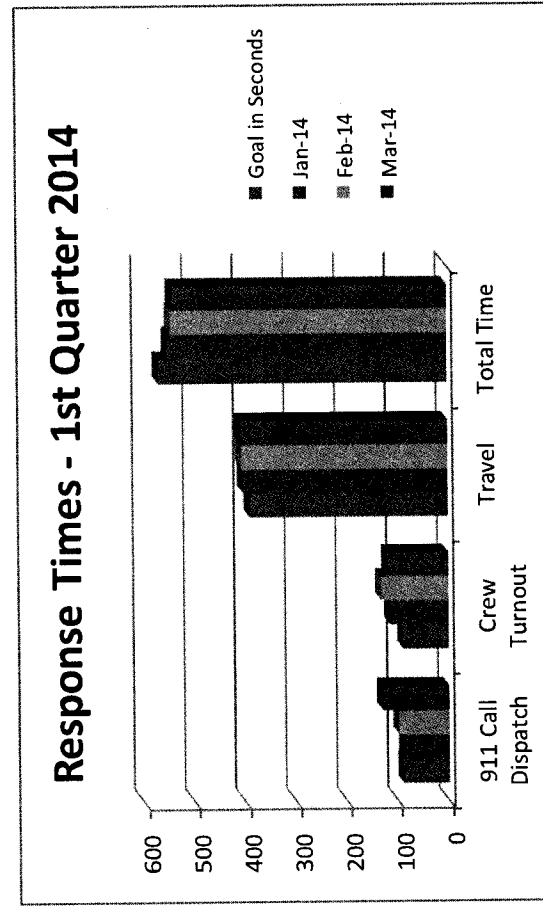
Benchmarks are based on NFPA 1710 Standards as follows:

- A) Fire Call: First arriving Engine Company arrives in 5 minutes 20 seconds from notification 90% of time. (Engine & 4 Firefighters)
- B) Fire Call: Initial full alarm assignment arrives in 9 minutes 20 seconds from notification 90% of time. (2 Engines, Aerial, Squad, Ambulance)
- C) Fire Call: Initial full alarm assignment arrives in 9 minutes 20 seconds from notification 90% of time. (15 Firefighters)
- D) EMS Call: First arriving EMS Unit arrives in 5 minutes from notification 90% of time. (EMS Unit & 2 EMTs/Paramedics)
- E) EMS Call: ALS Ambulance arrives in 9 minutes from notification 90% of time. (EMS Units & 4 EMTs/Paramedics)

MONTHLY RESPONSES (Last 12 Months)



MEETING MATRIX STUDY BENCHMARKS



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jim Pennington, City Manager 
Paul Salvatore, Financial Services Director 
Kelly Bush, Assistant Financial Director
Angela Egan, Purchasing Agent

FROM: William McCollom, Interim Chief of Police 

DATE: July 14, 2014

SUBJECT: Donation of a 2013 Yamaha Jasper Adventure Sport Golf Cart to the PTC CERT Program
(City Council Meeting July 17, 2014)

Recommendation:

The Police Department is requesting to accept a donation of a new 2013 Yamaha Jasper Adventure golf cart valued at \$4,466.56.

Discussion:

The Yamaha CERT Golf Cart would be utilized to promote CERT awareness through-out the city, county, and the Southeast at events such as:

- EMAG Conference (Emergency Management Agency of Georgia) - State and Local Leaders attend this conference
- Recruitment events
- Touch a Truck Events
- Amphitheatre Events
- Statewide CERT Train the Trainer Classes
- Annual Light Up The Night Toy Drives
- Community Parades
- Peachtree City Dragon Boat Races
- Booth Middle School Safety Day
- National Night Out
- Atlanta Motor Speedway events

Peachtree City is a community with a golf cart path system that allows for unique challenges or opportunities should an emergency, or disaster, occur. The CERT Golf Cart will provide critical support to first responders in emergencies utilizing the cart path system. The Golf Cart can carry equipment such as chain saws, fire extinguishers, and other first-aid supplies that are needed to support rescue operations.

The Golf Cart can also assist with search and rescue situations should there be a missing person reported within the city limits.

CERT is about readiness, people helping people, rescuer safety, and doing the greatest good for the greatest number of people. The CERT Golf Cart will be a great tool the city will have to help prepare our citizens in the event of an emergency situation, while at the same time, allowing us to promote the Peachtree City CERT program locally and regionally.

Budget Impact:

This donation will be completely funded by private donations already received and managed by our Finance Department. Per the Public Work Fleet Manager, the projected annual maintenance on this golf cart is expected to be less than \$300.00, which will be paid by the CERT grant funding. Additionally, the golf cart will be evaluated by Yamaha at the end of three years, to determine if a new golf cart should be donated, to keep the golf cart in both the best mechanical and overall appearance it can be. There are no matching funds required on behalf of the City.

WM/slp

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager
Community Services Director 

FROM: Recreation & Special Events Administrator 

DATE: July 17, 2014

SUBJECT: PTC SK8'S Parents' Association
July 17, 2014, City Council Meeting Consent Agenda

Recommendation:

That Council approve Peachtree City SK8s, Inc., as a partner Volunteer Association for special events and the operation of the Peachtree City Skate Park.

Discussion:

Staff has been working with various individuals from the community in an effort to create and promote interest in the Peachtree City Skate Park. As a result, we have a group of involved citizens who have applied for and received status as a Domestic Non- Profit Corporation from the State of Georgia as Peachtree City SK8s, Inc. This group has put together a special event named the Peachtree City Great Skate, and 2014 will be their second year of coordinating this event with the City. The Peachtree City SK8s has also taken an active role in ensuring the skate park is a clean and safe place for all citizens to enjoy during their leisure time.

At this time, staff envisions this partnership along the lines of those with the Community Garden and South Side Cycling Club, where no fees come back to the City at this time (versus the agreements with the youth sports associations for field use). A Special Interest Facility Agreement will be brought back to Council for approval if the Volunteer Association status is given to Peachtree City SK8s.

Budget Impact:

This action will not have any additional budget impact (any impact related to the agreement will be acknowledged at that time).

Attachment: Domestic Non- Profit Approval from State of Georgia

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Drive

Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

I, **Brian P. Kemp**, the Secretary of State and the Corporations Commissioner of the State of Georgia, hereby certify under the seal of my office that

PEACHTREE CITY SK8'S, INC.

a Domestic Non-Profit Corporation

has been duly incorporated under the laws of the State of Georgia on **10/22/2012** by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on October 22, 2012



Brian P. Kemp
Secretary of State

It is intended that the corporation shall have, and continue to have, the status of an organization which is exempt from federal income taxation under Section 501(c)(3) of the Code. All terms and provisions of these Articles of Incorporation and the Bylaws of the Corporation, and all authority and operations of the corporation, shall be construed, applied and carried out in accordance with such intent.

Article 4

The corporation will not have members.

Article 5

The registered office of the corporation shall be 107 Fern Vale, Peachtree City, Georgia 30269. The initial registered agent at such address is Patrick A. Phillips. The county of the registered office is Fayette.

Article 6

The mailing address of the corporation 107 Fern Vale, Peachtree City, Georgia 30269. The county of the initial mailing address is Fayette.

Article 7

Upon the dissolution of the corporation, and after all of its liabilities and obligations have been paid, satisfied, and discharged, or adequate provision made therefor, all of the corporation's assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

Article 8

To the fullest extent that the Georgia Nonprofit Corporation Code, as amended for time to time, permits the limitation or elimination of the liability of directors and officers, no director or officer of the corporation shall be personally liable to the corporation or its members, if any, for monetary damages for breach of duty of care or any other duty as a director or officer of the corporation. No amendment of this Article 9 shall apply or have any effect on the liability or alleged liability of any director or officer of the corporation for or with respect to any acts or omissions of such director or officer occurring prior to such amendment or repeal.



Brian P. Kemp
Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION

237 Coliseum Drive
Macon, Georgia 31217-3858
(404) 656-2817

Registered agent, officer, entity status information via the Internet
sos.georgia.gov/corporations

TRANSMITTAL INFORMATION
GEORGIA PROFIT OR NONPROFIT CORPORATIONS

IMPORTANT

Remember to include your e-mail address when completing this transmittal form.

Providing your e-mail address allows us to notify you via e-mail when we receive your filing and when we take action on your filing. Please enter your e-mail address on the line below. Thank you.

E-Mail: pat.phillips64@gmail.com

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1.

Corporate Name Reservation Number (If one has been obtained; if articles are being filed without prior reservation, leave this line blank)

Peachtree City SK8s, Inc.

Corporate Name (List exactly as it appears in articles)

2.

Patrick Allen Phillips

770-629-1151

Name of person filing articles (certificate will be mailed to this person, at address below)

Telephone Number

107 Fern Vale

Address

Peachtree City

Georgia

30269

City

State

Zip Code

3.

Mail the following items to the Secretary of State, at the above address:

- 1) This transmittal form
- 2) Original and one copy of the Articles of Incorporation
- 3) Filing fee of \$100.00 payable to Secretary of State. Filing fees are NON-refundable.

I certify that a Notice of Incorporation or Notice of Intent to Incorporate with a publication fee of \$40.00 has been or will be mailed or delivered to the official organ of the county where the initial registered office of the corporation is to be located. (List of legal organs is posted at web site; or, the Clerk of Superior Court can advise you of the official organ in a particular county.)

[Signature]
Authorized signature of person filing documents

10-19-12
Date

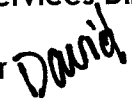
Request certificates and obtain entity information via the Internet: sos.georgia.gov/corporations

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Community Services Director 

FROM: Senior Planner 

DATE: July 15, 2014

SUBJECT: Development Agreement - Scarbrough/ Brent West Village tract
(Wilksmoor Village)
July 17, 2014 City Council Agenda

Recommendation:

That Council authorize the Mayor to sign the Development Agreement for the Scarbrough/ Brent West Village tract within Wilksmoor Village.

Discussion:

The annexation and zoning of the Scarbrough/ Brent West Village tract was approved by City Council on May 3, 2007. One of the conditions of approval stated:

The annexation and rezoning is conditioned upon the execution of the Development Agreement between the City and the Applicant attached hereto. The Development Agreement shall be recorded in the Deed Records of the Clerk of the Superior Court of Fayette County Georgia so as to provide notice of the conditions of this zoning to all parties in interest.

Following the approval of the annexation and zoning, a lawsuit was filed disputing the annexation. After a number of years of litigation, the Georgia Supreme Court issued a decision upholding the annexation on November 21, 2011.

Because of the litigation, the Development Agreements for the Wieland and the Scarbrough/ Brent West Village tracts were never signed or recorded. We are working with both property owners in an effort to comply with this condition of zoning.

Budget Impact:

There are no budget impacts associated with this request.

Attachment

SCARBROUGH TRACT

AFTER RECORDING RETURN TO:

THEODORE P. MEEKER, III
SUMNER MEEKER, LLC
14 EAST BROAD STREET
NEWNAN, GEORGIA 30263, LLC

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into by Brent West Village, LLC and its successors and assigns (hereinafter "Developer") and the City of Peachtree City, Georgia ("City") to provide for the orderly development of the property more particularly described as Exhibit "A" which is incorporated herein by express reference ("Property").

Whereas, Developer submitted to the City a proposed annexation and rezoning request, which was modified by the City and ultimately approved by the City Council on May 3, 2007; and,

Whereas, Developer is the successor in interest to Levitt & Sons; and

Whereas, it is the intent of this Agreement to finalize the terms of rezoning and all conditions to which the parties have agreed.

Now Therefore, in exchange of the mutual promises and considerations contained herein and for other good and valuable consideration, the parties agree the rezoning known as LUR-14 is approved and said approval is conditioned further as follows:

1. The concept plat attached hereto as Exhibit "B" ("Master Plan") is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of

the concept plat approval process. It is understood the general layout of the streets and individual lots will be in substantial conformance with what is shown on the concept plat once final engineering documents are prepared.

2. The Developer agrees that the requirements and conditions specified in the LUR-14 ordinance attached hereto as Exhibit "C" shall remain in effect unless specifically amended or revoked by subsequent actions of the City Council in accordance with the established procedure for zoning amendments.
3. The Developer agrees that the LUR-14 Ordinance attached hereto as Exhibit "C" is binding on any of its successors-in-title to the real property, any other entities by which the property owner shall be known, all assigns, successors-in-interest to the development, and any entity taking possessions of this development. This Development Agreement shall be recorded in the Deed Records of the Clerk of the Superior Court of Fayette County, Georgia, so as to apprise any successors-in-title of this Development Agreement and the terms of the LUR-14 Ordinance attached hereto as Exhibit "C".
4. The City agrees that it will pay to the Developer any funds it receives from any other government or entity for the MacDuff Parkway extension, and that the City will actively solicit such funds. Any funds received by the City shall be prorated between the Developer and John Wieland Homes and Neighborhoods, or its successors and assigns (hereinafter "Wieland"), based upon the percentage of costs incurred by the Developer and Wieland in constructing the road and bridge.
5. The Developer agrees that nothing contained in this Agreement shall obviate the requirement that the Developer complies with all City Ordinances, building codes, and development standards. With respect to all these requirements, the City will not unreasonably withhold approval of Developer's plans.
6. The Developer agrees to include the restrictions and covenants contained herein on any and all deeds the Developer signs to transfer said property or otherwise to reference this deed restriction on any forms of conveyance. If Developer fails to include said restrictions and covenants, the City shall have the option to file said restrictions and covenants in the chain of title of said property so the restrictions and covenants will run with the land.

7. All Parties agree that this Agreement is entered into voluntarily, and that all parties will incur their own legal expenses.
8. In the event an ambiguity exists in the interpretation or implementation of this Agreement, the parties will first look at the Agreement itself to clarify such ambiguity. In the event the ambiguity is still not resolved, the parties will next look to the specific LUR-14 Zoning Ordinance, and then, if necessary, to the rules, regulations and ordinances of the City.
9. Developer will dedicate and construct, at no cost to the City, a proposed road identified as MacDuff Parkway extension from its current point of termination to the northern Kedron Drive extension, which is approximately 8,400 LF feet. Said Road will be constructed to the standards currently contained in the city's Land Development Ordinance for paving standards for Major Collector Roads. For all purposes herein the construction of any and all roadways shall be generally in the location and in accordance with the conceptual site plan of Exhibit "B". The road shall be constructed based upon an agreement between Developer and Wieland, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Developer and Wieland shall be provided to the City prior to the approval of any plats for the development of the property.
10. All costs of right-of-way, roadway construction and landscaping for the MacDuff Parkway Extension shall be paid for by Developer in accordance with the LUR-14 Ordinance attached hereto as Exhibit "C".
11. COVENANTS RUNNING WITH THE LAND. The terms and conditions of this Agreement shall be binding upon the Developer and its successors in title and shall run with the title to the property identified within the LUR-14 Ordinance attached hereto as Exhibit "C".
12. DATE OF EFFECTIVENESS OF THIS AGREEMENT. This Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Agreement by all parties hereto.
13. PREVIOUS WRITTEN AND ORAL STATEMENTS. All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreements between the parties.

14. AMENDMENT AND MODIFICATION OF AGREEMENT. This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be made in writing upon the mutual agreement of the parties, executed by the City and the Developer, or the Developer's assigns and successors in title to the remaining undeveloped portion of the above described property.
15. BINDING EFFECT. This Agreement shall be binding upon the undersigned, their heirs, administrators, executors, successors, and assigns.
16. NOTICES. Any notices, requests, or other communications required or permitted to be given hereunder shall be in writing and shall be delivered by hand or courier or mailed by United States registered or certified mail, return receipt requested, postage prepaid and addressed to each party at the address set forth below, or transmitted by facsimile to the facsimile number set forth below with hard copy sent within three (3) days thereof by one of the other approved methods of delivery. Any such notice, request, or other communication shall be considered given or delivered, as the case may be, on the date of hand or courier delivery or facsimile transmission or on the third (3rd) day following deposit in the United States mail as provided above. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, request, or other communication. By giving at least five (5) days' prior written notice thereof, any party may from time to time and at any time change its mailing address or facsimile number hereunder.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this _____ day of _____, 2014.

CITY OF PEACHTREE CITY, GEORGIA

ATTEST:

_____ By: _____

City Clerk

(SEAL)

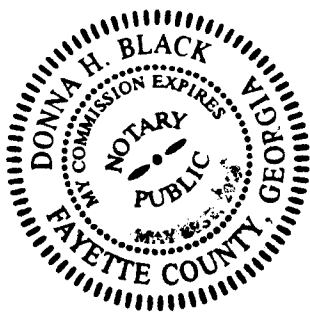
BRENT WEST VILLAGE, LLC (DEVELOPER)

Witness:

Geggy Costale By: hth

Donna H. Black
Notary 5-1-17
(SEAL)

Title: manager



All that tract or parcel of land lying and being in Land Lots 166, 167, 182, 183 & 184 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

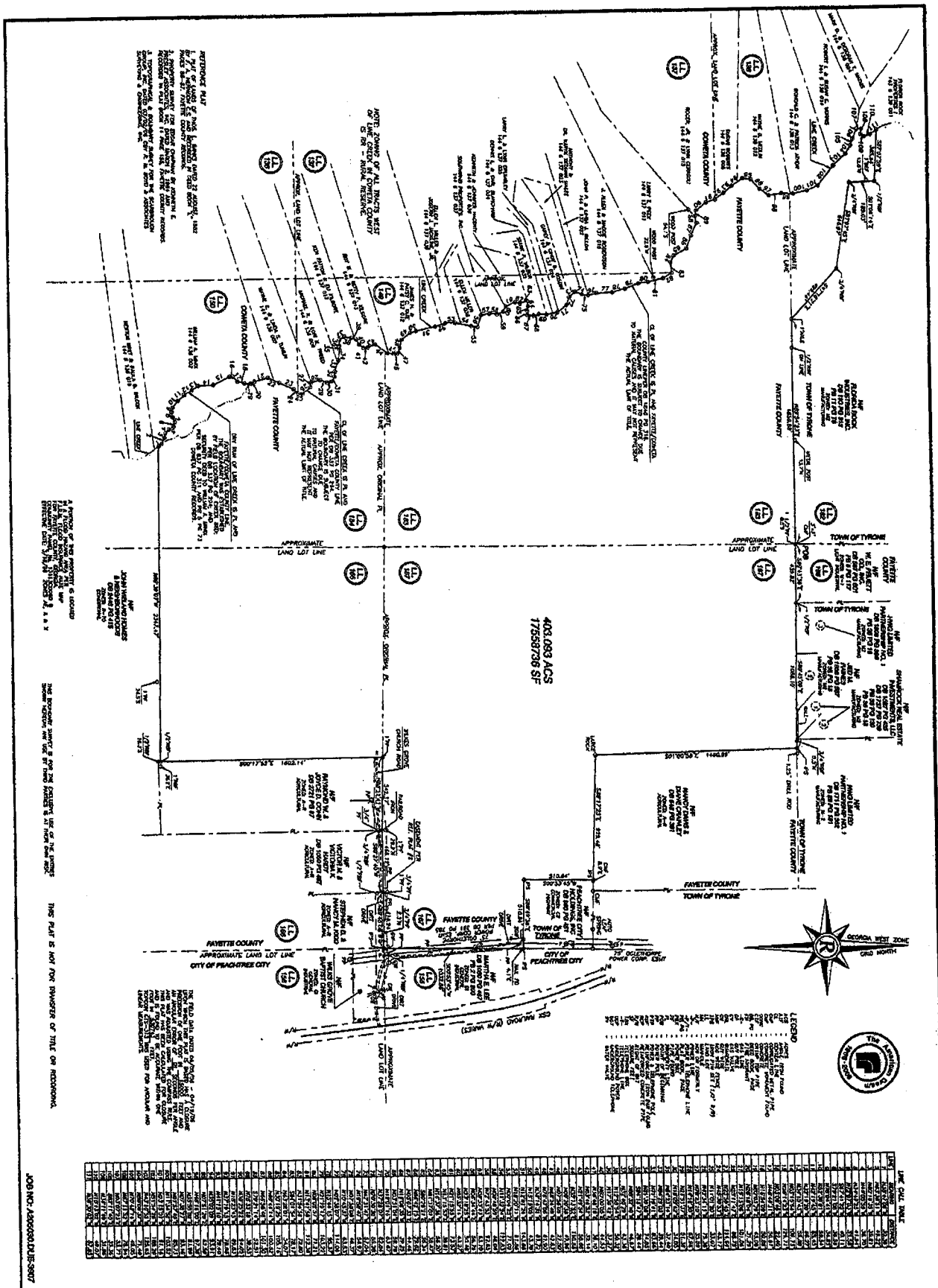
BEGINNING at a concrete monument found at the Land Lot corner common to Land Lots 167, 168, 182 & 183; thence along the Land Lot line common to Land Lots 167 & 168 South 89°43'36" East, a distance of 439.82 feet to a 1/2 inch rebar found; thence South 89°45'09" East, a distance of 1086.10 feet to an iron pin set; thence South 01°00'58" East, a distance of 1460.99 feet to a large rock found; thence South 88°17'23" East, a distance of 929.48 feet to an iron pin set; thence South 88°49'38" East, South 00°53'45" West, a distance of 510.84 feet to an iron pin set; thence South 88°49'38" East, a distance of 510.84 feet an iron pin set on the Land Lot line common to Land Lots 155 & 167; thence along said Land Lot line South 00°53'45" West, a distance of 1032.86 feet to an iron pin set at the Land Lot corner common to Land Lots 155, 156, 166 & 167; thence along the Land Lot line common to Land Lots 166 & 167 North 89°45'08" West, a distance of 414.24 feet to a 3/4 inch pipe found; thence along said Land Lot line South 89°27'40" West, a distance of 466.12 feet to a railroad iron found; thence along said Land Lot line North 88°51'41" West, a distance of 542.37 feet to a 1 inch pipe found; thence South 00°17'52" East, a distance of 1602.14 feet to a 1/2 inch rebar found; thence North 89°39'07" West, a distance of 2347.47 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek, a portion of which is a dry run, the following calls: North 38°47'06" West, a distance of 30.36 feet to a point; thence North 63°38'51" West, a distance of 49.22 feet to a point; thence North 80°19'35" West, a distance of 35.81 feet to a point; thence North 49°05'59" West, a distance of 36.70 feet to a point; thence North 34°49'25" West, a distance of 41.94 feet to a point; thence North 72°07'03" West, a distance of 33.58 feet to a point; thence South 67°41'22" West, a distance of 40.11 feet to a point; thence South 79°21'08" West, a distance of 36.59 feet to a point; thence North 76°04'41" West, a distance of 34.85 feet to a point; thence North 52°38'01" West, a distance of 59.54 feet to a point; thence North 42°19'45" West, a distance of 65.45 feet to a point; thence North 32°19'20" West, a distance of 66.27 feet to a point; thence North 34°15'43" West, a distance of 55.88 feet to a point; thence North 03°15'54" West, a distance of 109.73 feet to a point; thence North 26°14'23" West, a distance of 129.71 feet to a point; thence North 03°06'45" West, a distance of 22.40 feet to a point; thence North 46°46'31" East, a distance of 50.61 feet to a point; thence North 16°54'09" East, a distance of 50.88 feet to a point; thence North 02°03'29" East, a distance of 45.06 feet to a point; thence North 26°18'04" West, a distance of 31.29 feet to a point; thence North 15°15'06" West, a distance of 101.06 feet to a point; thence North 25°11'47" East, a distance of 88.79 feet to a point; thence North 25°55'45" East, a distance of 114.64 feet to a point; thence North 45°30'53" East, a distance of 43.17 feet to a point; thence North 11°01'20" East, a distance of 33.07 feet to a point; thence North 42°34'11" West, a distance of 75.36 feet to a point; thence North 78°23'10" West, a distance of 35.59 feet to a point; thence North 14°18'30" West, a distance of 67.96 feet to a point; thence North 21°51'37" East, a distance of 51.38 feet to a point; thence North 18°09'42" West, a distance of 34.05 feet to a point; thence North 54°23'14" West, a distance of 37.40 feet to a point; thence North 84°29'03" West, a distance of 39.44 feet to a point; thence North 71°19'41" West, a distance of 83.66 feet to a point; thence North 81°39'08" West, a distance of 74.85 feet to a point; thence South 84°16'47" West, a distance of 28.44 feet to a point; thence North 88°32'10" West, a distance of 46.67 feet to a point; thence North 32°40'29" West, a distance of 43.36 feet to a point; thence North 12°55'54" East, a distance of 50.32 feet to a point; thence North 17°39'42" East, a distance of 37.27 feet to a point; thence North 60°00'05" East, a distance of 44.53 feet to a point; thence North 36°48'16" East, a distance of 39.10 feet to a point; thence North 03°46'52" West, a distance of 32.14 feet to a point; thence North 21°49'54" West, a distance of 58.66 feet to a point; thence North 35°13'52" East, a distance of 110.86 feet to a point; thence North 09°20'36" East, a distance of 47.96 feet to a point; thence North 07°56'09" West, a distance of 27.50 feet to a point;

EXHIBIT 'A'

thence North 66°24'49" West, a distance of 42.83 feet to a point; thence North 76°47'06" West, a distance of 61.90 feet to a point; thence North 38°14'31" West, a distance of 81.72 feet to a point; thence North 15°15'05" West, a distance of 43.78 feet to a point; thence North 12°01'24" West, a distance of 143.86 feet to a point; thence North 18°20'11" West, a distance of 81.86 feet to a point; thence North 00°04'25" East, a distance of 71.09 feet to a point; thence North 11°32'24" East, a distance of 122.83 feet to a point; thence North 09°48'59" East, a distance of 48.06 feet to a point; thence North 72°43'53" West, a distance of 92.65 feet to a point; thence North 08°33'43" West, a distance of 63.10 feet to a point; thence North 06°34'44" East, a distance of 56.79 feet to a point; thence North 23°18'25" West, a distance of 50.48 feet to a point; thence North 65°32'14" West, a distance of 43.27 feet to a point; thence North 21°15'55" West, a distance of 73.57 feet to a point; thence North 13°15'53" East, a distance of 38.81 feet to a point; thence North 16°37'38" West, a distance of 56.20 feet to a point; thence North 81°37'01" East, a distance of 38.47 feet to a point; thence South 80°28'21" East, a distance of 36.34 feet to a point; thence North 86°42'15" East, a distance of 29.62 feet to a point; thence North 05°07'33" East, a distance of 44.46 feet to a point; thence North 16°08'35" West, a distance of 39.25 feet to a point; thence North 03°51'01" East, a distance of 58.78 feet to a point; thence North 12°01'16" West, a distance of 83.67 feet to a point; thence North 37°28'07" West, a distance of 82.84 feet to a point; thence North 70°30'30" West, a distance of 59.28 feet to a point; thence North 42°31'47" West, a distance of 57.04 feet to a point; thence North 19°58'47" East, a distance of 54.97 feet to a point; thence North 07°58'06" East, a distance of 46.37 feet to a point; thence North 10°45'37" West, a distance of 63.53 feet to a point; thence North 02°38'07" West, a distance of 114.06 feet to a point; thence North 15°44'15" West, a distance of 95.37 feet to a point; thence North 21°19'17" West, a distance of 103.22 feet to a point; thence North 08°02'57" West, a distance of 71.21 feet to a point; thence North 13°41'56" West, a distance of 112.38 feet to a point; thence North 31°54'56" West, a distance of 72.80 feet to a point; thence South 84°01'54" West, a distance of 78.17 feet to a point; thence North 63°28'01" West, a distance of 54.07 feet to a point; thence North 30°19'25" West, a distance of 105.16 feet to a point; thence North 69°44'14" West, a distance of 100.62 feet to a point; thence North 66°56'48" West, a distance of 101.30 feet to a point; thence South 79°21'14" West, a distance of 52.51 feet to a point; thence North 78°33'18" West, a distance of 39.53 feet to a point; thence North 39°25'22" West, a distance of 94.05 feet to a point; thence North 18°23'45" West, a distance of 69.83 feet to a point; thence North 37°19'15" West, a distance of 78.86 feet to a point; thence North 41°15'10" West, a distance of 79.40 feet to a point; thence North 35°02'09" West, a distance of 93.91 feet to a point; thence North 07°51'20" East, a distance of 62.59 feet to a point; thence North 48°16'00" East, a distance of 97.38 feet to a point; thence North 35°55'02" East, a distance of 81.99 feet to a point; thence North 07°38'27" West, a distance of 93.10 feet to a point; thence North 01°57'49" East, a distance of 85.73 feet to a point; thence North 11°34'58" West, a distance of 103.52 feet to a point; thence North 23°15'01" West, a distance of 91.16 feet to a point; thence North 51°54'26" West, a distance of 189.20 feet to a point; thence North 43°10'55" West, a distance of 125.65 feet to a point; thence North 59°09'37" West, a distance of 71.40 feet to a point; thence North 70°42'14" West, a distance of 49.05 feet to a point; thence North 67°11'52" West, a distance of 78.94 feet to a point; thence North 03°07'23" East, a distance of 33.71 feet to a point; thence South 82°11'45" East, a distance of 35.36 feet to a point; thence North 34°11'49" East, a distance of 31.66 feet to a point; thence North 16°13'02" West, a distance of 49.07 feet to a point; thence North 36°30'02" West, a distance of 57.85 feet to a point; thence leaving the centerline of Line Creek South 87°07'59" East, a distance of 385.64 feet to a 1/2 inch rebar found; thence South 01°08'14" East, a distance of 189.03 feet to a 3/4 inch rebar found; thence South 81°07'45" East, a distance of 646.97 feet to a 3/4 inch rebar found; thence South 47°18'21" East, a distance of 499.44 feet to a 1 inch axle found on the Land Lot line common to Land Lots 182 & 183; thence along said Land Lot line North 89°54'23" East, a distance of 1659.88 feet to a concrete monument found, being the POINT OF BEGINNING.

Said tract contains 403.093 acres or 17558737 square feet of land.

5/3/2006
Revised 7/18/2006



Levitt and Sons of Georgia, LLC

BOUNDARY SURVEY FOR

LOCATED IN

LAND LOTS 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184

7th DISTRICT

FAVETTE COUNTY, GEORGIA

Rochester & Associates, Inc.

286 Highway 314, Suite A - Fayetteville, Georgia 30214

(770) 716-4123 (770) 716-4124 Fax • www.rochester-geo.com

Levitt and Sons of Georgia, LLC

BOUNDARY SURVEY FOR

LOCATED IN

LAND LOTS 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184

7th DISTRICT

FAVETTE COUNTY, GEORGIA

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 403.093-ACRE TRACT OF LAND
BORDERED BY THE TOWN OF TYRONE TO THE NORTH, THE CITY OF
PEACHTREE CITY TO THE EAST, UNINCORPORATED FAYETTE COUNTY
TO THE SOUTH, AND LINE CREEK TO THE WEST FOR A
SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that a 403.093-acre parcel within the West Village and bordered by the Town of Tyrone to the north, the city of Peachtree City to the east, unincorporated Fayette County to the south and Line Creek to the west be rezoned from its current designation of A-R Agricultural Residential (Fayette County) to LUR-14 Limited Use Residential (Peachtree City) by amending Section 1013A Specific limited-use residential areas and adding Section 1013A.14 as follows:

(Section 1013A.14) Limited-use residential district no. 14

- (a) Upon application by Levitt & Sons, a single tract of land described below shall be rezoned from its present zoning classification of A-R Agricultural Residential (Fayette County) to LUR-14 Limited Use Residential (Peachtree City). Said property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 166, 167, 182, 183 & 184 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the Land Lot corner common to Land Lots 167, 168, 182 & 183; thence along the Land Lot line common to Land Lots 167 & 168 South 89°43'36" East, a distance of 439.82 feet to a 1/2 inch rebar found; thence South 89°45'09" East, a distance of 1086.10 feet to an iron pin set; thence South 01°00'58" East, a distance of 1460.99 feet to a large rock found; thence South 88°17'23" East, a distance of 929.48 feet to an iron pin set; thence South 00°53'45" West, a distance of 510.84 feet to an iron pin set; thence South 88°49'38" East, a distance of 510.84 feet an iron pin set on the Land Lot line common to Land Lots 155 & 167; thence along said Land Lot line South 00°53'45" West, a distance of 1032.86 feet to an iron pin set at the Land Lot corner common to Land Lots 155, 156, 166 & 167; thence along the Land Lot line common to Land Lots 166 & 167 North 89°45'08" West, a distance of 414.24 feet to a 3/4 inch pipe found; thence along said Land Lot line South 89°27'40" West, a distance of 466.12 feet to a railroad iron found; thence along said Land Lot line North 88°51'41" West, a distance of 542.37 feet to a 1 inch pipe found; thence South 00°17'52" East, a distance of 1602.14 feet to a 1/2 inch rebar found; thence North 89°39'07" West, a distance of 2347.47 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek, a portion of which is a dry run, the following calls: North 38°47'06" West, a distance of 30.36 feet to a point; thence North 63°38'51" West, a distance of 49.22 feet to a point; thence North 80°19'35" West, a distance of 35.81 feet to a point; thence North 49°05'59" West, a distance of 36.70 feet to a point; thence North 34°49'25" West, a distance of 41.94 feet to a point; thence North 72°07'03" West, a distance of 33.58 feet to a point; thence South 67°41'22" West, a distance of 40.11 feet to a point; thence South 79°21'08" West, a distance of 36.59 feet to a point; thence North 76°04'41" West, a distance of 34.85 feet to a point; thence North 52°38'01" West, a distance of 59.54 feet to a point;

EXHIBIT 'C'

thence North 42°19'45" West, a distance of 65.45 feet to a point; thence North 32°19'20" West, a distance of 66.27 feet to a point; thence North 34°15'43" West, a distance of 55.88 feet to a point; thence North 03°15'54" West, a distance of 109.73 feet to a point; thence North 26°14'23" West, a distance of 129.71 feet to a point; thence North 03°06'45" West, a distance of 22.40 feet to a point; thence North 46°46'31" East, a distance of 50.61 feet to a point; thence North 16°54'09" East, a distance of 50.88 feet to a point; thence North 02°03'29" East, a distance of 45.06 feet to a point; thence North 26°18'04" West, a distance of 31.29 feet to a point; thence North 15°15'06" West, a distance of 101.06 feet to a point; thence North 25°11'47" East, a distance of 88.79 feet to a point; thence North 25°55'45" East, a distance of 114.64 feet to a point; thence North 45°30'53" East, a distance of 43.17 feet to a point; thence North 11°01'20" East, a distance of 33.07 feet to a point; thence North 42°34'11" West, a distance of 75.36 feet to a point; 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Said tract contains 403.093 acres or 17,558,737 square feet of land.

- (b) This tract is illustrated on the Boundary and Topography Survey prepared by Rochester & Associates, Inc. (last revised August 14, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUR-14 zoning district be established specifically for a 650-unit single-family detached residential subdivision to be developed substantially in accordance with the following express conditions:

- (c) *Conformance with master plan.*

Development shall take place in conformance with the master plan prepared by DeVactor Langham (last revised November 8, 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 650 single-family detached units shall be permitted within the overall subdivision, with the following lot breakdown:
 - (a) 176 lots shall measure no less than 50' x 120'
 - (b) 186 lots shall measure no less than 50' x 120'
 - (c) 177 lots shall measure no less than 70' x 120'
 - (d) 111 courtyard homes measuring no less than 57' x 83' SF/ unit
2. A clubhouse, including an outdoor pool, tennis courts and other customary accessory uses.
3. Publicly owned building, facility or land.
4. Building, facility or land for the distribution of utility services.

5. Building, facility or land for non-commercial park, recreation or open space purposes.
6. Accessory uses (see Section 908).
7. 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.
2. Minimum zoning lot area: As described herein and shown on the concept plat approved as a part of the rezoning.
3. Maximum number of dwelling units: A total of 650 residential units, including no more than 539 single-family detached units and 111 courtyard homes will be permitted.
4. Minimum lot width: As described herein and shown on the concept plat approved as a part of the rezoning.
5. Minimum front building setback: 15'; provided that each dwelling unit provides at least two paved parking spaces off the right-of-way; at least one of those spaces must be within a fully enclosed garage, and no part of the garage shall be within 20' of the right-of-way.
6. Minimum side setbacks: 0'; provided that at least a 10' separation is maintained between dwellings, and further provided, that at least one 20' separation is provided between every 10 dwelling units.
7. Minimum rear setbacks: 20'.
8. Maximum building height: Two stories, plus a basement.
9. Parking: As set forth within the city's Parking Ordinance.
10. Signs: As set forth within the city's Sign Ordinance.
11. Driveways: No more than four dwelling units within the courtyard homes portion of the development may share a common driveway.
12. Tree save and landscape buffers: All tree save areas within the subdivision shall be delineated with tree save fencing and approved by the city prior to any land disturbance activities. These areas shall be maintained with natural vegetation and/ or enhanced with berming, fencing

and landscaping. No vegetation shall be removed from these areas without prior city approval.

13. Greenbelts: A 100' greenbelt shall be provided along the northern property boundary separating this development from the Shamrock Industrial Park. A 50' greenbelt shall be provided around the perimeter of the development. A 50' greenbelt shall be provided adjacent to MacDuff Parkway as required by the city's Buffer Ordinance. All greenbelt areas shall be dedicated to the city.

13. Architectural concept: A unified architectural concept for the overall subdivision must be developed and approved by the Planning Commission. The architectural design, building materials and color selections of all buildings and structures on the site must be substantially the same. Each home with a side elevation facing a public street shall include architectural detailing on the side elevation to avoid creating a blank wall facing the public street.

14. Development concept: Development shall take place substantially in conformance with the approved concept plat (Exhibit "B"), as well as the design concepts presented with the zoning request and approved as a part of the concept. Substantial deviation from the approved concept plat or design concepts shall require city council approval.

(g) *The overall development of the tract is subject to the following understandings and conditions:*

1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the first Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Levitt & Sons and John Wieland Homes and Neighborhoods, and their successors and assigns, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Levitt & Sons and John Wieland Homes and Neighborhoods shall be provided to the City prior to the approval of any plats for the development of the property.
2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median (as measured from back of curb) with vertical curb and gutter. The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of

pavement. The road shall be designed within an 80' right-of-way (minimum).

3. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.
4. The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and shall incorporate these into the design and construction of MacDuff Parkway at no cost to the city.
5. The Applicant shall coordinate with City Staff to determine if a multi-use path tunnel can be constructed underneath MacDuff Parkway as a part of the road improvements. Should a location be identified, the Applicant shall design and construct the tunnel as a part of the MacDuff Parkway extension at no cost to the city.
6. The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall extend the multi-use path from the multi-use bridge spanning the CSX rail line to the existing path on Kedron Drive between the Belvedere and Sagamore subdivisions.
7. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.
8. The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.
9. There shall be no more than 650 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.

10. Existing vegetation within the areas identified as open space on the concept plat shall be protected prior to, during and following construction activities.
11. The buffer separating the residential lots along the northern property boundary shall be increased to no less than 100' in width, and this area shall be dedicated to the city as greenbelt.
12. Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.
13. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.
14. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.
15. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/or the Homeowner's Association.
16. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.
17. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.
18. At the Applicant's request, the Property and units constructed thereon shall be restricted to housing for older persons as defined in 42 U.S.C. § 3607. Said development shall be intended and operated for occupancy by persons 55 years of age or older, and at least 80 percent of the occupied units shall be occupied by at least one person who is 55 years of age or older. The City shall publish and adhere to policies and procedures that demonstrate the intent required under this provision. In addition, the Developer and its successors and assigns shall comply with rules issued by the Secretary of the United States Department of Housing and Urban Development for verification of occupancy, which shall: provide for verification by reliable surveys and affidavits; and include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of this Paragraph 18.

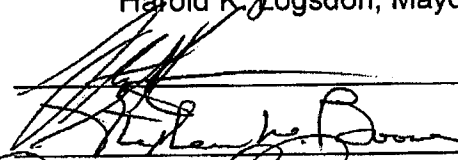
19. The annexation and rezoning is conditioned upon the execution of the Development Agreement between the City and the Applicant attached hereto. The Development Agreement shall be recorded in the Deed Records of the Clerk of the Superior Court of Fayette County, Georgia, so as to provide notice of the conditions of this zoning to all parties in interest.
20. The annexation and rezoning as proposed is conditioned upon the annexation of the John Wieland Homes and Neighborhoods tract to the south.

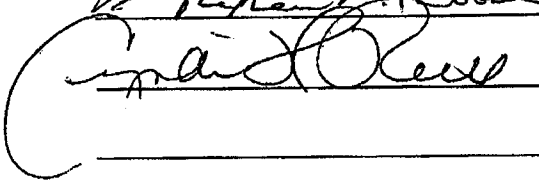
All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this 3rd day of May 2007.



Harold K. Logsdon, Mayor





Attest:



City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Community Services and Public Services Director 

FROM: Stormwater Manager

DATE: July 16, 2014

SUBJECT: Proposed revisions to the Swimming Pool Ordinance – Drains
July 17, 2014 City Council Meeting

Recommendation:

Staff recommends that City Council authorize the Mayor to sign the attached ordinance revising the process for draining swimming pools.

Discussion:

This agenda item will resolve an ordinance conflict issue. In its current form, Section 18-150 of the City's Code of Ordinances conflicts with the requirements of the City's Stormwater Management Program and its related ordinances as approved by the Georgia Environmental Protection Division. Section 18-150 permits the direct discharge of highly chlorinated pool water to the City's storm drainage system. This act is considered an illicit discharge under the City's Water Resource Protection Ordinances. Staff recommends revising Section 18-150 so that it conforms to the requirements of the City's Stormwater Management Program and its related ordinances.

Budget Impact:

There is no budget impact.

Attachment - Ordinance

Ordinance Number _____

AN ORDINANCE TO AMEND ARTICLE VIII, OF THE PEACHTREE CITY BUILDINGS AND CONSTRUCTION ORDINANCE, AS AMENDED, TO ESTABLISH REQUIREMENTS FOR SWIMMING POOL DRAINS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that

Section 1. Article VIII, Swimming Pools, Section 18-150. Drain, of the Peachtree City Buildings and Construction Ordinance, as amended, be further amended as follows:

Sec. 18-150. Drain.

All swimming pools constructed, installed, relocated or reconstructed shall be so situated that normal surface water will drain away from the pool. No drain of a swimming pool shall be connected with, or permitted to drain into, the sanitary sewer system, nor shall any such pool be physically connected with any storm drain system; ~~but~~. If dechlorinated to less than one part per million (PPM) chlorine, -the drainage from the pool shall be conveyed to the nearest storm drainage system, or street curb, by means of installed permanent or temporary piping, so as to prevent the drainage from crossing another person's property or creating a nuisance to neighboring properties.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2014.

Vanessa Fleisch, Mayor

Attest:

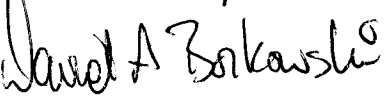
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Community Services Director 
Public Services Director

FROM: City Engineer 

DATE: July 11, 2014

SUBJECT: SR 54 West Corridor Study by Pond and Company
July 17, 2014, City Council Meeting

Recommendation:

Staff recommends that City Council acknowledge the June 26, 2014, Corridor Study by Pond and Company, and authorize Staff to work with the Georgia Department of Transportation (DOT) and the Atlanta Regional Commission (ARC) on approving and funding various aspects of the plan.

Discussion:

For several months Pond has been working with Staff, the DOT and neighboring municipalities on a very detailed traffic study of the State Route 54 corridor between Willowbend Road and MacDuff Parkway. After several meetings, many hours of traffic modeling, forecasting and evaluating various alternatives, Staff feels that Pond has come up with a very good list of potential projects that will help mitigate the congestion of this corridor.

Pond will give an overview of the study and answer questions at the meeting.

Budget Impact:

There are no budget impacts associated with this request.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager
Community Services Director
Public Services Director

FROM: City Engineer *David A. Bakowski*

DATE: July 11, 2014

SUBJECT: Intersection Modifications at Line Creek Drive and SR 54
July 17, 2014, City Council Meeting

Recommendation:

Staff recommends that City Council authorize the Mayor to apply for a permit to reconfigure the existing intersection into a Continuous Green-T intersection. Staff also recommends that a formal agreement be developed and signed between the City and the developer to finalize roles, responsibilities and costs for the intersection improvements.

Discussion:

For several months Pond has been working with Staff, the Georgia Department of Transportation (DOT), and neighboring municipalities on a very detailed traffic study of the State Route 54 corridor between Willowbend Road and MacDuff Parkway. As part of the Corridor Study Pond was tasked to look at the proposed developments on Line Creek Drive and determine the best way to manage this and not impact the Level of Service (LOS) for the 54 corridor.

Pond evaluated several alternatives for this intersection and the recommendation is for the installation of a Continuous Green-T intersection with no access to Planterra Way. This option will not adversely impact the LOS for the 54 corridor; therefore, Staff is also recommending the Green-T alternative.

Applying for the permit will start the process of approval with the DOT while the City works out a formal agreement with the developer of Line Creek. Should a formal agreement not be finalized the City can withdraw the application.

Budget Impact:

Currently the City does not have any budgeted funds for intersection improvements at this location. The developer has committed in writing to funding the construction of said intersection improvements; however, staff feels a more formal agreement needs to be developed to address who pays for engineering cost for design, utility costs, etc.

City Council of Peachtree City
Agenda
July 17, 2014
7:00 p.m.

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Announcements, Awards, Special Recognition**
Recognize Employee of the Month – Rosemary Griffin
Recognize Winners from the July 4th Parade
- IV. **Public Comment**
- V. **Agenda Changes**
- VI. **Minutes**
June 16, 2014, Workshop Minutes
June 17, 2014, Workshop Minutes
June 19, 2014, Regular Meeting Minutes
- VII. **Monthly Reports**
- VIII. **Consent Agenda**
 - 1. **Consider Bid for Lenox Road Drainage Improvement**
 - 2. **Consider Adoption of Comprehensive Plan – 2014 Partial Plan Update (Short Term Work Program, Capital Improvements Element, and Impact Fee Summary Report)**
 - 3. **Appoint Alternate to Fulfill Unexpired Term on WASA Board**
 - 4. **Consider Budget Amendments – FY 2014**
 - 5. **Consider Agreement on Governance of the Fayette County Development Authority**
- IX. **Old Agenda Items**
 - 06-14-05 **Public Hearing – Consider Variance to Water Resources Protection Ordinance, 424 Robinson Road**
- X. **New Agenda Items**
 - 07-14-01 **Public Hearing – Consider FY 2015 Budget**
 - 07-14-02 **Public Hearing – Consider Variance to Sign Ordinance, Westpark Walk Retail Center, 100 Commerce Drive.**
Request to raise height of monument sign adjacent to SR 74
 - 07-14-03 **Consider Amendment to Article VIII. Requirements for Streets and Other Rights-of-Way**
Addresses design, maintenance and ownership requirements for sidewalks in new subdivisions
 - 07-14-04 **Consider Amendment to Land Development Ordinance, Sec. 406 Final Plat Approval Process paragraph (j) - Maintenance Bond Requirements**
 - 07-14-05 **Consider Bid for Excavator**
- XI. **Council/Staff Topics**
Hot Topics Update
- XII. **Executive Session**

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

City Council of Peachtree City
Workshop Minutes
June 16, 2014
6:30 p.m.

The Mayor and Council of Peachtree City met in a workshop session on Monday, June 16, 2014, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard, who arrived a few minutes after the meeting started.

The purpose of the workshop was to discuss current and future budget issues.

City Manager Jim Pennington said a draft base budget had been prepared, but was not quite ready to be presented to Council. Because of some things that had happened during the last year and the impact those items had on the budget, there were decisions Council needed to make.

Financial Services Director Paul Salvatore gave a brief update on the FY 2013 year-end audit, which ended with a surplus of \$961,440, rather than the projected deficit of \$787,507, for a positive variance of \$1,748,947. Salvatore attributed the surplus to the new Title Ad Valorem Tax (TAVT), which had not been budgeted, and \$1 million in savings on the expense side.

Imker noted that \$1.7 million was a huge difference on a \$27 million budget, asking if the change would be explained. Salvatore said there were a number of factors, including savings on the expense side and carryovers. About \$120,000 of the variance was spent after the year-end. Salvatore said staff always tried to project conservatively, and this year in particular, the conservative aspect came in better than usual, with the TAVT providing much of the variance.

Salvatore reviewed the FY 2014 budget to date, noting the original FY 2014 budget included the use of \$794,431 in cash reserves. The current budget included amendments that had increased the use of cash reserves to over \$2.2 million. The largest portion of the \$1,406,546 difference (\$645,000) was to fund infrastructure projects with cash after the Special Purpose Local Option Sales Tax (SPLOST) referendum failed in 2013. The additional appropriations of cash reserves also included \$290,000 for technology [Matrix/Spillman/Enterprise Resource Planning (ERP)], \$253,500 for landscaping/contracted services, \$70,000 for the SR 54 traffic study, \$25,838 for Mayor/Council salaries, and \$122,379 in FY 2013 carryovers. Salvatore noted that the budget for technology would go down. The City was trying to work the technology budget back to its normal levels with the new infrastructure in place. During the economic downturn, significant cuts (\$500,000) were made in the technology budget. More discussion was also needed on landscaping.

The current expense budget was \$31,269,246. The projected FY 2014 expenses had been \$30,692,859. The net budgeted savings factor was \$532,767. The projected variance was \$576,387 (\$396,874 was due to delay in Facilities Authority bond and other equipment lease financings). Imker clarified the \$1.7 million favorable impact was to the FY 2013 budget. This slide began the FY 2014 budget. Salvatore said that was correct.

The FY 2014 current budget showed revenue at \$29,068,269, and projected FY 2014 revenues were \$29,411,774. The projected revenue surplus was \$343,505. Only \$1.3 million should be used from cash reserves, and \$2.2 million had been budgeted.

The projected year-end for FY 2014 included a beginning fund balance of \$11,546,572. The projected General Fund revenues were \$29,411,774 and expenditures were \$30,692,859. The projected deficit was \$1,281,487. The ending fund balance should be \$19,265,386 or 33%.

Salvatore noted the revenue issues and FY 2015 budget discussion items, which included the Property Tax Digest remaining flat; depleting the last of the 2005 SPLOST funds with the pending Crosstown paving project; continued uncertainty concerning Court fines, TAVT revenues, and the impact of Local Option Sales Tax (LOST) and motor vehicle property taxes; and the good news that TAVT revenue had been previously unbudgeted, so it was now helping to fund some of the changes that came up during the year.

Ernst asked if it would be another year before Crosstown could be paved because of the Kroger renovation. Pennington said it would not. Kroger representatives had spoken with staff regarding the renovations, and not as much damage to the road was expected.

Salvatore pointed out that the SPLOST, LOST, and TAVT were all intertwined now. If one went up, the other two were down. Officials expected it would be 2016 before the dust settled, and projections were clear. Not including the TAVT in the previous budget had been helpful, according to Salvatore, who added that it had helped pay for some the unbudgeted expenses that came up.

Salvatore noted that the estimated value of one mill was \$1,725,540, and the average home cost was \$246,789. He then discussed the General Fund cost increases that were absorbed into the draft FY 2015 budget through expense cuts and/or revenue increases, showing the cost of the item, the number of mills associated with the item, and the annual cost to the average home. The list included the following:

Budget Item	Impact Amount	Mills	Annual Cost to Average Home
Landscaping – implemented (Paid from cash reserves in FY 2014)	\$253,500	0.147	\$14.50
Subdivision signage Existing funding = \$6,600	\$19,800	0.011	\$1.13
Option to increase replacements and repair and maintenance (\$21,000 for replacements + \$4,800 for repair and maintenance = \$25,800)			
Technology	\$190,000	0.110	\$10.87
FY 2014 service increases – implemented (ongoing portion) (\$290,000 paid from cash reserves)			
Legal Fees	\$160,960	0.093	\$9.21
Rate and activity increases			
Liability Insurance	\$130,539	0.076	\$7.47
Rate increase imposed by Georgia Interlocal Risk Management Agency (GIRMA)			
Litter Removal	\$45,760	0.027	\$2.62
Increase in Keep Peachtree City Beautiful (KPTCB) annual contract			
Council Salaries	\$35,524	0.021	\$2.03
Annual increase implemented in FY 2014 (\$25,838 funded from cash reserves in FY 2014)			
Revenue Decreases	\$469,355	0.0272	\$26.25
Court – difference from FY 2015 in last year's model (\$1,377,457 reduced to \$908,102) all categories of fines and fees			

Salvatore discussed street resurfacing options:

Option	Funding Amount	Impact Amount	Mills	Annual Cost to Average Home	Mill Reduction
Street Resurfacing/Supplies (FY 2014 General Fund Budget)	\$768,768				
Possible FY 2015 Budget amount:	\$3,124,768				
Cost increase:		\$2,356,000	1.365	\$134.78	
Possible FY 2015 Budget amount:	\$2,624,768				
Cost increase:		\$1,856,000	1.076	\$106.18	0.290

Possible FY 2015 Budget amount:	\$2,124,768				
Cost increase:	\$1,356,000	0.756	\$77.57	0.580	
Possible FY 2015 Budget amount:	\$1,485,505				
Cost increase:	\$716,737	0.415	\$41.00	0.950	
Possible FY 2015 Budget amount:	\$1,124,768				
Cost increase:	\$356,000	0.206	\$20.37	1.159	

Cart path resurfacing option included:

	Funding Amount	Impact Amount	Mills	Annual Cost to Average Home	Mill Reduction
Cart Path Resurfacing (FY 2014 Budget)	\$365,000				
Possible FY 2015 Budget Amount:	\$440,000				
Cost Increase:		\$75,000	0.043	\$4.29	
Possible FY 2015 Budget Amount:	\$500,000				
Cost Increase:		\$135,000	0.078	\$7.72	
Possible FY 2015 Budget Amount:	\$600,000				
Cost Increase:		\$235,000	0.136	\$13.44	

Learnard asked what the average homeowner would have paid if the SPLOST had been approved. Imker said that during the two-year SPLOST a homeowner would have paid \$350 to \$400 in taxes.

Bridge/infrastructure maintenance costs included:

	Funding Amount	Impact Amount	Mills	Annual Cost to Average Home	Mill Reduction
FY 2015 Proposed Annual Funding (FY 2014 - \$645,000 paid from cash reserves)		\$200,000	0.116	\$11.44	

Landscaping/Mowing costs included:

	Funding Amount	Impact Amount	Mills	Annual Cost to Average Home	Mill Reduction
Contracts & Seasonal (FY 2014 Budget)	\$578,540				
FY 2015 Proposed In-house	\$961,105				
Cost Increase:		\$382,656	0.222	\$21.89	

Salaries increases were budgeted a 3%, the estimate for the pay study implementation, including:

	Funding Amount	Impact Amount	Mills	Annual Cost to Average Home	Mill Reduction
FY 2015 proposed amount: (General Fund only)		\$405,025	0.235	\$23.17	

Salvatore said the pay and benefits study should be completed by the end of August, so there would be a 3% placeholder in the FY 2015 budget. Normally, the budget would include a 2% cost of living allowance (COLA), but there would only be a pay increase this year and no other COLA. Imker clarified that every 1% salary increase equaled \$135,000. Salvatore confirmed that was correct.

Salvatore continued that the City Manager had recommended eliminating the Public Works Director position from the budget.

At the current millage rate, the budget would support \$2.6 million in projects for the FY 2014 Facilities bond. The estimated debt service would be just under \$300,000. The complete list of projects that needed to be done would bring total for the bond up to \$3 million, with an annual debt service of \$50,845, 0.029 mills, or \$2.91 annual cost to the average home. He added that eliminating the Public Works director position would save enough money to pay for the additional changes on the Facilities bond.

Imker said the use of the previous Facilities Bond had been very well managed, and he could not be happier with the results. There were several things on the proposed list were disappointing, including items at the Police Department. Salvatore said the fixes would extend the life of the building. Imker said, based on the previous Facilities bond, he knew it would be managed well and the right projects would be done, asking how much of the infrastructure could be moved into a Facilities bond. Salvatore said a General Obligation (GO) bond had to be used for infrastructure, and Council did not seem to support a referendum for a GO bond. Imker agreed, saying that would be one of the worst ways to fund it. To him, the best would be a SPLOST and the next best way would be a millage increase. Salvatore said staff hoped to get some direction and instruction on what to bring back to Council for the proposed budget.

Imker said the City was looking at increasing the budget by \$2.6 million, and the residents would pay an additional \$150 in taxes. With a SPLOST, a resident would have paid \$175 and the City would have gotten \$7.4 million, three times the amount needed. The citizens said they did not support the SPLOST and would pay the same amount for one-third the value. Imker said that was a bad decision.

King said, regardless of whether it was a bad decision on the part of the voters to vote against the SPLOST, the decision had been made.

Imker said the citizens had told him they did not want a tax increase, asking if he should do as the citizens had asked or do what was best for the City and support a millage increase. It was an internal conflict for him.

Salvatore said the proposed increase would be used to maintain the infrastructure, adding the bridge maintenance was a safety issue. Pennington said the bridges were routinely inspected, adding the TDK bridge had major repairs during the past fiscal year. There were other bridges with the same issues in the City, and the City would have to deal with them.

Planterra Ridge resident Caryn Russell addressed Council concerning landscaping, asking Rorie if his proposal was to increase City staff. Rorie the plan was to increase City staff and get rid of contracted landscaping. Sixteen additional personnel and equipment would be needed. Russell said she thought the residents would support that considering they were always correcting what the contractors had not done. How the City looked presented it in a bad light, especially when trying to attract new businesses and younger residents. The residents that had lived in the City for a while knew how the City looked when there was a full landscaping staff. She supported what staff was trying to do.

Russell continued that the residents in Wilksmoor wanted SR 54 West to look like the rest of the City. The developer at that time had contributed to the landscaping for SR 54 West. She had approached Council about landscaping grants. She understood there was a grant, but it needed to be used before it was lost. She asked Council to use the grant to make SR 54 West look like the rest of the City rather than an industrial zone.

Imker asked how the roads and paths were taken care of before the 2005 SPLOST. Salvatore said funds had been appropriated in the Public Works budget. Imker verified the Council at that

time had spent the money for roads and paths after the SPLOST money started coming in. Salvatore said the majority of the funds that would have gone to roads and paths during those years were spent on increased fire and police protection.

Imker said there was money in the budget to maintain a substandard level of service. He heard over and over that the City was deteriorating. It was because the budget had not increased to pay for what the City should have been providing, and it had depended on the SPLOST.

Learnard pointed out that the cart path funding that had been proposed was for resurfacing only, no extensions. Salvatore confirmed that.

Pennington noted that the cart paths were an important amenity to the City, but the streets were also important. He said the pavement on Peachtree Parkway South was breaking up in places, so it would probably need a Full Depth Reclamation (FDR) rather than just resurfacing. This was a pattern that was developing.

Imker compared the City with Roswell and Alpharetta, saying both had millage rates that were two mills lower than the City's, and they looked fabulous. They had a 7% sales tax and no cart paths to maintain. He continued the City was doing an outstanding job with what it had, asking if Council wanted to raise taxes to increase maintenance levels.

Learnard said it had been about public education, and with that in mind, the citizens had not wanted another SPLOST. The City was now tasked with looking at other options with the direction the voters gave last fall.

Imker compared the City's taxes to Tyrone's, noting there was only a difference of \$10 for a home with the same value, and Tyrone's tax bill was higher. There was also a \$10 difference in the tax bill when compared to Fayetteville, but Fayetteville's bill was less.

Fleisch said she was still absorbing the numbers, suggesting Council should meet Wednesday rather than Tuesday to continue the workshop. Pennington said staff needed to know what service levels Council wanted in place to finish getting the budget ready. Streets, cart paths, and landscaping were the issues.

King said he was not going to defend anything done by previous Councils. This Council had to make decisions and do the right thing for the City. Maybe cuts should be made elsewhere in the budget. The cart paths were "Peachtree City," the streets were a primary responsibility of Council's and the City's, and beautification was what drew people to the City. Hopefully, any cuts would not be deep.

Fleisch asked how much was needed for the personnel and equipment required for landscaping. Rorie said the costs were \$506,000 for a 10-person crew and \$130,000 for equipment, just for the right-of-way piece. Fleisch asked if the personnel would be seasonal or if they would do other maintenance in the City during the winter months, as crews had done in the past. Rorie said it appeared that the City would save money hiring seasonal personnel. The inverse was the City was paying a premium for something that occurred for eight months. In the four months in between seasons, everything became a shambles. Full-time personnel would be able to maintain and keep things in maintenance mode, as well as address other items that were needed.

Pennington said, when looking at the contracts, the contracts did not necessarily account for when the grass would grow. The contractor had bid out the job for mowing every two weeks. They did the job every two weeks, but the grass grew faster than that. It took five or six years for

the City to get to its current state, but it should not take it as long to come back. There were complaint calls at least once a day.

Ernst asked how much the landscaping contract amount was. Rorie said it was \$578,540. Imker said the amount budgeted was to maintain a substandard level of service. If the millage rate was increased, then landscaping should be brought up to a reasonable level of service. Ernst added that citizens needed to see that happen. Rorie said significant progress was being made.

Learnard said she wanted to see the priority list for roads and cart paths at the next meeting, noting there was \$768,000 currently budgeted, and she wanted to see what could be bought from the priority list for \$3.1 million versus the lowest budget amount of \$1.1 million. Pennington said they could see how far down the list the money would go.

Imker asked what a 1% increase in fair market value meant in property tax revenue. Salvatore said it was approximately \$100,000. Imker noted the projection for ad valorem tax revenue was net zero. He had been expecting at least a 3% increase. Salvatore said his estimate of \$100,000 for 1% could be wrong. He continued the digest numbers should have generated an additional \$221,000 from what was projected in the budget. Staff had not adjusted the budget, and had counted the funds as excess revenue. The projection now was to have a shortfall of \$126,000.

Imker asked why Court fines were down \$500,000, which totaled over \$2.5 million in the last five years. Something had happened, and he did not understand the decrease. Only one decrease in the proposed budget had been discussed, the Public Works director position. He wanted to see the budget book so he could suggest cuts in other "nice-to-have" items.

Salvatore said all the departmental budgets were either the same as last year or less, and an additional \$1.3 million had been worked into the budget without increasing the millage rate. There were no new personnel, except for landscaping, or equipment. Council would be cutting from what staff had been doing. They were austere operating budgets.

Pennington said there was no way \$1.7 million could be cut from the budget. There were always things that could be cut, but not \$1.7 million.

The consensus of Council was to continue the workshop until Tuesday, June 17, at 6:30 p.m.

There being no other business to discuss, the meeting adjourned at 7:55 p.m.

Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor

City Council of Peachtree City
June 17, 2014
Meeting Minutes
6:30 p.m.

The Mayor and Council of Peachtree City met in workshop session at City Hall on Tuesday, June 17, 2014. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Mike King, Terry Ernst, Kim Learnard, and Eric Imker.

The purpose of the workshop was to continue discussions from June 16 regarding levels of service and funding in preparation of the FY 2015 budget.

City Manager Jim Pennington said staff had made their presentations the previous evening. Learnard asked to review the street and path priorities to see what additional funding would achieve.

Rorie said Council had seen the street rating list in a previous workshop. The ratings established what roads needed what level of attention. Staff had a list of projects being bid out, including Crosstown Road. Grecken Green needed to be added due to its deteriorated condition. The entire chart of streets had been broken down into a five-year plan, but not all of the funding being requested was for repaving. It would be divided among resurfacing, street sealing, crack sealing, street patching, street supplies, and geo-testing.

The requested \$3 million would result in approximately \$2 million of new paving. The assumption was that every road below a rating of 80 would receive a two-inch overlay of asphalt; however, some (such as Crosstown Drive) would require a Full Depth Reclamation (FDR). Bidding multiple projects together allowed for economies of scale. The \$3 million level of commitment each year would result in less funding required by year five. The goal was a parallel approach of maintaining what the City had while repairing what needed it. If funding was set at \$2 million, then the plan would extend to seven years to achieve the goal.

Rorie noted that one elusive element of the equation was the price of oil, which directly impacted the cost of asphalt. Competing for a limited supply of asphalt if other cities initiated aggressive paving programs also impacted how much could be paved in a season.

Learnard clarified that lower funding meant a longer term to address the needed repairs. Rorie said that was correct. Pennington noted that the longer the time-span, the more streets currently ranked above 80 could fall into the under-80 category. There would also be unexpected streets requiring FDR.

Rorie then addressed the path system, saying the ranking was also broken down based on the level of path use. Roughly 13% of the path system fell below the rating of 80. Staff was asking for an additional \$365,000 to begin to catch up on the paths. Repaving six miles per year would provide the turn-around in two to three years. However, there was a limit in terms of quality on what could be done with the current staff. The six-mile goal was added as a stretch to see how the process worked. In a previous year, seven miles of path paving were completed but staff was dissatisfied with the results, so seven miles was too much. Staff was recommending that the process change to add the sixth mile, with the crew opening, or digging up, multiple paths at a time, and then finishing them at one time. This would result in path sections being unpaved for a longer period, which might result in citizen complaints.

Rorie said he had also had the Engineering Department review paths being replaced that were adjacent to roadways. City staff was better equipped to pave the paths in the woods, but areas adjacent to roadways lent themselves to contractors performing the work.

At Fleisch's request, Rorie confirmed the proposed budget amount included no new paths or path expansions.

Imker then reviewed a presentation of points addressing the previous evening's discussion, noting that other Councilmembers also provided input. The points for discussion included:

1. Deleting the public works director position and using those funds to help move forward with the facilities bond as presented
2. Budgeting only a 2% salary increase in anticipation of the salary study
3. Adding \$382,000 to the landscaping budget to bring the process back in-house (Imker noted this could be covered by the anticipated LOST revenue from events like the Diva Marathon, as well as through the use of cash reserves)
4. Budget the recommended \$200 for infrastructure maintenance
5. Add \$635,000 to the path paving for a total of \$1 million
6. Add \$832,000 for street paving for a total of \$1.6 million.

Imker noted that the changed funding levels in items four through six could be covered with only a one mill tax increase. The rationale for focusing on the paths was that was the area receiving complaints from citizens.

Imker asked for Council discussion of the suggestions.

Fleisch expressed concern at deleting the Public Works Director position with another bond coming forward and the additional staffing. She felt not funding it would suffice, but not to completely eliminate the position. Pennington and Salvatore said they would leave the position unfunded in 2015 but note it had not been eliminated. Council agreed with this approach.

Ernst said he disagreed with reducing the projected pay raise, considering everything that employees had accomplished in the preceding year. He said it was past time to recognize those efforts. King agreed with Ernst regarding the salary increase and cautioned about budgeting in expectation of possible revenue. Pennington noted the salary study survey had been done, and now interviews were starting. The results were expected by the end of August. Learnard suggested keeping the two percent with the understanding that, when the time came, Council could entertain the option of righting any salary wrongs from cash reserves. She felt the two percent was the right step for budgeting purposes.

Fleisch, Ernst, and King felt the 3% was more realistic in budgeting for the salary study.

Fleisch asked Salvatore to review the current debt levels and payoff dates. The General Obligation (GO) Bonds would be paid off by 2019, and totaled approximately \$3 million. Lease purchase debt was at \$4.1 million, Public Facilities Bonds were currently at \$4.8 million which included refinanced bonds, and equipment leases totaled \$2.5 million. Total debt was \$14.4 million.

Council consensus was to keep the \$200,000 for infrastructure maintenance, bring up the total amount for cart path maintenance for \$1 million, and bring down road maintenance to a total of \$1.6 million.

Rorie noted that existing staff was stretched repaving six miles of path, which was why he had requested \$440,000. The remainder would have to be outsourced and would be limited to paths near roadways so contractors could access the paths sections.

Learnard asked for a brief review of the proposed projects for the next Facilities Bond. Rorie reviewed the list and noted the list was on the June 19 regular meeting agenda for finalization. Council asked that further discussion of the budget be added to that agenda as well.

There being no further issues to discuss, the meeting adjourned at 7:43 p.m.

Betsy Tyler, City Clerk

Vanessa Fleisch, Mayor

City Council of Peachtree City
Meeting Minutes
June 19, 2014
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, June 19, 2014, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Fleisch recognized the veterans groups who help plan the City's Memorial Day observance every year. The groups included Veterans of Foreign Wars Posts 9949 and 3560, American Legion Posts 50 and 105, Marine Corps League Detachment 1325, and the Civil Air Patrol Composite Squadron GA-116. The graduates from the Teen Community Emergency Response Team (CERT) training and the Junior Police Academy summer programs were recognized.

10-minute Talk

Sharon Marchisello, secretary of the Board of Directors for the Fayette Humane Society (FHS), addressed Council. Fayette Humane Society was founded in 1973 and was a non-profit rescue and rehabilitation organization for cats and dogs, run by an unpaid Board of Directors and volunteers. The organization found new homes for rescued cats and dogs, accepted surrendered pets from families whose situations had changed, assisted low-income families with pets, and educated the public. She continued that FHS was a separate organization from Fayette County Animal Control, which was part of Fayette County government. FHS focused on adoption, spay/neuter, and animal rescue, while Fayette County Animal Control focused on resolving animal nuisance calls and cruelty complaints. Both groups worked together when possible, and their common goal was to reduce intake and euthanasia at Fayette County Animal Control's shelter. Fayette Humane Society was supported by grants, donations, and fundraisers, which included two yard sales each year and a charity golf tournament scheduled October 6. More information on FHS was available at www.fayettehumane.org.

Minutes

King moved to approve the June 5, 2014, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Monthly Reports

Imker thanked John Graham and Chick-fil-A for their donations to the City in May. He noted the City had spent another \$3,500 on the Mrosek lawsuit in May. He continued that, in his opinion, once the case was finally dismissed, the City should take steps to get back the money spent on the nuisance lawsuit.

Old Agenda Items

05-14-01 Consider List of Projects for Public Facilities Bond

Fleisch noted the staff memo had been added to the dais.

Community Services/Interim Public Services Director Jon Rorie said staff was asking Council to authorize staff to move forward with the potential projects list for another Facilities Bond. The projects totaled approximately \$2.8 million, with \$215,000 in contingency and closing costs. The total estimated cost would be \$3,060,000. The projects list could be tweaked and massaged as things moved forward. Any project would have further approval and clarification from Council.

Imker moved to authorize staff to proceed with the issuance of a Public Facilities Authority bond in the amount specified in the staff memo. Learnard seconded. Motion carried unanimously.

05-14-WS Continue Discussion of FY 2015 Budget Direction

This agenda item was continued from the budget workshop held on Monday and Tuesday, June 16 and 17. City Manager Jim Pennington said some of the information presented earlier in the week had been modified, saying some cuts had been made.

Financial Services Director Paul Salvatore went over the list of directions given by Council on the FY 2015 budget. The directions included:

- Delete funding for Public Works director but leave position,
- Go with Facilities Bond as presented (\$3 million),
- Include 3% towards funding of Pay Study,
- Add \$382,000 to landscaping efforts (in-house option),
- Fund infrastructure maintenance (bridges) at \$200,000,
- Fund cart path resurfacing at \$1 million,
- Fund Street resurfacing at \$1.6 million, and
- Use one mill increase in taxes.

Learnard asked Salvatore what including 3% towards funding of the pay study meant, whether it was raises. Salvatore said it was about putting aside 3% towards implementation of the pay study. Staff did not know how much it would cost to implement any recommendations, but the amount equal to 3% would be put aside in the budget to go towards implementation of the pay study. The 3% was equal to approximately \$405,000, and the results were expected towards the end of August.

Salvatore noted that implementation of the recommendations from Council would require a millage rate increase of 1.4 mills, without increasing other revenue sources. If a one mill increase was used, the use of cash reserves should be around \$1 million for the next three years, taking it to approximately 14% by FY 2018. An additional 0.5 mill increase would be needed in FY 2018 to maintain the cash reserves at 20%.

Ernst clarified that the \$1 million for cart path maintenance would mean the path resurfacing would have to be contracted out, confirming the City's crew and equipment would not be able to handle the additional workload. Pennington said that was correct, and that would be addressed in the presentation.

Salvatore said Pennington and staff had some concerns, including the suggested level of paving, especially for the cart paths, feeling that it might be unattainable/unrealistic; rapid depletion of cash reserves might threaten the City's AAA credit rating; counting on future revenue increases from special events and/or digest growth was not prudent until the true impact was known; and service levels could be adjusted if/when revenue was realized.

The City Manager and staff recommended the following options:

- Delete funding for Public Works director but leave position,
- Go with Facilities Bond as presented (\$3 million),
- Include 3% towards funding Pay Study,
- Add \$382,000 to landscaping efforts (in-house option),
- Fund infrastructure maintenance (bridges) at \$200,000,

- Fund cart path resurfacing at \$440,000 (increase of \$75,000),
- Fund street resurfacing at \$1,485,000 (increase of \$717,000), and
- Use a one mill increase.

Salvatore explained that, using the City Manager/staff recommendations, the use of cash reserves would average approximately \$350,000 for each fiscal year through FY 2018; there would be no use of cash reserves in FY 2019, with 26% remaining in cash reserves; no additional millage rate increases were projected through FY 2019; and service levels could be adjusted based on future revenue streams when actually realized.

Learnard asked if the \$75,000 increase in funds for cart path resurfacing meant there would be no contracting out for cart paths. Rorie said only the in-house crew would be used for the cart paths. King asked if that meant the cart paths would just be maintained, with no expansion of the system. Rorie said that was correct, adding the City was two years behind on maintenance.

Learnard said that meant maxing out the in-house resources, asking how many miles that included. Rorie said it was approximately 5.7 miles.

Salvatore said he would bring the proposed FY 2015 budget to the July 17 Council meeting. A public hearing had to be advertised on the proposed budget. The adoption date would be in August or no later than early September.

Imker said he liked this proposal much better than the original 1.9 mill increase discussed at the June 16 workshop. He did not advocate a millage increase, but he accepted it as the basis for a proposed budget.

Fleisch asked Salvatore to discuss the revenue streams, specifically the hotel/motel tax. Salvatore said the hotel/motel tax was the one bright spot, and a surplus was projected. He continued that 4% of the hotel-motel tax went to the Convention & Visitors Bureau (CVB) and 4% to the City, with 1% of the City's share used for tourism product and development. Salvatore said the projection was the hotel/motel tax would come in approximately \$200,000 over budget, which meant an additional \$100,000 for the City coffers, with \$75,000 going to the General Fund and an additional \$25,000 going to tourism product and development.

Fleisch asked if any guidance was needed from Council. Pennington said staff had spent a considerable amount of time going through everything until they were comfortable with the budget.

Ernst said he was more comfortable with the figures for cart paths and roads. Learnard agreed with Imker, adding that at some point Council needed to discuss how to get "over the hump" on the cart paths.

King said they were looking at an almost 15% tax increase, or 14.8%. Salvatore said it depended on how someone looked at it. King said there would be a lot of interest from residents, and it did not mean Council would approve a tax increase. His concern was Council kept increasing the millage rate without addressing the 800-pound gorilla in the room. The citizens were going to demand some things, including cart path maintenance. He understood what had happened when the City had funds from the Special Purpose Local Option Sales Tax (SPLOST). He asked if the City could really afford an \$8 million Police Department. He did not know the answer, and he wanted to take a deep look at that budget.

Pennington said staff was as concerned as Council about the cart paths. The problem was whether there was a better way to do the job. There was a lot of research to do.

Imker said the process used for the budget this time was very good, and it had been a good week.

Salvatore said the proposed budget would be available on the City's website, and a copy would be available in the City Hall lobby for citizens to review. The public hearing on the FY 2015 budget would be held on July 17.

New Agenda Items

06-14-05 Public Hearing – Consider Variance to Water Resources Protection Ordinance, 424 Robinson Road

Fleisch noted that staff requested a continuance on the variance.

Learnard moved to continue Agenda Item 06-14-05 to the next meeting. Imker seconded. Motion carried unanimously.

06-14-06 Consider Award of Contract for Citywide Enterprise Resource Planning (ERP) Software

Pennington said most of staff had reviewed the product, adding that this was not something that he and Salvatore alone were recommending, but it was a product of the users and how the software would work on a daily basis.

Salvatore said the evaluation process had been explained in the staff memo, and it was a group effort. Employees from every department had been involved. A Request for Information (RFI) had been sent to weed the field from 17 vendors to eight. Six companies had responded to the subsequent Requests for Proposals (RFP). The three best were selected to give demonstrations, and the rest of staff became involved at that time. Many factors were considered, and functionality had only been 25%. Other factors included strength of the company, financial viability, technical strength, and support capabilities. Cpak, the City's Information Technology (IT) vendor, had also been involved. BS&A had come out on top. The City had a lot of disparate, home grown systems that were made from an Access database. After the analysis of the IT system a few years ago, the City was in good shape as far as servers, software, and hardware. One of the recommendations had been to use resource enterprise planning software because the different modules were designed to communicate with each other. There would be more capability to do things online, so employees and citizens would be able to do more on the website. Work orders could be submitted on the website; bills could be sent and paid electronically. Human Resources software was also included; everything was done manually at this time.

There was a scheduling and time and attendance piece that was separate. He said BS&A had automated time sheets, but there were companies that specialized in those, especially when dealing with fire and police operations where scheduling could be very involved. The departments now each had their own software, and the City wanted to go with one vendor. BS&A had a recommended vendor they worked with, ExecuTime. Cpak also had a sister company that had time and attendance software. BS&A would be able to integrate with that software as well. Both companies had demonstrations scheduled on June 30.

Salvatore asked Council to approve the contract with BS&A, with an adjustment in the allocation to \$495,000 to accommodate both software packages. The contract with BS&A

should not to exceed \$420,000, leaving a balance of \$75,000 to go towards the time and attendance software. There were two separate programs – one for scheduling and one for time and attendance. If the cost was less than \$40,000 each, staff asked that the City Manager be able to authorize the purchase.

Imker asked Salvatore to explain the budget impact. Salvatore said the ERP software would be paid for with a seven-year equipment finance lease. Approximately \$57,000 was budgeted each year for seven years. He asked that number be increased by just over \$24,000 to accommodate the additional pieces. Imker asked if the numbers had been included in the budget model Council had just seen that night. Salvatore said it had been included. Ernst clarified the debt service would be approximately \$80,000 annually for the next seven years. Salvatore confirmed it.

Fleisch clarified that the ERP system would eventually allow residents to report issues on the website. Salvatore said that was correct.

Learnard moved to increase the allocation for the ERP system to \$495,000 and to approve the contract with BS&A not to exceed \$420,000. Ernst seconded. Motion carried unanimously.

06-14-07 Consider Waiver to Golf Cart Ordinance (Wyndham)

King reported that the Wyndham Peachtree Conference Center would be holding a scavenger hunt for the Society of Government Planners on August 11. The Wyndham would be able to use 50 golf carts that belong to Flat Creek Golf Course that were not registered in the City. To be legal to operate on the cart paths, the golf carts needed to be registered. The Convention & Visitors Bureau (CVB) and the Wyndham were asking Council to waive the registration requirement from 3:15 – 4:45 p.m. on August 11 for the scavenger hunt.

Imker moved to approve the waiver for the golf cart ordinance for the Wyndham hotel. King seconded. Motion carried unanimously.

Council/Staff Topics

Pennington said he would send Council an update on Stormwater Utility projects. The list kept getting longer, but some had been completed.

Pennington encouraged anyone who had not registered their entry for the July 4th parade to do so as soon as possible. The line-up would be announced on June 27.

City Engineer Dave Borkowski reported on the status of the MacDuff Parkway extension, saying staff had received the construction plans for Wieland's portion. The plans had been reviewed and comments were given. It was still on track to finish by December 20, 2015.

City Attorney Ted Meeker said House Bill 877 pertaining to personal transportation vehicles would go into effect on July 1. The bill would increase the ability of golf carts to cross state highways at areas designated by Georgia's Department of Transportation (DOT). Staff was working with DOT on possible locations where that could be done.

Learnard moved to convene in executive session to discuss the potential acquisition or sale of real estate and threatened or pending litigation at 8:10 p.m. Ernst seconded. Motion carried unanimously.

Ernst moved to reconvene in regular session at 8:48 p.m. Learnard seconded. Motion carried unanimously.

There being no further business, Learnard moved to adjourn the meeting. King seconded. Motion carried unanimously. The meeting adjourned at 8:53 p.m.

Pamela Dufresne, Deputy City Clerk

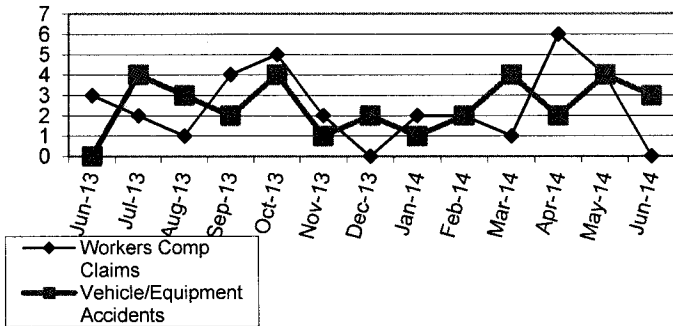
Vanessa Fleisch, Mayor

Administrative Services

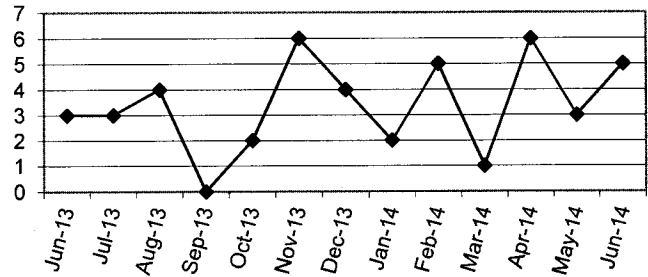
Monthly Report

Human Resources & Risk Management

Workers Comp Claims & Vehicle/Equipment Accidents



Employee Resignations/Terminations



Turnover Rate (Annual)

FY 2014 (YTD)

11.15%

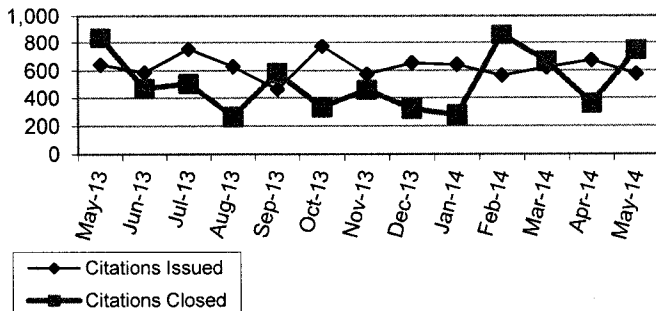
FY 2013

7.67%

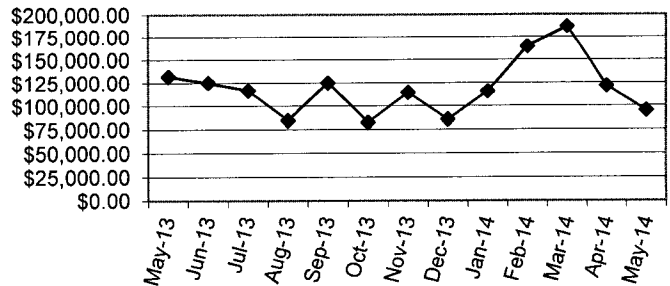
NOTES: FY 2014 figures include 4 retirements; data does not include RIFs or seasonal positions.

Municipal Court - waiting for information

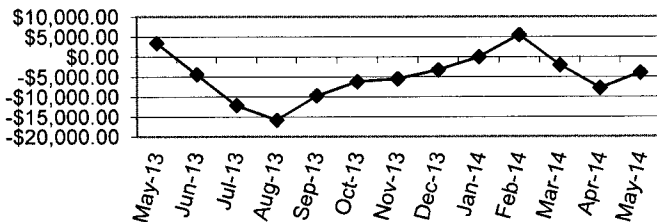
Citations Issued vs Closed



Fines Assessed*



Jail Fund Balance
\$85,087.81
as of May 31, 2014**



* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines & Forfeitures"

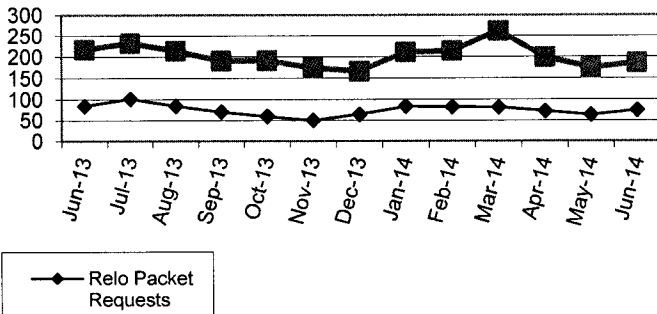
** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

Administrative Services

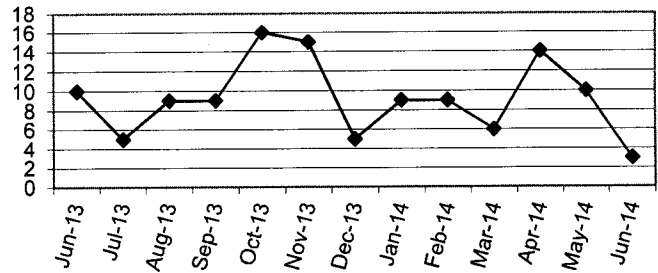
Monthly Report

Public Information

Public Contact / Comments / Questions

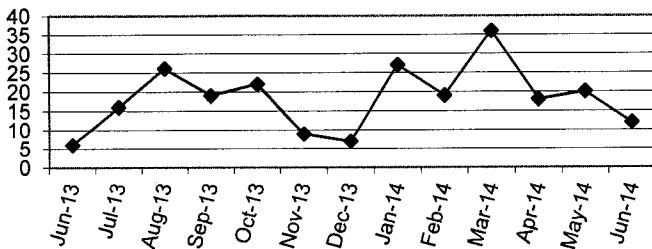


Open Records / Discovery Requests

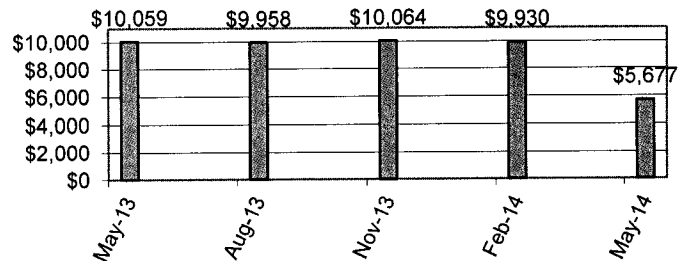


City Clerk

New Businesses Registered

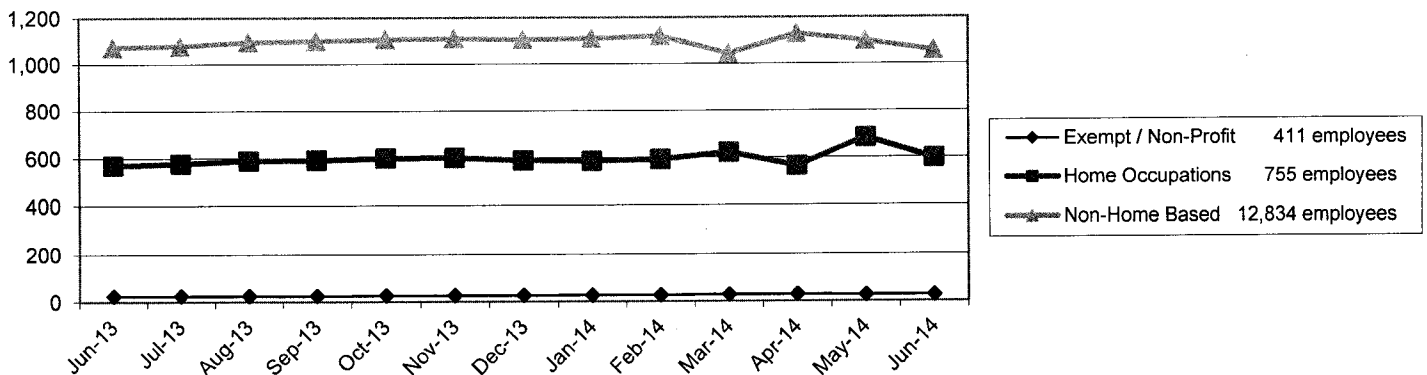


Quarterly Sanitation Franchise Fees**



**Republic payment pending due to staffing changes.

Registered Businesses
(with current employment figures)



Note: Exempt/Non-Profit is either Home Based or Non-Home Based. **June finalizes the annual registration and elimination of closed businesses for previous year.** New businesses are added as they register.

Top 10 Employers by # of employees: Cooper Lighting, NCR, Panasonic, Hoshizaki, Alenco, Wal-Mart, Southland Nursing Home, Avery Dennison, Comcast, Kroger (Kedron)

City Council Monthly Report

DEPARTMENT: PLANNING & ZONING
SUPERVISOR: DAVID RAST

FISCAL YEAR: 2014
CREATOR: KATHY GRAY

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	COMPARISON CHART		
													YTD FY 2014	YTD of FY 2013	YTD of FY 2012
BUILDING DEPARTMENT															
RESIDENTIAL BUILDING PERMITS															
Single Family Units:	1	2	3	1	2	1	1	1	0				12	23	17
Single Family C.O.'s	2	6	2	0	1	0	1	0	3				15	23	13
Multi Family Units:	0	0	0	0	0	0	0	0	0				0	0	0
Multi Family C.O.'s	0	0	96	0	0	0	0	0	0				96	0	0
Miscellaneous*	16	25	27	15	21	33	41	97	98				373	257	243
INSPECTIONS:	245	188	123	191	122	110	245	233	213				1,670	1,625	198
NON-RESIDENTIAL BUILDING PERMITS															
New Construction:	1	0	0	1	0	1	0	0	0				3	4	1
Non-Residential C.O.'s	5	3	4	3	3	3	5	9	11				46	36	38
Expansion/Renovation/Tenant Finish:	9	6	7	3	9	3	5	10	8				60	58	36
Miscellaneous*	1	2	1	2	3	1	0	4	1				15	22	95
INSPECTIONS:	123	96	131	60	73	85	90	93	80				831	816	629
DEVELOPMENT PERMITS	3	4	3	2	3	2	0	2	2				21	26	10
POPULATION ESTIMATE*	34,503	34,516	34,723	34,723	34,726	34,726	34,729	34,729	34,735				34,735	34,493	34,403
BUILDING PERMIT FEES	\$40,298	\$24,693	\$19,477	\$64,619	\$28,419	\$60,992	\$24,307	\$25,035	\$41,171				\$329,011	\$325,150	224,009
PLANNING DEPARTMENT															
Tree Removal Permits:	69	40	38	50	59	31	30	45	97				459	687	460
Sign Permits:	\$200	\$400	\$200	\$400	\$600	\$600	\$200	\$400	\$500				\$3,500	\$3,430	\$3,490
Banner/ Special Event Permits:	\$215	\$195	\$60	\$260	\$130	\$100	\$170	\$85	\$100				\$1,315	\$1,290	\$2,520
New Construction Plan Reviews:	\$1,830	\$1,200	\$300	\$1,168	\$901	\$300	\$300	\$998	\$300				\$7,297	\$11,958	\$4,750
Other Plan Reviews/Permits:	\$1,100	\$525	\$275	\$7,987	\$605	\$0	\$728	\$600	\$1,801				\$13,621	\$8,101	\$9,881
Misc permit fees	\$120	\$161	\$5	\$53	\$250	\$45	\$150	\$3	\$2				\$789	\$2,110	\$590
Fire Department Permit Fees:	\$885	\$1,538	\$650	\$2,567	\$1,976	\$1,000	\$858	\$3,377	\$1,108				\$13,959	\$11,875	\$6,812
TOTAL PLAN REVIEW FEES	\$4,350	\$4,019	\$1,490	\$12,435	\$4,462	\$2,045	\$2,406	\$5,463	\$3,811	\$0	\$0	\$0	\$40,481	\$38,764	\$28,043
TOTAL FEES COLLECTED	\$44,648	\$28,712	\$20,967	\$77,054	\$32,881	\$63,037	\$26,713	\$30,498	\$44,982	\$0	\$0	\$0	\$369,492	\$363,914	\$252,052

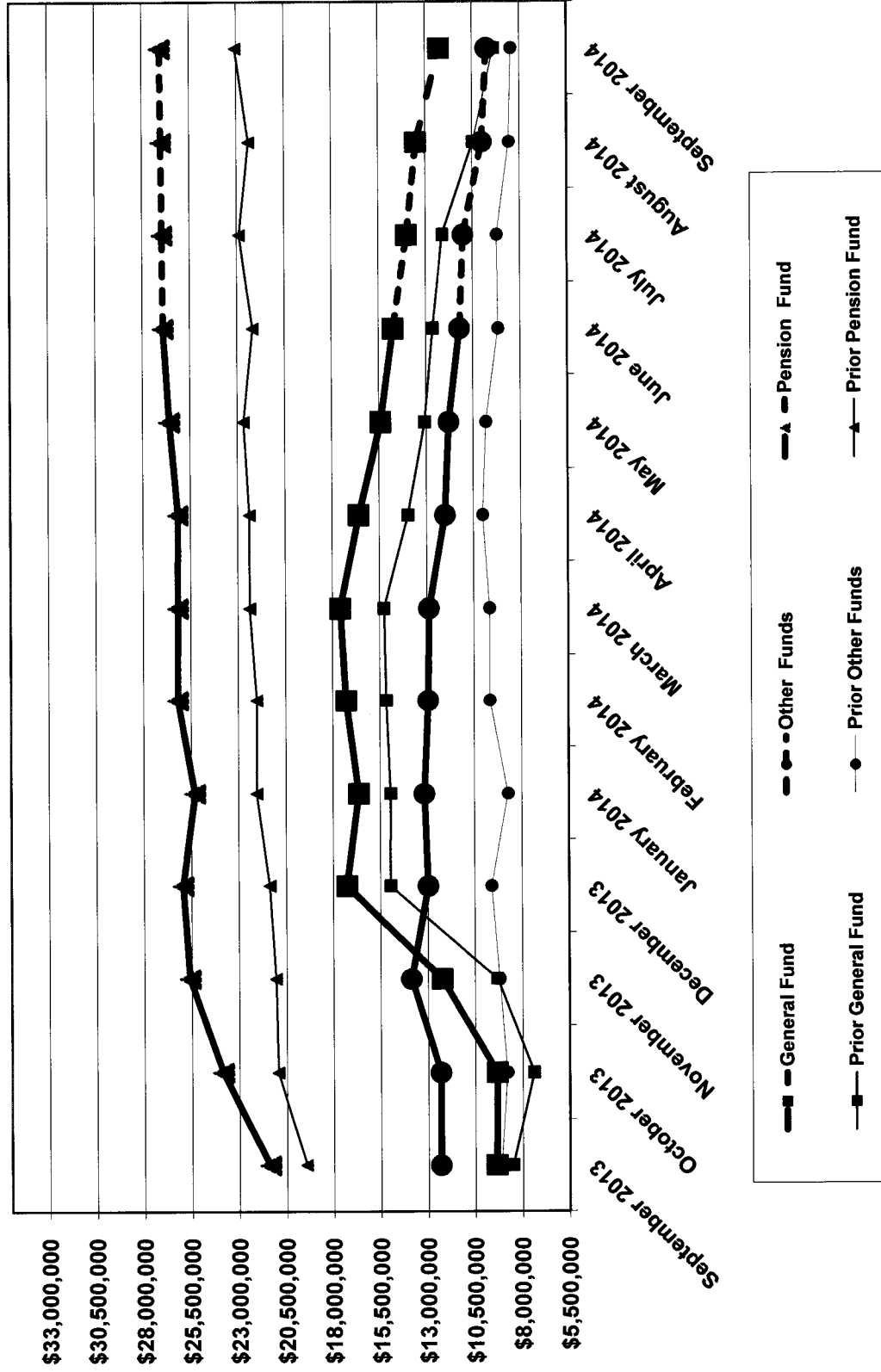
* Miscellaneous permits are: Fences, Pools, Additions/Renovations, Reroofings, etc.

* Based on 2.09 people per residential CO

* Other plan reviews: Soil Erosion permits, Land Disturbance Fee, Site Plan & Final Site Plan review

* Figures adjusted for census figures

CITY OF PEACHTREE CITY
FISCAL YEAR 2014 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



Note: Other Funds include Special Revenue Funds, Capital Projects Funds, Debt Service Funds, Proprietary Funds (including the Stormwater Utility Fund), and Agency Funds.

CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE NINE MONTHS ENDED JUNE 30, 2014

PERCENTAGE OF BUDGET YEAR COMPLETED 75.0% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 11,854,549	\$ 12,048,316	\$ 193,767	101.63%
Franchise Taxes	2,551,090	2,277,705	(273,385)	89.28%
Local Option Sales Tax	6,767,857	4,799,127	(1,968,730)	70.91%
Other Sales & Use Taxes	759,290	569,828	(189,462)	75.05%
Business Taxes	2,229,271	2,223,027	(6,244)	99.72%
Licenses & Permits	725,199	645,371	(79,828)	88.99%
Intergovernmental/Grants	464,279	423,472	(40,807)	91.21%
Charges for Services	1,159,332	933,480	(225,852)	80.52%
EMS Billings	598,820	627,517	28,697	104.79%
Fines & Forfeitures	1,158,684	687,075	(471,609)	59.30%
Investment Income	55,994	25,651	(30,343)	45.81%
Other Revenue	109,704	198,553	88,849	180.99%
Other Financing Sources	634,200	523,502	(110,698)	82.55%
Total General Fund Revenues	\$ 29,068,269	\$ 25,982,624	\$ (3,085,645)	89.38%
Surplus Carryover	2,200,977			
Total General Fund	\$ 31,269,246			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 505,053	\$ 277,045	\$ 228,008	54.85%
Administrative Services	1,271,834	813,502	458,332	63.96%
Financial Services	1,285,915	926,685	359,230	72.06%
Police Services/Code Enforcement	7,060,152	4,812,927	2,247,225	68.17%
Fire/EMS Services	6,994,385	4,850,545	2,143,840	69.35%
Public Works/Buildings & Grounds/Engineering	6,342,850	3,265,614	3,077,236	51.48%
Community Services	4,371,610	2,903,497	1,468,113	66.42%
Non-Divisional:				
Unemployment Insurance	20,000	258	19,742	1.29%
Non-Profit Organizations	22,500	22,500	-	100.00%
Transfer to Airport Authority	102,000	76,500	25,500	0.00%
Transfers to Other Funds	3,514,655	1,879,144	1,635,511	53.47%
Liability Insurance	146,665	85,334	61,331	58.18%
Litigation Services	104,040	118,350	(14,310)	113.75%
General Administration/Miscellaneous	60,354	6,858	53,496	11.36%
Budgeted Savings	(532,767)	-	(532,767)	0.00%
Total General Fund	\$ 31,269,246	\$ 20,038,759	\$ 11,230,487	64.08%

HOTEL/MOTEL FUND REVENUES

Description	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,138,400	\$ 999,667	\$ (138,733)	87.81%

HOTEL/MOTEL TRANSFERS OUT

Type	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 569,200	\$ 496,819	\$ 72,381	87.28%
Transfer to Tourism Association	569,200	496,819	72,381	87.28%
Total Hotel/Motel Transfers Out	\$ 1,138,400	\$ 993,638	\$ 144,762	87.28%

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF JUNE 30, 2014**

SUMMARY OF PURCHASE ORDERS ISSUED OVER \$25,000 APPROVED BY CITY MANAGER JUNE 2014			
Description	Vendor	Award	Date
Detention Pond #140 Rehab	Integrated Science & Engineering	\$ 38,359.00	6/5/2014
PURCHASING REPORT FOR MONTH ENDED JUNE 30, 2014 AND JUNE 30, 2013			
Activity	Fiscal Year 2014	Fiscal Year 2013	
Purchase Orders / Requisitions Processed	234	261	
City Store Requisitions Processed	12	8	
Sealed Bids Requested	0	0	
Requests for Proposals	0	0	
Bids Awarded	2	0	
Requests for Proposals Awarded	0	0	
Contracts Prepared	0	0	
Electronic Auction	0	7	
Fixed Assets Purchases	0	0	

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
JUNE 2014

None to Report

TOTAL MONTH OF JUNE 2014

\$ -

**CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2014
PAID AS OF June, 2014**

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
Sumner Meeker	October	EEOC Claim	\$ 1,017.72
Sumner Meeker	October	Breedlove	286.00
Sumner Meeker	October	EEOC Claim	329.24
Sumner Meeker	October	Mrosek	1,452.00
Sumner Meeker	November	EEOC Claim	2,925.24
Sumner Meeker	November	Mrosek	880.00
Sumner Meeker	November	Triad	528.00
Sumner Meeker	December	EEOC Claim	990.00
Sumner Meeker	December	Mrosek	2,833.62
Sumner Meeker	December	Triad	473.00
Sumner Meeker	January	Mrosek	1,868.94
Sumner Meeker	January	Triad	2,596.00
Sumner Meeker	February	EEOC Claim	1,167.00
Sumner Meeker	February	Mrosek	1,661.80
Sumner Meeker	February	Triad	2,020.00
Sumner Meeker	March	Abdul-Karim	1,965.00
Sumner Meeker	March	EEOC Claim	2,688.60
Sumner Meeker	March	Mrosek	1,725.00
Sumner Meeker	March	Triad	2,810.84
Sumner Meeker	March	Wynnmeade	4,227.52
Sumner Meeker	April	Abdul-Karim	1,335.00
Sumner Meeker	April	Cruz	600.00
Sumner Meeker	April	Golfview	1,320.00
Sumner Meeker	April	Mrosek	3,014.80
Sumner Meeker	April	Triad	5,783.32
Sumner Meeker	April	USA Pools	1,200.00
Sumner Meeker	April	Wynnmeade	900.00
Sumner Meeker	May	Abdul-Karim	1,140.00
Sumner Meeker	May	Cruz	240.00
Sumner Meeker	May	EEOC Claim	945.92
Sumner Meeker	May	Golfview	570.00
Sumner Meeker	May	Mrosek	2,131.80
Sumner Meeker	May	Preston Chase	555.00
Sumner Meeker	May	Triad	4,681.80
Sumner Meeker	May	USA Pools	330.00
Sumner Meeker	May	Wynnmeade	2,105.00
Sumner Meeker	June	Abdul-Karim	750.00
Sumner Meeker	June	EEOC Claim	574.28
Sumner Meeker	June	Lake Peachtree	3,263.76
Sumner Meeker	June	Mrosek	1,290.00
Sumner Meeker	June	Preston Chase	1,354.30
Sumner Meeker	June	Triad	3,147.84
Sumner Meeker	June	Wynnmeade	5,706.90
GIRMA	October	Vehicle Accident	1,009.91
GIRMA	November	EEOC Claim	10,585.83
GIRMA	December	EEOC Claim	1,124.60
GIRMA	December	Vehicle Accident	5,000.00
GIRMA	December	Vehicle Accident	2,596.44
GIRMA	December	Vehicle Accident	5,000.00
GIRMA	January	Vehicle Accident	972.41

Litigation Services (100-1505-579130)

<u>Vendor</u>	<u>Month Paid</u>	<u>Project</u>	<u>Amount</u>
GIRMA	April	Vehicle Accident	809.19
GIRMA	May	Vehicle Accident	1,649.82
GIRMA	May	Vehicle Accident	2,205.00
GIRMA	May	EEOC Claim	309.00
GIRMA	May	Damaged City Property	1,550.00
GIRMA	June	EEOC Claim	5,610.50
Intergrated Science & Eng.	May	Mrosek	1,437.00
William Degner	June	Waste Water Problem 206 Greensw:	5,200.00
Total Litigation Services to Date			<u>\$ 122,444.94</u>
* Less Amount Charged back to FY2013			(4,094.87)
June FY2014 Litigation Expenses			\$ 26,897.58

* Note: The claims paid in October 2013 were charged to fiscal year 2013 for financial reporting purposes, as the expenditures were incurred prior to 9/30/13.

**FY2014 MONTHLY REPORT
LIBRARY**

ACTIVITY DESCRIPTION	UNIT	October	November	December	January	February	March	April	May	June	July	August	September	FY2014 YEAR-TO-DATE	FY2013 YEAR-TO-DATE
Items - Acquired	Num.	681	691	386	690	360	353	358	423	571				4,513	3,754
Items - Circulated	Num.	34,325	31,613	28,205	29,051	31,057	32,478	31,915	33,804	40,635				293,083	315,899
Items - Loaned to Other Libraries	Num.	1,276	949	1,140	1,007	990	1,131	1,103	1,110	1,217				9,923	10,368
Items - Borrowed From Other Libraries	Num.	2,027	1,587	1,652	1,739	2,008	1,963	1,660	1,763	1,961				16,360	18,064
Class Visits	Num.	1	0	0	3	0	4	1	1	0				10	15
Group Meetings	Num.	42	35	25	27	23	28	30	33	24				267	250
Monthly Traffic	Num.	19,713	16,249	13,928	14,088	15,512	17,865	17,174	17,909	23,020				155,458	194,144
Children's Programs	Num.	26	20	15	15	19	23	16	17	37				188	173
Number of Participants	Num.	1,014	427	365	346	416	537	374	463	1,999				5,941	5,937
Adult Programs	Num.	3	7	0	1	3	3	9	3	6				35	32
Number of Participants	Num.	54	95	0	60	24	49	131	52	341				806	1,196
Revenue from Overdue Books	Dis.	4,489	3,664	3,655	2,759	4,399	4,970	4,008	4,082	4,690				36,716	42,987
Revenue from Copies Made	Dis.	553	350	412	362	505	661	613	508	558				4,522	4,792
Reference Assistance	Num.	1,397	1,320	1,045	954	730	1,519	1,321	1,575	2,132				11,993	11,292
Exams Proctored	Num.	37	23	33	8	27	23	40	27	19				237	N/A
Revenue from Proctoring	Dis.	570	400	590	110	340	320	560	380	290				3,560	N/A
Internet Usage	Num.	2,253	1,828	1,707	1,643	1,749	1,698	1,987	1,959	1,939				16,763	17,262
Volunteers	Num.	47	37	38	39	37	31	40	35	42				346	325
Number of Hours Worked	Num.	364	234	271	266	168	151	225	193	298				2,170	2,734
eBook/Audio Downloads	Num.	1,360	1,308	1,255	1,263	1,291	1,377	1,293	1,356	1,425				11,928	8,768

Notes: Installation of new internet fiber complete. Switchover will take place in July. State technology grant money will be available again in FY15 for equipment. Jill is working with IT staff to determine needs including public workstations, printers, and wifi access points. Summer reading programs continue through July. General cleanup is scheduled for August, including furniture cleaning/reupholstering.

**PEACHTREE CITY POLICE DEPARTMENT
2014 MONTHLY REPORT**

MAY 2014

JUNE 2014

2014

2013

Calendar Year to Date Calendar Year to Date

PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary

TOTAL PART I CRIMES	39	40	223	211
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<u>DUI ARRESTS</u>	13	7	57	65
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DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)

TOTAL DRUG ARRESTS:	6	5	45	55
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OTHER ARRESTS

PROPERTY CRIMES	30	15	114	87
PERSON CRIMES	4	7	38	49
TRAFFIC OFFENSES	18	13	95	117
OTHER	49	30	192	185

<u>CALLS ANSWERED:</u>	3,820	3,961	23,636	23,816
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TRAFFIC:

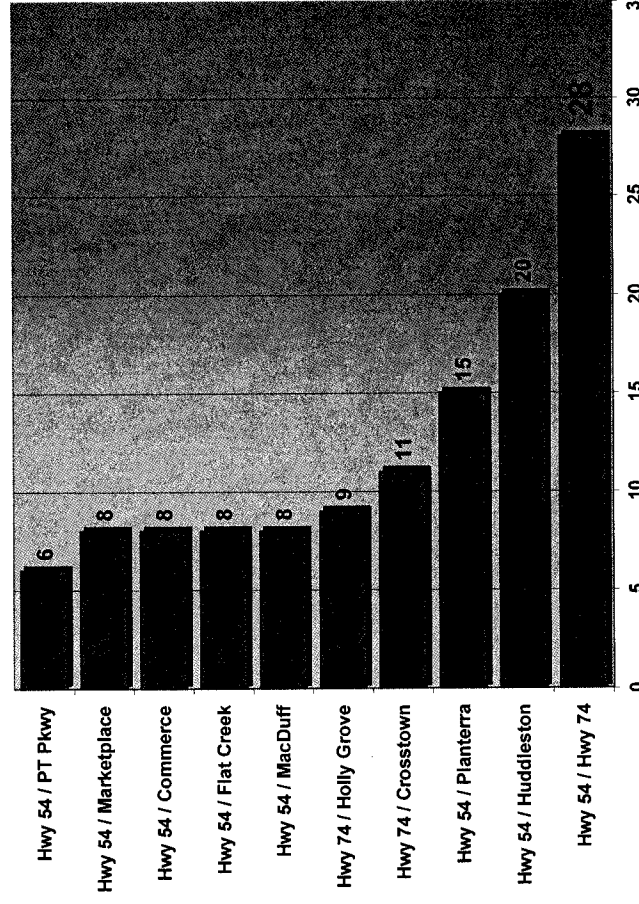
CITATIONS ISSUED	583	399	3,346	3,759
CITY ORDINANCES	74	52	231	226
WARNINGS	656	678	4,241	3,840
ACCIDENTS	99	100	553	530

TOP 5 ACCIDENT LOCATIONS - YTD

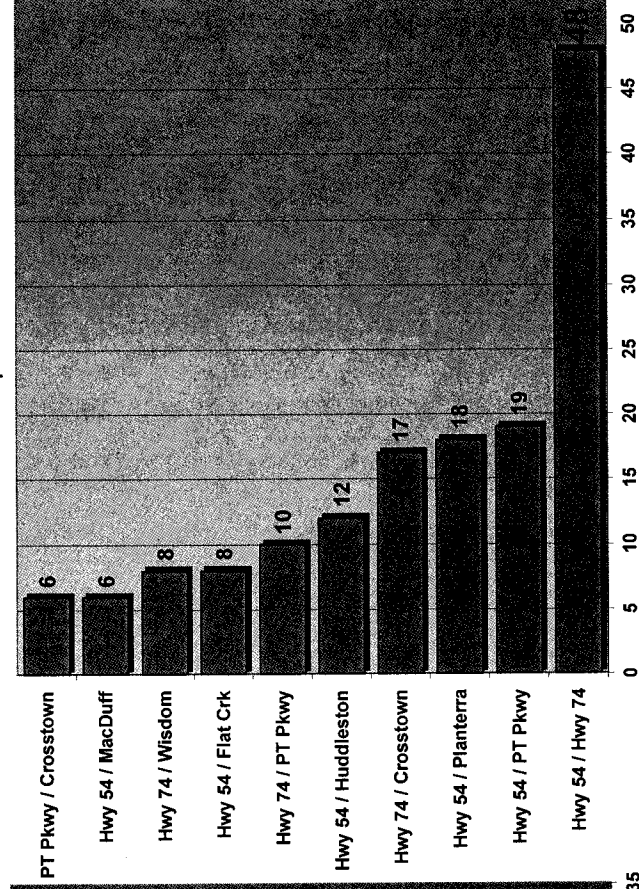
HWY 54 / HWY 74	28
HWY 54 / HUDDLESTON	20
HWY 54 / PLANTERRA	15
HWY 74 / CROSSTOWN-TDK	11
HWY 74 / HOLLYGROVE/ROCK-A-WAY RD	9

Collision Type	2014 YTD	2013 YTD
Roadway Collisions	371	379
Collisions w/ Injury	72	72
Collisions w/ Fatality	1	0
Hit & Run	54	15
Private Property	182	151
Involving Carts	28	30
Carts w/ Injury	10	2
Carts w/ Driver < 17	10	2

2014 Top 10 Collision Locations YTD



2013 Top 10 Locations YTD



Peachtree City Code Enforcement 2nd Quarter Report 2014

	Jan - Mar 2014	Apr - Jun 2014	Apr - Jun 2013	Jul - Sep 2014	Oct - Dec 2014	2014 YTD	2013 YTD
Case Summary							
Cleanliness of Premises (Grass)							
New Cases	14	202	291			216	296
NOVs Reactive	0	23	21			23	21
NOVs Proactive	12	170	269			182	274
Citations	0	1	2			1	2
Unfounded	2	9	1			11	1
Cleanliness of Premises (Trash)							
New Cases	90	75	64			165	190
NOVs Reactive	20	14	13			34	30
NOVs Proactive	57	52	48			109	149
Citations	2	2	0			4	1
Unfounded	12	8	3			20	10
Cleanliness of Premises (Auto)							
New Cases	47	27	24			74	78
NOVs Reactive	4	3	3			7	6
NOVs Proactive	39	22	19			61	63
Citations	1	0	0			1	0
Unfounded	3	2	2			5	9
Parking Restrictions							
New Cases	45	44	56			89	138
NOVs Reactive	11	11	7			22	21
NOVs Proactive	29	26	47			55	113
Citations	1	0	0			1	0
Unfounded	5	7	2			12	4
Accessory Use to Dwellings							
New Cases	33	26	30			59	84
NOVs Reactive	2	4	2			6	6
NOVs Proactive	29	21	27			50	73
Citations	0	0	0			0	0
Unfounded	2	1	1			3	5
Sign Violations							
New Cases	40	35	31			75	70
NOVs Reactive	4	2	4			6	6
NOVs Proactive	36	33	27			69	62
Citations	1	0	0			1	0
Unfounded	0	0	0			0	2
Rehabs							
New Cases	4	6	10			10	18
NOVs Reactive	4	6	6			10	8
NOVs Proactive	0	0	4			0	10
Citations	1	0	0			1	0
Unfounded	0	0	0			0	0
Miscellaneous							
New Cases	85	217	223			302	308
NOVs Reactive	34	35	17			69	39
NOVs Proactive	26	164	191			190	239
Citations	10	1	6			11	6
Unfounded	17	18	10			35	25
Totals							
New Cases	358	632	729	0	0	990	1182
NOVs Reactive	79	98	73	0	0	177	137
NOVs Proactive	228	488	632	0	0	716	983
Citations	16	4	8	0	0	20	9
Unfounded	41	45	19			86	56
Stormwater Bill Delivery	148	4	0			152	33
Alarm Ordinance Letter	0	204	0			204	0
Signs Confiscated	243	665	504			908	508
Parks Checked	277	215	343			492	761

**CITY OF PEACHTREE CITY
RECREATION & SPECIAL EVENTS REVENUE
AS OF JUNE 30, 2014
WITH COMPARISONS TO JUNE 30, 2011, 2012 & 2013**

75.00%

Percent of budget year completed to date:

	ACTUAL THRU JUNE			ORIGINAL BUDGET			CURRENT BUDGET			ACTUAL THRU JUNE		% Collected To Date
	FY 2011	FY 2012	FY 2013	FY 2014	ADJUSTMENTS	FY 2014	FY 2014	FY 2014	FY 2014	FY 2014	FY 2014	
RECREATION REVENUE												
Program Fees - Recreation	\$ 159,519	\$ 164,080	\$ 164,286	\$ 189,113.00	\$ -	\$ 189,113	\$ 189,113	\$ 189,113	\$ 189,113	\$ 151,632	\$ 151,632	80.18%
Program Fees - Kedron	153,776	128,915	139,889	172,122	-	172,122	172,122	172,122	172,122	162,223	162,223	94.25%
Program Fees - Kedron Open Gym	-	13,405	12,950	15,638	-	15,638	15,638	15,638	15,638	11,853	11,853	75.80%
Program Fees- Athletic Tournaments	11,396	-	7,380	3,380	-	3,380	3,380	3,380	3,380	2,460	2,460	72.78%
Facility Maintenance Rec.- Athletic Assoc.	-	-	68,545	93,000	-	93,000	93,000	93,000	93,000	77,205	77,205	83.02%
Facility Maintenance Ked- Athletic Assoc.	-	-	13,210	\$13,000	-	13,000	13,000	13,000	13,000	11,905	11,905	91.58%
Events	-	-	1,143	-	-	-	-	-	-	6,702	6,702	
Facility Rental - Recreation	7,854	2,875	17,967	10,000	-	10,000	10,000	10,000	10,000	14,655	14,655	146.55%
Facility Rental - Kedron	6,990	12,565	13,764	19,630	-	19,630	19,630	19,630	19,630	13,191	13,191	67.20%
Program Fees - Pool Fees/Passes	114,525	40,319	68,701	76,066	-	76,066	76,066	76,066	76,066	69,103	69,103	90.85%
Program Fees - Kedron Swim Teams	-	10,842	40,480	59,843	-	59,843	59,843	59,843	59,843	44,294	44,294	74.02%
Program Fees - Kedron Swim Lessons	-	4,136	8,731	12,193	-	12,193	12,193	12,193	12,193	4,473	4,473	36.68%
Program Fees - Rec Pool Revenue	4,279	13,123	3,317	24,053	-	24,053	24,053	24,053	24,053	3,641	3,641	15.14%
	\$ 458,339	\$ 390,260	\$ 560,363	\$ 688,038	\$ -	\$ 688,038	\$ 688,038	\$ 688,038	\$ 688,038	\$ 573,337	\$ 573,337	83.33%

Recreation Programming- Spring softball is ongoing with 67 teams with 1,339 players participating. Spring Volleyball is also ongoing with 13 teams with 130 players participating. Lifeguard Training was held at Kedron on the 21st. Kedron was the site for two swim meets, June 13th with 318 swimmers and June 26th with 624 swimmers. The Summer Track Series was held on Wednesday evenings at Riley Park during June. All Summer programming has begun for the summer and enrollments are ongoing.

Special Events Notes- The Tri- PTC Marathon was held at Drake Field on the 7th with approximately 150 athletes competing. Our first of three Movie Nights was held at Drake Field on June 7th with roughly 1,000 spectators in attendance. WSB did a live broadcast of the Herman Cain Show at the Shakerag Pavilion on the 13th with an estimated 200 spectators in attendance. The Youth Triathlon was held at Glenloch on the 14th with approximately 250 youth athletes and an estimated 800 in total attendance. The Piedmont Walk with a Doc. event was held at Shakerag Knoll on the 28th with approximately 30 participants in attendance. The Get Stoked event scheduled for June 27th & 28th at Lake McIntosh was cancelled.

Tournaments Notes- The SAT Women's LAX Tournament was held at the PAC & Meade Park June 7th & 8th with 90 teams competing over the two days. We hosted a PTB Baseball tournament at the PAC June 14th & 15th with 18 teams competing. The Southern Open Men's LAX Tournament was held at the PAC & Meade Park June 21st & 22nd with 87 teams competing.

Public Works Quarterly Report

Activity Description	Unit	3rd Quarter 2014	FY2014 YTD	Annual Goal
General				
Average time to complete vandalism repairs once notified	Days	1.0	1.5	3
Average time to respond to a citizen complaint and assign action	Days	3.1	2.8	5
Streets				
Street Patching	Hrs.	307	478	2,500
Street Crack Sealing	Hrs.	0	68	435
Street General Maintenance	Hrs.	1,096	3,449	3,500
Storm Water Maintenance	Hrs.	1,264	3,564	8,000
Street Sweeping	Ft/MIs	264,000/50	826,848/157	360
Cart Paths				
Cart Path Paving	Ft.	5,378	6,667	21,000
Cart Path Litter Removal	Hrs.	98	843	1,250
Time to remove trees on paths once reported	Days	2.0	1.5	2
Cart Path Drainage Maintenance	Hrs.	351	827	2,500
Cart Path General Maintenance	Hrs.	2,286	5,060	3,250
Signs				
Average time to respond to traffic sign maintenance issues	Days	1.0	1.0	2
Signs Changed over to new reflectivity and mixed letter standard (completion date 2018)	Each	35	192	350
Contracted Services				
Time for contractor to remove trees once notified	Days	3.0	2.7	3
Time for landscaping and mowing contractor to fix an issue once notified	Days	0.0	3.1	2
Time for contractor to remove dead animals and debris from road once notified.	Days	1.0	1.0	1
Fleet Maintenance				
Average time to complete a preventative maintenance on a Light Car/Truck	Hrs	3.6	3.4	3
Average time to complete a preventative maintenance on a Heavy Truck	Hrs	8.0	7.3	6
Average time to complete a preventative maintenance on a Heavy Equipment	Hrs	8.0	3.4	6
Ratio of time spent on preventative maintenance versus other repair items		.5 TO 1		2 to 1
Facility Maintenance				
Sports Complex Maintenance	Hrs.	519	1,781	2,500
Parks General Maintenance	Hrs.	3,681	5,546	435
General Maintenance	Hrs.	599	2,164	2,000
Vandalism	Hrs.	1	17	0
Litter Removal	Hrs.	109	1,201	2,000
Building Maintenance	Hrs	1,303	3,501	2,500

Note: General maintenance line items include activities not included in paving operations. These include but are not limited; storm clean up, litter removal, curb repair etc.

**Business Retention & Expansion Program Report:
June, 2014**

- Company A
 - Held several meetings/conference calls to finalize new PTC project location.
 - Worked to address tax credit concerns, land deal issues, P&Z questions, and workforce development issues
 - Announcement of new facility in PTC imminent!
- Attended community-wide event recognizing elected officials in Fayette County
- Company B
 - Held numerous planning meetings regarding large-scale Ribbon Cutting event
 - Assisted in coordination of event
 - Served as Master of Ceremonies for event
- Attended Leadership Fayette Class and Functions
 - Coordinated LF Industry Tour
- Worked to provide assistance to FCBOE with project coordination and local industry
- Company C
 - Organized meetings with State and Regional partners to assist Company C in workforce development concerns
 - Partnering with regional agency to acquire funding for on-the-job training for Company C
 - Working with local educational institutions to provide tailored curriculum for Company C and their specific workforce needs
- Toured local facility that will be vacated due to Company bankruptcy/closure
 - Working with local brokerage team to identify potential new companies to occupy the space
 - Reached out to prospect companies regarding the space to begin marketing the property
- Attended Georgia Power Georgia Resource Center event with new FCDA Board and elected officials.
 - Received briefing regarding economy in the Southern Crescent
 - Sought to reinforce relationships with Economic Development partners from all our State and Regional-level partners
- Held several meetings with state and regional partners to discuss land availability and opportunities for prospects in Peachtree City.

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

Term of Appointment

June 2014

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner, Vice Chairman 10/07/10 - 09/30/16	15	15	14	1	3/10/2014	93%
Aaron Daily 10/10/11 - 09/30/14	15	15	12	3	6/10/2013 4/14/2014 6/9/2014	80%
Frank Destadio, Chairman 04/21/11 - 09/30/15	15	15	14	1	6/9/2014	93%
Robert Napoli 10/01/12 - 09/30/15	15	15	14	1	10/14/2013	93%
Lynda Wojcik 02/23/09 - 09/30/16	15	15	15	0		100%

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)

Term of Appointment

June-14

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Byron Perryman Chairman, Hotel/Motel 01/01/14-12/31/15	10	10	8	2	8/21/2013 11/20/2013	80%
Shayne Robinson Vice Chair, Recreation & Special Events Until no longer Recreation & Special Events Chairperson	10	10	9	1	3/19/2014	90%
Sherri Smith Brown Business Owner/Media 01/01/14-12/31/15	10	10	9	1	7/17/2013	90%
Andy Dunn Recreation Venue 1/1/2013 - 12/13/14	10	10	6	4	9/18/2013 11/20/2013 01/22/2014 06/18/2014	60%
Mike King City Council 01/01/14-12/31/14	10	5	4	1	2/26/2014	80%
Hope Macaluso Airport Authority 01/01/14-12/31/15	10	3	3	0		100%
Rick Barnes Secretary/Treasurer Retail 01/01/14-12/31/15	10	10	10	0		100%
Wende Blumberg Alternate Hotel/Motel 01/01/14-12/31/15	10	5	2	3	2/26/2014 3/19/2014 4/16/2014	40%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *ab*
Financial Services Director *KS FPS*
Purchasing Agent *me*
Public Services Director *g*

FROM: Stormwater Manager *mm*

DATE: July 10, 2014

SUBJECT: Lenox Drive Drainage Improvements
July 17, 2014 City Council Agenda

Recommendation

Staff recommends that City Council award the bid for the Lenox Drive Drainage Improvements to Construction 57, Inc. for their unit cost base bid amount of **\$57,025.00**.

Discussion:

208 & 210 Lenox Road have experienced reoccurring non-structural flooding. The flooding issues were attributed to a structurally deteriorated segment of storm drainage pipe. In response to the issues, the City developed construction plans to replace the damaged pipe segment and solicited unit cost bids from qualified contractors to perform the replacement work. The results of this bid are as follows:

Construction 57, Inc.	\$ 57,025.00
Crawford Grading and Pipeline	\$ 64,910.75

Based on these bids, staff recommends the award of this project to Construction 57, Inc. for their unit cost base bid of \$57,025.00.

Budget:

Staff recommends that the \$57,025.00 be funded from the Stormwater Project Account 521-4250-541924.

General	DESC.	UoM	QTY	CONSTRUCTION 57		CRAWFORD	
				UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
1	General Conditions LS 1	LS	1	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
2	Payment & Performance Bond LS 1	LS	1	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00
3	Construction Surveying LS 1	LS	1	\$500.00	\$500.00	\$4,500.00	\$4,500.00
Demolition							
4	Tree / Brush Removal	LS	1	\$15,000.00	\$15,000.00	\$4,000.00	\$4,000.00
5	Pipe Removal/Misc Demo	LS	1	\$500.00	\$500.00	\$1,000.00	\$1,000.00
Site Work							
6	Grading Complete	LS	1	\$10,000.00	\$10,000.00	\$23,500.00	\$23,500.00
7	7. 48" HDPE LF 20	LF	20	\$60.00	\$1,200.00	\$147.10	\$2,942.00
8	8. 48" Concrete Flared End Section	EA	1	\$3,600.00	\$3,600.00	\$1,922.00	\$1,922.00
9	9. Raised Inlet Top EA 1	EA	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
10	10. 72" Junction Box EA 1	EA	1	\$4,500.00	\$4,500.00	\$4,681.00	\$4,681.00
11	11 Misc. Landscaping/Tree/ ReplaceAl	LS	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Erosion Control							
12	12. Silt Fence (Sd1-A)	LF	481	\$1.25	\$601.25	\$1.25	\$601.25
13	13. Construction Fencing	LF	881	\$1.00	\$881.00	\$3.00	\$2,643.00
14	14. Erosion Control Matting (SC-150)	SF	2000	\$1.00	\$2,000.00	\$1.35	\$2,700.00
15	15. Temporary Stabilization (DS1,DS2)	LS	1	\$750.00	\$750.00	\$500.00	\$500.00
16	16. Permanent Stabilization (Ds3)	LS	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
17	17. Pine Straw Access Easement(5,000	LS	1	\$3,000.00	\$3,000.00	\$2,600.00	\$2,600.00
18	18. 12"DIP Access Road Pipe	LS	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00
19	19. Removal of Construction Entrance	LS	1	\$2,000.00	\$2,000.00	\$1,800.00	\$1,800.00
20	20 Removal & Disposal of Temporary Ero:	LS	1	\$500.00	\$500.00	\$1,021.50	\$1,021.50
					\$55,532.25	\$64,910.75	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *[Signature]*
Community Services Director *[Signature]*

FROM: Senior Planner *David*

DATE: July 10, 2014

SUBJECT: Adoption of 2014 Annual Update to Comprehensive Plan
July 17, 2014 City Council Agenda

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:

Both the ARC and DCA have completed their review of the city's 2014 Annual Update to the Comprehensive Plan. Submittal of these documents assures ARC and DCA that local governments are in compliance with their adopted Comprehensive Plans and allows us to maintain our status as a Qualified Local Government (QLG). These documents must be officially adopted by City Council in order to complete this step in updating our Comprehensive Plan.

Budget Impact:

There are no budget impacts associated with this request.

Attachment

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
ADOPTING THE 2014 ANNUAL UPDATE TO THE
PEACHTREE CITY COMPREHENSIVE PLAN.**

WHEREAS, the City of Peachtree City has completed the 2014 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 Short Term Work Program (STWP) 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; and

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.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the 2014 Annual Update to the Peachtree City Comprehensive Plan in accordance with the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this _____ day of _____, 2014.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

June 11, 2014

The Honorable Vanessa Fleisch
Mayor, City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

RE: 2014 Capital Improvements Element Annual Update

Dear Mayor Fleisch,

ARC has completed the regional review of the 2014 Capital Improvements Element (CIE) Annual Update for the City of Peachtree City and is pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the submittal is in compliance with the Development Impact Fee Act and the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent upon official adoption of the update as an amendment to the City's Comprehensive Plan. The update may be adopted at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final, adopted update document so that we may forward those materials to DCA. Upon receiving notification that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Peachtree City for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com if you have any questions or if we can provide further assistance.

Sincerely,



Dan Reuter
Manager, Community Development Division

Enclosure

Cc: David Rast, Planning and Zoning Administrator, City of Peachtree City



Andrew Smith

From: Jim Frederick <jim.frederick@dca.ga.gov>
Sent: Tuesday, June 10, 2014 11:18 AM
To: Dan Reuter; Jared Lombard; Andrew Smith; Jonathan Tuley
Cc: PEMD OPQG Administration
Subject: Peachtree City CIE Annual Update Approval

Dan, Jared, Andrew and Jon,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for the City of Peachtree City and finds that it adequately addresses applicable requirements. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Thanks,
Jim

Jim Frederick, Director
Office of Planning and Environmental Management
Georgia Department of Community Affairs
404-679-3105
jim.frederick@dca.ga.gov

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: July 11, 2014

SUBJECT: Consider Appointment of alternate for vacant position
on the Water and Sewer Authority Board (WASA)
Consent Agenda, July 17, 2014

Recommendation:

Appoint John Dufresne (alternate) to fulfill the unexpired term of WASA board member Terry Garlock. Mr. Dufresne will serve the term from 7/17/2014 – 12/31/2015, fulfilling the unexpired term of Terry Garlock.

Discussion:

Terry Garlock resigned on 6/25/2014, leaving a vacancy on the WASA Board.

It is written in the Code of Ordinances that the alternate shall be appointed as a regular member of the authority should there be a vacancy during an unexpired term and serve the balance of the unexpired term. It is recommended that John Dufresne be appointed to fulfill the unexpired term of Terry Garlock. This term would end on 12/31/2015.

Budget Impact:

This item should have no budgetary impact.

Peachtree City Water and Sewerage Authority
Term Length: 5 Years (Expiring 12/31 of each year)
5 Appointed Members

Wednesday, November 28, 2012 2:20 p.m.

PCWASA Office
1127 Highway 74 South
Phone: 770-487-7993 Fax: 770-631-5380

John Dufresne - Alternate
213 Preston Circle
Peachtree City, GA 30269

Phone: 404-803-1407
Email: Dufresne@abraxis.com

Terry Garlock - Resigned 6/25/14
208 Southwick Lane
Peachtree City, GA 30269
3/8/2013 - 12/31/15
fulfill Vanessa Birrell unexpired term

Phone: 770-631-1856
Email: terry@garlock1.com

John Harrell
307 Coronado Drive
Peachtree City, GA 30269
3/8/2013 - 12/31/2016
fulfill Luis Valencia unexpired term

Phone: 678-857-8740
Email: marine64to69@hotmail.com

William Holland
324 Aster Ridge Trail
Peachtree City, GA 30269
1/17/2014 - 12/31/2017
fulfill John Cheatham unexpired term

Phone: 678-364-1708
Email: hollandbill@bellsouth.net

Phil Mahler
114 Terrane Ridge
Peachtree City, GA 30269
1/1/2010 - 12/31/2014

Phone: 678-364-1294
Email: phil_mahler@bellsouth.net

Cliff Stern
156 Interlochen Drive
Peachtree City, GA 30269
1/17/2014 - 12/31/2018

Phone: 770-688-7600
Email: cliffstern@comcast.net

General Manager:
Stephen Hogan

Business Phone: 770-487-7993
Cell Phone: 678-414-0154
Email: shogan@pcwasa.org

Water & Sewerage Authority Attorney:
Mark D. Oldenburg
2004 Commerce Drive N, Ste 200
Peachtree City, GA 30269

Office Phone: 770-632-9500
Fax: 770-632-0123
Email: moldenburg@oldenburglaw.com

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager *JLP*

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

DATE: July 9, 2014

SUBJECT: Budget Amendments –
July 17, 2014 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to amend the 2014 budget resolution by increasing the general fund budget revenues by \$85,000 and the general fund budget expenditures by \$85,000.

Discussion:

Attached please find budget amendment #14-013 for fiscal year FY14 submitted for your approval.

Amendment #14-013 increases both the revenue and the expenditures for building permits. The City has a contract with Safe Built Georgia, Inc. for certain Building Department Services. This contract outlines the services provided and the payment for those services are based on 70% of the collected permit fees. To date revenues and expenditures are exceeding the budget. The request for a budget increase in revenues of \$85,000 and a budget increase in expenditures of \$85,000 is based on prior and current year-to-date activity. At no time will the expenses exceed the revenue.

Budget Impact:

The proposed budget amendments will increase both the revenues and the expenditures of the FY 2014 General fund by \$85,000.

Attachments
Budget Amendment 14-013

Cc: Jonathan Rorie

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

14-013

07/17/14

[illegible]

Explanation:

Increase budgeted revenue and expenditure for Building Permit Fees. The expenditure is based on a percentage (70%) of the revenue from certain permit fees. The increase is based on prior and current year to date activity. The expenditure will not exceed the revenue.

ENTERED

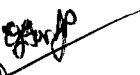
APPROVED

KB

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 

FROM: City Clerk 

DATE: July 11, 2014

SUBJECT: Consider Intergovernmental Agreement – FCDA Representatives
July 17, 2014, City Council Meeting

Recommendation:

That Council approve the attached agreement as adopted by the Peachtree City Airport Authority.

Discussion:

The attached agreement will replace the current Intergovernmental Agreement for membership on the board of the Fayette County Development Authority. As discussed earlier this year, the Airport Authority will retain a representative, and the Mayor and City Council may select an additional City representative to serve.

The Airport Authority has approved this version (their only change to the version provided by the County was to change their appointee from the Chairman of the Authority to a member). Once the agreement has been adopted by the municipalities, the County Commission will vote on the final version.

Budget Impact:

This item should have no budgetary impact.

STATE OF GEORGIA

COUNTY OF FAYETTE

AGREEMENT ON GOVERNANCE OF THE FAYETTE COUNTY
DEVELOPMENT AUTHORITY

THIS AGREEMENT made and entered into this ____ day of _____, 2014, by and between Fayette County, acting by and through its Board of Commissioners (hereinafter sometimes referred to as the “County”), and the City of Peachtree City, acting by and through its Mayor and Council (hereinafter sometimes referred to as “Peachtree City”), and the Peachtree City Airport Authority, and the City of Fayetteville, acting by and through its Mayor and City Council (hereinafter sometimes referred to as “Fayetteville”), and the Town of Tyrone, acting by and through its Mayor and Town Council (hereinafter sometimes referred to as “Tyrone”).

WHEREAS, the County, the Development Authority of Peachtree City, the Peachtree City Airport Authority, the City of Fayetteville, and the Town of Tyrone previously entered into an agreement dated February 27, 1997, providing for the organization and governance of the Development Authority of Fayette County, Georgia, now known as the Fayette County Development Authority, a nine member board established by Fayette County; and

WHEREAS, the Development Authority of Peachtree City has become inactive and has no functioning officers; and

WHEREAS, it is the desire of the parties to the original agreement to substitute Peachtree City for the Development Authority of Peachtree City as a party thereto; and

WHEREAS, the County, the Peachtree City Airport Authority, Fayetteville, Peachtree City, and Tyrone agree that it is necessary for the various development authorities and municipalities within Fayette County to work together in a coordinated effort to promote economic development within all areas of the county and for the general welfare of all the county residents; and

WHEREAS, to achieve such a united effort, the County has previously established a board of nine (9) members to constitute and govern the Fayette County Development Authority.

NOW, THEREFORE, in consideration of the mutual promises and conditions herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1.

The Fayette County Development Authority will be responsible for funding economic development efforts throughout all of Fayette County, including those various municipalities contained therein and named above, to the extent it is funded by the Fayette County Board of Commissioners.

2.

In exchange for the funding efforts of the Fayette County Development Authority, the parties agree that the Fayette County Development Authority will have the right of first refusal on all projects which require financing to develop within Fayette County.

3.

Should the Fayette County Development Authority choose not to issue bonds to finance any project within a reasonable period of time, then any other municipal development authority will have the right to finance such project and issue any bonds within its own designated jurisdiction.

4.

A. The Mayor and Council of the City of Peachtree City shall appoint one (1) taxpayer residing in the City of Peachtree City to serve as a member of the Fayette County Development Authority, such member to serve for a term of four (4) years or until his/her successor is duly appointed; provided, however, that in the event the City of Peachtree City should activate a development authority, then the right of appointment given to the City of Peachtree City herein shall immediately lapse, and any unexpired term of the appointee of the City of Peachtree City shall immediately terminate. The initial member from Peachtree City shall serve the remainder of the unexpired term originally allocated to the Development Authority

of Peachtree City. Thereafter, all succeeding terms shall be for a period of four (4) years.

B. All parties agree that one member of the Peachtree City Airport Authority shall serve as a member of the Fayette County Development Authority, such member to be designated by majority vote of the Peachtree City Airport Authority, such membership to run concurrently with his/her tenure as a member of the Peachtree City Airport Authority; provided, however, that at the end of each calendar year, or upon the occurrence of a vacancy in this position, the Peachtree City Airport Authority, by majority vote, shall have the right to designate a different member of the Peachtree City Airport Authority for this position for the ensuing year, or the remainder of the calendar year, as the case may be. If no such designation occurs, the previously designated member shall continue to serve until a successor shall be designated pursuant to the terms of this paragraph.

C. The Mayor and City Council of the City of Fayetteville shall appoint one (1) taxpayer residing in the City of Fayetteville to serve as a member of the Fayette County Development Authority, such member to serve for a term of four (4) years or until his/her successor is duly appointed; provided, however, that in the event the City of Fayetteville should activate a development authority, then the right of appointment given to the City of Fayetteville herein shall immediately

lapse, and any unexpired term of the appointee of the City of Fayetteville shall immediately terminate.

D. The Mayor and Town Council of the Town of Tyrone shall appoint one (1) taxpayer residing in the Town of Tyrone to serve as a member of the Fayette County Development Authority, such member to serve for a term of four (4) years or until his/her successor is duly appointed; provided, however, that in the event the Town of Tyrone should activate a development authority, then the right of appointment given to the Town of Tyrone herein shall immediately lapse, and any unexpired term of the appointee of the Town of Tyrone shall immediately terminate.

5.

The County shall appoint five (5) additional members to the Fayette County Development Authority for four (4)-year terms.

6.

This Agreement shall commence immediately upon its execution and shall continue in effect until any party terminates this Agreement by giving ninety (90) days prior written notice.

7.

This Agreement supersedes any and all other agreements, either oral or in writing, between the contracting parties with respect to its subject matter; no other

agreement, statement, or promise between the parties hereto relating to the subject matter of this Agreement that is not contained herein shall be valid or binding unless in writing and signed by all parties.

8.

The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties under this Agreement, shall be governed by and construed under the laws of the State of Georgia.

This Agreement has been executed at Fayette County, Georgia, the day and year first above written.

BOARD OF COMMISSIONERS OF
FAYETTE COUNTY

(SEAL)

By: _____
STEVE BROWN, Chairman

ATTEST:

Floyd Jones, County Clerk

(SEAL)

MAYOR AND COUNCIL FOR THE
CITY OF PEACHTREE CITY

By: _____
VANESSA FLEISCH, Mayor

ATTEST:

Betsy Tyler, City Clerk

MAYOR AND COUNCIL FOR THE
CITY OF FAYETTEVILLE

(SEAL)

By: _____
GREG CLIFTON, Mayor

ATTEST:

Anne Barksdale, City Clerk

MAYOR AND COUNCIL FOR THE
TOWN OF TYRONE

(SEAL)

By: _____
ERIC DIAL, Mayor

ATTEST:

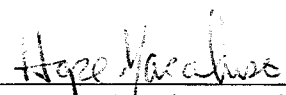
Dee Baker, Town Clerk

PEACHTREE CITY AIRPORT
AUTHORITY

(SEAL)

By: 
RICHARD WHITELEY, Chairman

ATTEST:


Hope Macaluso, Airport Manager

POSITION PAPER

Proposed Variance: Hayes tract (424 Robinson Road)
Parcel Number 0717 008

Senior Planner
City Engineer

July 10, 2014

David A. Bakuski
W. J. [unclear]

Situation:

Mr. Toney Martin ("Applicant") of Martin Dobson Homes has a contract on the Hayes tract located at 424 Robinson Road. The subject tract is 4.36-acres in size and includes a single residential structure. The property is zoned R-43 Residential which requires a minimum lot size of one acre. The Applicant desires to demolish the existing structure and then subdivide the property into four, one-acre tracts. A custom home would then be constructed on each parcel.

The proposed subdivision must comply with the requirements of the city's Water Resources Protection Ordinance, which defines subdivision as follows:

Subdivision includes all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purposes, whether immediate or future, of sale, gift, or building development and includes all divisions or development of land involving a new street or a change in an existing street. It shall also include re-subdivision, the process of subdividing and the land or area subdivided; provided, however, divisions of land into parcels of five acres or more where no new street is involved are not included in this definition.

Specific to the "installation, development and maintenance of all stormwater and sedimentation facilities designed for storage of stormwater runoff," Section 1006(b)(4)a. of this ordinance stipulates:

In residential subdivisions, these facilities shall be located on tracts of land, designated as city-owned greenbelt on the recorded plat, with sufficient area around the perimeter to provide access for maintenance purposes and shall be immediately adjacent to or be provided with an access easement to a public street. The access easement shall provide at least ten feet of width outside of above-ground obstructions including trees, headwalls, weirs, settling basins or other drainage structures.

In addition, Section 1006(b)(4)c. stipulates:

Proposed Variance: Hayes tract (424 Robinson Road)

July 10, 2014

Page 2

In the case of platted residential subdivisions, the city shall assume maintenance responsibility after the release of the maintenance agreement for subdivision streets. Upon completion of the maintenance agreement, all stormwater ponds shall have a positive slope to the outlet in order to facilitate complete drainage.

Based on these requirements, the Applicant must provide a centralized stormwater facility for the collection and treatment of stormwater, and then turn this facility over to the city for maintenance.

The Applicant has been in discussions with City Staff pertaining to developing the subdivision without a centralized stormwater facility. Instead, they would design and construct water quality features on each lot which would be owned and maintained by the property owner as opposed to be being owned and maintained by the city.

In order to do so, a variance would be required.

The variance application and supporting documentation is included as Attachment "A".

Adjoining zoning and land use classifications:

Property to the:	Name of subdivision	Zoning	Land Use
North	Whitlock Farms	R-43	SFL Single-family Low Density
East	Avalon Park	R-43	SFL Single-family Low Density
South	Windgate Forest	R-10	Single-family Medium Density
West	Fetlock Meadows	R-1	Single-family Medium Density

Facts:

1. The subject tract was formerly a part of the larger Hayes Estate that at one time extended across Robinson Road and extended to Camp Creek. The majority of the property was developed into what is now the Avalon Park subdivision.
2. The front property line extends approximately 1,500 LF along Robinson Road.
3. The property ranges in depth from 121' to 179'.
4. The R-43 zoning ordinance requires a minimum 50' front building setback, a minimum 30' rear building setback and a minimum 15' side building setback.

Proposed Variance: Hayes tract (424 Robinson Road)

July 10, 2014

Page 3

5. Except for the existing home, the overall tract is heavily wooded.
6. The existing drainage patterns allow stormwater to flow naturally towards the south into an existing creek and greenbelt. The creek ultimately discharges into Huddleston Pond.

Discussion:

The Water Resources Protection Ordinance was intended to protect and enhance the quality of all streams, lakes and water supply reservoirs within the city limits. The ordinance establishes policies, standards and specific design criteria for all development that occurs within close proximity to these natural features.

The Drainage Ordinance includes policies such as the desire to work in a cooperative relationship with the development industry to develop fewer but larger major stormwater facilities; incrementally assume maintenance responsibility for the public drainage system on lands accepted by the city; require of the development industry the responsibility to maintain the functioning storm drainage system during the development process; encourage the construction of joint stormwater ponds serving several residential properties which can be accepted for maintenance by the city upon completion of project development; and, to encourage innovative design solutions to the effective control of runoff.

Review criteria:

Based on the review criteria established within Section 1207 of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

- (a) **There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;**

Staff findings:

The location, shape, size and configuration of the subject tract create special circumstances which differentiate this tract from similar tracts of land within the R-43 zoning district. Even without subdividing the property, the minimum building setbacks within the R-43 zoning district would result in a buildable depth of less than 50' in depth.

Proposed Variance: Hayes tract (424 Robinson Road)

July 10, 2014

Page 4

A typical lot within the R-43 zoning district measures 150' wide by 290' in depth. Because of the configuration of the subject tract, the proposed lots would measure approximately 290' wide x 140' in depth.

- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;**

Staff findings

The Drainage Ordinance would require the design and construction of a centralized stormwater facility for the four lot subdivision. The ordinance also requires that the stormwater facility be deeded to the city for maintenance responsibilities.

It is possible to design and implement stormwater and water quality features on each lot, which would then be owned and maintained by the property owner. These facilities would be smaller and more aesthetically pleasing and could be designed into the overall layout of each lot as opposed to a centralized stormwater facility.

- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;**

Staff findings

The overall tract is 4.36-acres in size which would allow the property to be subdivided into four, 1-acre lots as proposed. However, the configuration of the overall tract would create four narrow, but wide lots which is atypical of lots in similarly-zoned subdivisions.

In addition, incorporating the required building setbacks on the resulting lots reduces the buildable depth of each lot to between 40 and 50 feet.

While there is sufficient room on the overall tract to accommodate a freestanding stormwater facility, this would most likely result in the

Proposed Variance: Hayes tract (424 Robinson Road)

July 10, 2014

Page 5

elimination of one lot as well as establish a new stormwater facility for the city to maintain.

The configuration of the proposed lots provides ample room on each new lot to incorporate stormwater and water quality features on each lot as opposed to within a centralized stormwater pond.

- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and**

Staff findings

The minimum lot size within the R-43 zoning district is one acre. Most subdivisions in this zoning category were designed with lots that are rectangular in shape and much deeper than the lots being proposed within this subdivision. Many of these subdivisions were developed on much larger tracts of land and include internal streets, recreation areas and common stormwater detention facilities.

The subject tract is a "remnant" of a much larger tract of land that was developed into a 48-lot subdivision. The configuration of this tract limits the ability to create a subdivision with similar shaped lots as those in most subdivisions in the same zoning classification.

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

Staff findings

The Applicant will still be required to provide stormwater and water quality features on each lot as required by the Water Resources Protection ordinance. The only difference is these features will be incorporated onto each lot as opposed to within a tract of land that is dedicated to the city for maintenance. The Applicant will be required to adhere to all other requirements of this ordinance.

- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.**

Proposed Variance: Hayes tract (424 Robinson Road)

July 10, 2014

Page 6

Staff findings:

The Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as redevelopment and reinvestment within these neighborhoods. The plan also encourages the protection and enhancement of natural resources and water quality.

The proposed subdivision is consistent with these goals and objectives. The proposed homes will be consistent with the homes within the Avalon Park subdivision across the street as well as the estate-type homes along Robinson Road.

Summary of Findings:

1. The subject tract was a part of a larger tract of land that was developed into the Avalon Park subdivision. That tract of land was bisected by a gravel road, which later was improved to become Robinson Road.
2. The subject tract is 4.36 acres in size and is zoned R-43, which requires a minimum lot size of one acre.
3. The Applicant is proposing a four lot subdivision, with each lot being no less than one acre in size.
4. The Applicant is proposing stormwater facilities and water quality features as a part of each lot as opposed to a single stormwater facility which would be dedicated to the city for maintenance.
5. Maintenance of the stormwater facilities and water quality features would be the responsibility of each property owner.
6. The Applicant has indicated a desire to preserve as much natural vegetation as possible on each lot, which would assist in enhancing water quality.

Options:

In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted upon showing that:

- a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional

Proposed Variance: Hayes tract (424 Robinson Road)

July 10, 2014

Page 7

conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Recommendation:

Based on the analysis and findings presented herein, and without the benefit of considering additional evidence that may be presented at the Public Hearing, Staff recommends that City Council grant a variance to Section 1006(b)(4)a. and c. of the Water Resources Protection Ordinance to permit the subdivision of a 4.36-acre tract into four one acre tracts subject without providing a dedicated stormwater pond, subject to the following understandings and conditions:

1. Stormwater and water quality features shall be provided on each lot in accordance with the Water Resources Protection Ordinance.
2. To the greatest extent practicable, existing vegetation shall be preserved on each lot to assist in water quality efforts.
3. No less than a 30' undisturbed buffer shall be provided along the rear property line of each lot abutting the Fetlock Meadows subdivision. Except for perpendicular utility crossings, existing vegetation within this buffer shall be preserved to the greatest extent practicable.

Attachments



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

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731

F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

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

Receipt # 301011
Date Filed 05/22/14
Case # V-2014-02
Office Use Only

VARIANCE LOCATION	Street Address <u>424 Robinson Rd.</u> <u>Peachtree City Ga. 30269</u>	PROPERTY OWNER	Name <u>Anne Hayes</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☒ Land Development ☐ Zoning		Phone <u>770 294-5220</u>
APPLICANT	Name <u>Martin Dodson Homes</u>	PROPERTY INFO	Email <u>anph@gmail.com</u>
	Address <u>2557 Johnston Rd.</u>		Subdivision: <u>Avalon Outparcel</u>
	City, State, Zip <u>Kennesaw, Ga 30152</u>		Phase: _____ Lot # <u>4 acres</u>
	Phone # <u>404/867-8432</u>	SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☒ Other Items Demonstrating Need (topo. Survey, etc)
	Email <u>honey.martin.928@yahoo.com</u>		

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

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

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	_____ Feet	<u>to build 4 houses on 4 acres</u> <u>exempt from Sec 1006.161</u>
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

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

Signature of Owner/Agent: [Signature]

Date 5-21-14

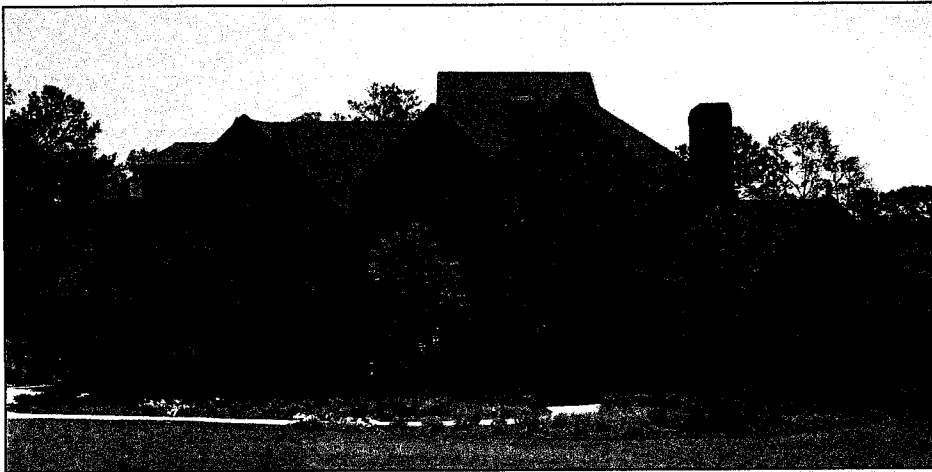
OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions

SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: <u>David E. Bart</u>	Date of Acceptance: <u>05-22-14</u>	Date of Public Hearing: <u>06-19-14</u>

Martin Dodson Homes

Homes of Distinction



Designs that reflect the most sophisticated homebuyer



Martin Dodson Homes has made a commitment to building earth friendly homes with a small carbon footprint. We believe that combining new building technology with old world craftsmanship is what sets our company apart from other home builders. Before a home is built, we analyze the insulation value of the windows(R value) and doors. With this R value, we combine the energy rating on the HVAC system and the Insulation value to determine the maximum efficiency of the home. Once these values are determined, we submit this to Earthcraft for them to calculate these assumptions and make recommendations. It is our goal as a company to make a difference in the way new homes are constructed and bring this advantage to our home buyers. When we started Martin Dodson Homes we committed ourselves to these principles and it remains a cornerstone of our business today.

Martin Dodson Homes is managed on a daily basis by Chuck Saleeby and Toney Martin, who have a combined building experience over 50 years.. Don Dodson and Elizabeth Dodson are financial partners with 50 years of combined business experience.

Chuck Saleeby and Toney Martin. are involved in every aspect of the home building process. We meet with the architect, home buyers and all of the subcontractors throughout the building of each home. We inspect every home on a daily basis for quality control and ongoing scheduling. Martin Dodson Homes has been in business for over 8 years and has a stellar reputation in the home building industry. Our success is based on a quality product and customer service, which translates into home sales. The best advertising for us is to have a potential customer talk to our past clients. In this case past performance is indicative of future results.

Toney L. Martin

Martin Dodson Homes

2557 Johnston Rd.

Kennesaw, Ga. 30152

404/867-8432



We at Martin Dodson Homes have a 4 acre parcel of property under contract on Robinson Rd. across the street from Avalon subdivision. We would like to build 4 custom homes on 1 acre lots. The property is zoned for Residential 43,560 sq. ft. lot size. The property is not very deep and we need a variance to your watershed management ordinances. With the current ordinance we would not have enough property to build the 4 residences. We will be disturbing only enough property to each residence with appropriate landscaping and on site water management. We would like to get the variance for the following storm water runoff ordinances attached.

A handwritten signature in black ink, appearing to read 'Toney L. Martin'.

Toney L. Martin

Martin Dodson Homes

2557 Johnston Rd.

Kennesaw, Ga. 30152

404/867-8432

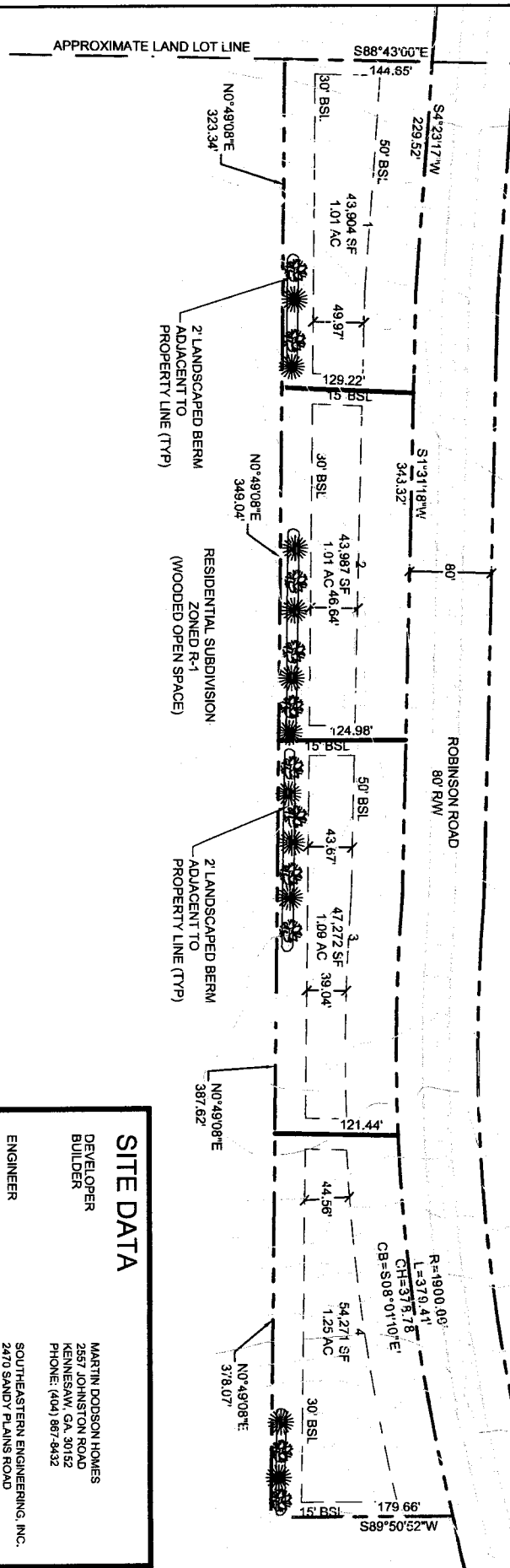


Sec. 1006. Drainage , paragraph (b) (4) a. and c. of Article X of the Land Development Ordinance.

(4) The following requirements shall apply to the installation, development and maintenance of all stormwater and sedimentation control facilities designed for storage of stormwater runoff:

- a. In residential subdivisions, these facilities shall be located on tracts of land, designated as city-owned greenbelt on the recorded plat, with sufficient area around the perimeter to provide access for maintenance purposes and shall be immediately adjacent to or be provided with an access easement to a public street. The access easement shall provide at least ten feet of width outside of above-ground obstructions including trees, headwalls, weirs, settling basins or other drainage structures.
- b. Except as provided in (4)c., the property owner shall be responsible for the maintenance of the stormwater facilities during grading, construction, and following final approval of the completed project. This maintenance obligation shall be binding on future owners, successors and assigns of the property and be in accordance with all provisions of the Water Resource Protection Ordinance.
- c. In the case of platted residential subdivisions, the city shall assume maintenance responsibility after the release of the maintenance agreement for subdivision streets. Upon completion of the maintenance agreement, all stormwater ponds shall have a positive slope to the outlet in order to facilitate complete drainage.

LL 67
LL 66



SITE DATA

DEVELOPER BUILDER
MARTIN DODDSON HOMES
2557 JOHNSTON ROAD
KENNESAW, GA. 30152
PHONE: (404) 867-8432

ENGINEER
SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA. 30066
PHONE: (770) 321-9336

SITE AREA:
4.38 ACRES

TAX PARCEL ID:
07-17-008

CURRENT ZONING:
R-4.3 ONE-FAMILY RESIDENTIAL DISTRICT

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

SETBACKS:
50' FRONT
15' SIDE
30' REAR

STANDARDS:
MIN. LOT SIZE = ONE ACRE (43,560 SF)
MIN. LOT WIDTH = 150'
MIN. FLOOR AREA = 1,500 SF

UTILITIES:
DOMESTIC WATER ALONG ROBINSON ROAD
ONSITE WASTEWATER MANAGEMENT PROPOSED FOR EACH LOT

1

STORMWATER EXHIBIT
ROBINSON ROAD TRACT
LAND LOT 66, 7TH DISTRICT
CITY OF PRICHARD CITY
FAYETTE COUNTY, GEORGIA

Project No. CONCERT	Date: 04-28-14
Design By: JRM	Scale: 1" = 100'
Drawn By: JRM	
Checked By: CJS	

No.	Revision	Date

MARTIN DODDSON HOMES
2557 JOHNSTON RD.
KENNESAW, GA. 30152

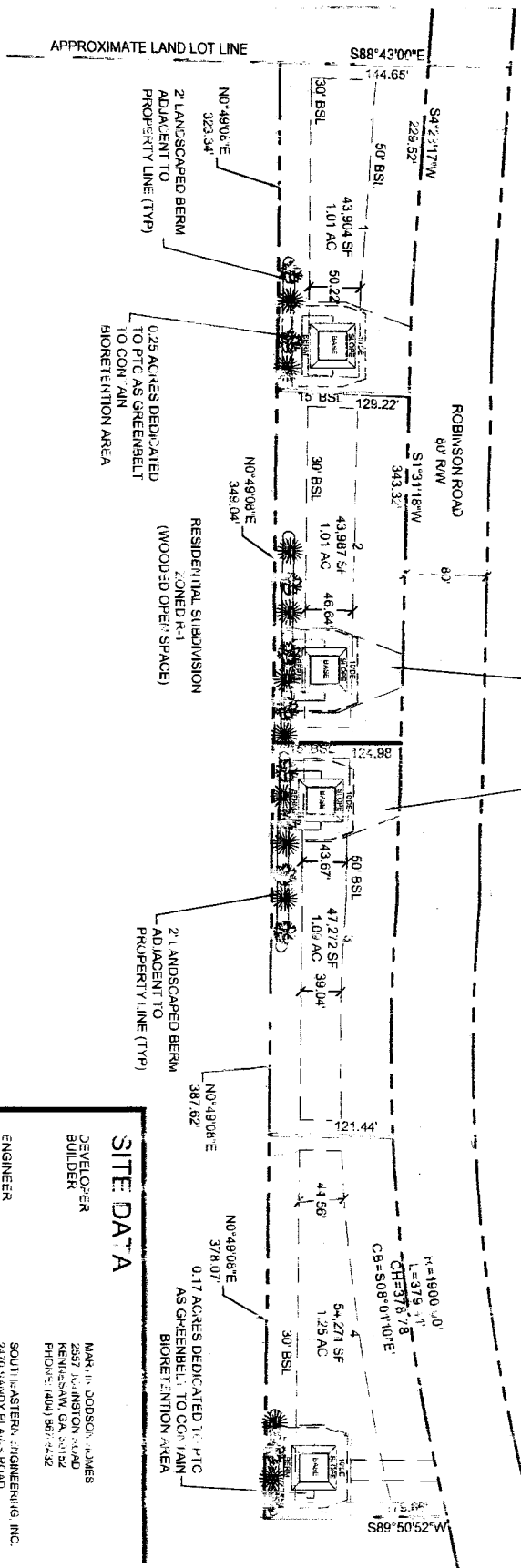
SEI
SOUTHEASTERN ENGINEERING, INC.
Civil, Structural, Traffic, Environmental, Land Use/Planning,
Geotechnical, Archeological and Land Planning
1175 Sandy Plains Road Marietta, Georgia 30066
(770) 321-9336 Fax: (770) 321-1515
www.sei-engineering.com

LL 67

LL 66

0.26 ACRES DEDICATED TO PTC AS GREENBELT TO CONTAIN BIORETENTION AREA

0.20 ACRES DEDICATED TO PTC AS GREENBELT TO CONTAIN BIORETENTION AREA



Graphic Scale
0 50 100'
BOUNDARY INFORMATION REFERENCED FROM A SURVEY BY OTHERS.
TOPOGRAPHY REFERENCED FROM FAYETTE COUNTY GIS.

STORMWATER NOTES:
BIORETENTION AREAS SHOWN BASED ON 2,000 SF HOUSE WITH DRIVEWAY, PATIO, AND CAR TURNAROUND.
DEDICATED GREENBELT AREAS SHOWN PREVENT THE PROPOSED LOTS FROM MEETING THE REQUIREMENTS OF THE R-1 ZONING.

SITE DATA

DEVELOPER
BUILDER
MARLIN DODSON HOMES
2357 JOHNSON ROAD
KENNESAW, GA 30142
PHONE: (404) 567-7432

ENGINEER
SOUTHEASTERN ENGINEERING, INC.
2410 SANDY PLAINS ROAD
MARIE, GA 30066
PHONE: (770) 341-7339

SITE AREA:
TAX PARCEL ID: 07-17-308
4.36 ACRES

CURRENT ZONING:
R-43 ONE-FAMILY RESIDENTIAL DISTRICT

PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL

SETBACKS:
60' FRONT
15' SIDE
30' REAR

STANDARDS:
MIN. LOT SIZE = ONE ACRE (43,560 SF)
MIN. LOT WIDTH = 150'
MIN. LOOK AREA = 1,500 SF

UTILITIES:
DOMESTIC WATER ALONG ROBINSON ROAD
ON-LOT WASTEWATER MANAGEMENT PROPOSED FOR EACH LOT



STORMWATER EXHIBIT
ROBINSON ROAD TRACT

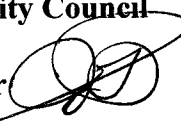
CITY OF FAYETTE, GEORGIA
FAYETTE COUNTY, GEORGIA

MARTIN DODSON HOMES
2357 JOHNSON RD.
KENNESAW, GA 30142



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council
VIA: City Manager 
FROM: Financial Services Director
DATE: July 3, 2014
SUBJECT: Public Hearing – FY 2015 Budget
July 17, 2014 City Council Meeting

Recommendation:

Hold public hearing to gain input from public regarding the FY 2015 proposed budget.

Discussion:

Per O.C.G.A. 36-81-5, the City is required to hold a public hearing at which time any persons wishing to be heard on the proposed budget may appear. Staff will present a brief Powerpoint presentation describing highlights of the proposed budget, and will be prepared to answer questions. Staff will also seek feedback from Council regarding any other possible adjustments that may be necessary prior to adopting the budget at a subsequent Council meeting.

Budgetary Impact:

N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *of WP*
Community Services Director *of*

FROM: Senior Planner *David*

DATE: July 10, 2014

SUBJECT: Consider Variance to Sign Ordinance, Westpark Walk retail center
(100 Commerce Drive)
July 17, 2014 City Council Agenda

Recommendation:

That Council continue the Public Hearing until the August 7, 2014 meeting.

Discussion:

Due to a publishing error, the legal ad for the proposed variance did not appear in the legal organ as required. The Applicant has been informed and understands we have no choice but to continue the Public Hearing to the next available meeting.

Budget Impact:

There are no budget impacts associated with this request.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager
Community Services Director
City Engineer

FROM: Senior Planner

DATE: July 10, 2014

SUBJECT: Consider Amendment to Article VIII. Requirements for Streets and Other Rights-of-Way Related to Concrete Sidewalks
July 17, 2014 City Council Agenda

Recommendation:

That Council adopt the ordinance amendment pertaining to the design, installation and maintenance of concrete sidewalks as proposed by City Staff.

Discussion:

The city's Land Development Ordinance does not include design, installation or maintenance guidelines as they relate to concrete sidewalks. We do not require the installation of sidewalks as a part of new construction, nor do we prohibit a developer from installing sidewalks. Instead, we require that each new development provide a connection to the closest available multi-use path.

While most of the existing development within the city limits does not include sidewalks, the new residential areas planned for Wilksmoor Village desire to include sidewalks as well as multi-use paths.

Based on guidance received from City Council, it is our understanding the city does not want to prohibit or discourage the installation of sidewalks, but we do not want to maintain or be held liable for sidewalks should they be installed.

Staff has researched sidewalk ordinances from other jurisdictions throughout metro-Atlanta, as well as case-studies related to the sidewalks in the City of Atlanta. Based on this research, the attached ordinance has been developed specific to concrete sidewalks for new development.

Amendment to Article VIII. Requirements for Streets and Other Rights-of-Way

July 10, 2014

Page 2

The proposed ordinance addresses the design, installation and maintenance guidelines for new sidewalks. Specifically, the ordinance includes language related to design and construction standards, permitting requirements, the location of plant material adjacent to sidewalks, inspection protocol and bonding requirements. The ordinance also addresses maintenance and repair responsibilities, and puts the burden of such activities on the Homeowner's Association and/ or the adjoining property owner as opposed to the city.

Budget Impact:

There are no budget impacts associated with this request.

AN ORDINANCE TO AMEND ARTICLE VIII, OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE, AS AMENDED, TO ESTABLISH DESIGN, INSTALLATION AND MAINTENANCE GUIDELINES FOR CONCRETE SIDEWALKS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that

Section 1. Article VIII, Requirements for Streets and Other Rights-of-Way, of the Peachtree City Land Development Ordinance, as amended, be further amended to add a new Section 806 as follows:

Section 806. Concrete sidewalk design standards.

This Section shall apply to the construction of all new developments or to the addition of sidewalks within existing developments. Should new developments choose to include concrete sidewalks, or should existing developments choose to add concrete sidewalks, said sidewalks shall be designed, constructed and maintained for recreational purposes only and in accordance with the standards set forth herein.

Undeveloped parcels within previously approved and platted subdivisions with no existing sidewalks, provided that sidewalks are not reflected on such plats, and previously platted subdivisions with existing sidewalks, shall not be subject to these provisions.

Existing sidewalks installed prior to the date of adoption of this Section shall be grandfathered.

(a) Permitted uses within city-owned rights-of-way.

Landscaped areas within the city-owned rights-of-way may be used for the following public purposes so long as such uses are not in conflict with the provisions of these Regulations or any other applicable ordinance:

Permitted uses shall include, but are not limited to, the following:

- (1) Concrete sidewalks for recreational purposes.
- (2) Driveway aprons, pads and/ or driveways.
- (3) Multi-use paths.
- (4) Street lights.
- (5) Traffic control signage.
- (6) Public and private utility distribution systems.

(b) *Encroachment Permit required.*

It shall be unlawful for any person to lay, construct, or repair any sidewalk within the public rights-of-way without first securing an Encroachment Permit from the City Engineer or his designee. Such permits shall be in addition to any applicable Land Disturbance Permit, and shall require compliance with subsection (j) of this Section, pertaining to Sidewalk Repair and Maintenance, prior to the issuance of any such permit.

(c) *Construction/ Design Plans required.*

The location of all sidewalks, including curb ramps, pedestrian crossings and other accessible facilities as required, as well as all appropriate construction details, shall be shown on the construction plans for the overall subdivision. These features shall be prepared in conformance with the specifications identified herein and details on file with the City Engineer.

(c) *Timing of sidewalk installation.*

Sidewalks shall be constructed as a part of the overall subdivision and shall be inspected prior to approval of the final plat.

(d) *Bonding requirements.*

Sidewalk repair and replacement shall be included within the Maintenance Bond submitted as a part of the platting process for the overall subdivision. Said bond shall guarantee the completed sidewalks against any defects or improper construction for a period of no less than two (2) years from the date of final plat approval.

(e) *Duty to repair and replace.*

Upon detection of any defective sidewalk, the City Engineer or his designee shall cause a notice to be served upon the bonded contractor, property owner and/ or Homeowners' Association directing that repairs and/ or replacement be accomplished within a designated period of time. Failure to comply with the terms of this notice shall cause forfeiture of bond or a citation issued to the property owner and/ or Homeowners' Association.

(f) *Design and construction standards.*

All new sidewalks shall be designed to meet or exceed the latest applicable standards for handicapped access established by The Americans with Disabilities Act (ADA), guidelines from the United States Access Board for Pedestrian Facilities in Public Rights of Way, A Policy on Geometric Design of Highways and Streets, and The Guide for Planning, Design and Operation of Pedestrian Facilities both published by the American Association of State Highway and Transportation Officials (AASHTO), and any other applicable federal, state, or local standards.

Sidewalk design plans for corner lots and at all street intersections shall include curb ramps, detectable warnings, and appropriate pavement markings as required by ADA and any other applicable federal, state, or local standards.

Concrete shall be no less than four (4) inches in thickness and shall be specified with a minimum compressive strength of 3,000 pounds per square inch at 28 days. The concrete sidewalk shall be placed on a minimum of four (4) inches of properly compacted graded aggregate base placed to City Specifications.

The construction of all new sidewalks shall comply with the latest applicable standard specifications of Peachtree City, the Georgia Department of Transportation, and the American Concrete Institute.

(g) *Landscape strip.*

A minimum two (2) foot-wide landscape strip shall be provided between the back of curb and the front edge of the sidewalk. In no case shall a sidewalk be constructed against the back of the curb without a landscape strip.

Trees, shrubs, groundcover or vegetation other than grass shall not be permitted within said landscape strip or within four (4) feet from the edge of the sidewalk. If canopy trees, as defined within the city's Landscape Ordinance, are planted within eight (8) feet from the edge of a sidewalk, an appropriate root barrier shall be installed along the edge of the sidewalk for a distance of no less than twenty (20) feet. Root barrier product specifications and depth of installation must be approved by the City Engineer prior to installation.

(h) *Sidewalk location.*

A concrete sidewalk of no less than four (4) feet in width shall be provided on both sides of all residential streets. Passing zones shall be incorporated into the overall sidewalk design and shall be designed and installed according to the standards and specifications referenced herein.

(i) *Site preparation and inspection.*

The City Engineer or his designee shall be provided no less than two (2) working days notice prior to any material being placed in order that an inspection may be made of the sub-grade, the forms, and the spacing of expansion-contraction joints. The excavating and grading shall be smooth and to the proper depth as specified herein.

All large stones, boulders, roots, vegetation and other debris shall be removed from the project area, and the sub-grade shall be fine-graded to conform to the profile and grade of the sidewalk when complete. Soft, spongy, or loamy areas within the project area shall be removed and replaced with suitable soils, and the project area shall be properly compacted prior to any concrete being poured.

(j) *Sidewalk repair and maintenance.*

All new sidewalks shall be installed within a permanent easement located within the public right-of-way. Said easements shall be granted in perpetuity for public access and shall be wide enough to accommodate the required sidewalk width plus one additional foot on each side of the facility. Easements shall be clearly indicated on the final plat and protected via the use of covenants clearly stated

on the plat and each relevant property deed stating the right to unimpeded public access in perpetuity.

The Final Plat and Restrictive Deeds and Covenants shall be recorded for each new subdivision, or, if applicable, to existing developments specifically stating the repair and maintenance of all new sidewalks and landscape strips shall be the sole responsibility of the Homeowner's Association and the property owner, occupants, or agents in charge of the adjoining property.

Any property owner, occupant, or agent in charge of adjoining property and the Homeowners' Association, if applicable, shall be liable to the City for any claim or demand made upon the City which arises from a direct or indirect violation of this Section and shall hold the City harmless and indemnify the City for any such claim or demand. When the City Engineer or his designee determines there is a violation of this Section, he may cause a notice to be served upon the bonded contractor, property owners, occupants, homeowners association, or agents in charge of the property or landscape strip directing that repair or maintenance or removal of obstructions be made at the cost and expense of such owners, occupants, or agents in charge of the property. In the event such work is not done, the city may perform such work and the cost of such repairs and maintenance or removal of obstruction shall constitute a lien against such property and shall be foreclosed in the same manner provided by law for the foreclosure of municipal liens. This paragraph, or language similar to this paragraph and approved by the City Attorney, shall be included on any Final Plat and in the Restrictive Deeds and Covenants for the subdivision or development.

All sidewalks shall be kept clean from rocks and other obstructions including ice and in a good state of repair by the owner, occupants, or agents in charge of the adjoining property. A sidewalk in good repair shall be free of cracks, floats, obstructions, depressions, and all other defects and shall have a uniform longitudinal and transverse gradient.

All vegetation extending over a sidewalk shall be maintained to provide no less than an eight (8) foot clear zone above the sidewalk. This area shall be maintained free of vegetative or other obstructions by the owner, occupants, or agents in charge of the adjoining property.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence,

clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2014.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager
Community Services Director
Public Services Director

FROM: City Engineer *David A. Brkowsky*

DATE: July 11, 2014

SUBJECT: Maintenance Bond Requirements for New Subdivision Streets
July 17, 2014 City Council Meeting

Recommendation:

Staff recommends that Council authorize the Mayor to sign the attached ordinance reducing the amount of the maintenance bond to 50% of the cost of construction for residential subdivisions.

Discussion:

Currently, when a residential street/development is constructed, the City requires that the developer cover the maintenance of all improvements that will be deeded to the City for a period of two years after the final plat is signed. This maintenance is guaranteed by the developer submitting a maintenance bond to the City in the amount of 110% of the cost of construction.

In reviewing these requirements for the new subdivisions looking to come on line in the near future, Staff felt the percentage amount for the bond may be too restrictive. In essence, the developer is required to submit a bond for an amount that assumes all of the improvements constructed will fail within two years and will need to be rebuilt.

In looking at other municipalities in the area, there is no real consistent amount. Some require as little as 10% and others leave the amount up to the judgment of the department director. While Staff feels 110% may be too restrictive, we feel that 10% is too low and we should provide more of a cushion. In considering a probable worst-case scenario, Staff feels a bond in the amount of 50% of the cost of construction would be more reasonable.

Budget Impact:

There are no budget impacts associated with this item.

Attachment - Ordinance

AN ORDINANCE TO AMEND ARTICLE IV OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE, AS AMENDED, TO PROVIDE A PROCESS FOR PLAT APPROVAL; TO ESTABLISH DESIGN REQUIREMENTS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that

Section 1. Section 406. Final plat approval process, second Subparagraph (j) Final plat approval process, as amended, be further amended as follows:

Sec. 406. Final plat approval process.

| 1. The final plat shall not be accepted for review until all of the following items, at a minimum, are installed and completed in accordance with the provisions of this ordinance:

- (a) Storm drainage facilities.
- (b) Structural stormwater management facilities.
- (c) Curb and gutter.
- (d) Granular base, base asphalt and asphalt topping of all streets.
- (e) Water lines and fire hydrants.
- (f) Sanitary sewer lines and manholes.
- (g) Traffic control devices and pavement markings.
- (h) Soil erosion control measures.
- (i) Pin marker locations.
- (j) Underground utilities, including gas, electric, etc.
- (k) Multi-use path connections.
- (m) Landscaping and street lighting.

| 2. The city planner shall be responsible for administering the final plat review and approval process. Application for final plat approval shall be made directly to the city planner and shall include, at a minimum, the following:

- | (j) A maintenance bond equal to ~~110~~ 50 percent of the cost of construction, redeemable at a local bank in the metro Atlanta region to assure the structural durability, stability and integrity of the associated improvements pursuant to the requirements of this ordinance.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2014.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *ajb*
Financial Services Director *WB*
Purchasing Agent *PS*
Public Services Director *MM*

FROM: Stormwater Manager *MM*

DATE: July 10, 2014

SUBJECT: Excavator
July 17, 2014 City Council Agenda

Recommendation

Staff recommends that City Council award the bid for the Excavator to Border Equipment, Inc. for their bid amount of **\$128,756.00**.

Discussion:

Bids were issued for an Excavator. Five bids were received. The results of this bid are as follows:

BIDDER	BASE	5 YEAR WARR	EXTENDED
Border Equipment	\$126,101.00	\$2,655.00	\$128,756.00
ASC	\$131,485.00	\$2,900.00	\$134,385.00
Cobb County Tractor	\$138,000.00	\$11,000.00	\$149,000.00
Flint Equipment	\$140,500.00	\$2,650.00	\$143,150.00
Yancey Bros	\$165,000.00	\$4,000.00	\$169,000.00

Budget:

Staff recommends that the \$128,756.00 be funded from the Stormwater Project Account 521-4250-542050 where it is currently budgeted.