



CITY COUNCIL

Kim Learnard, Mayor
Phil Prebor, Mayor Pro Tem | Mike King, Post 2
Clinton Holland, Post 3 | Frank Destadio, Post 4

SCAN FOR AGENDA PACKET



Revised Regular Meeting Agenda

July 13, 2023 | 6:30 PM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
 - A. 2023 July 4th Parade Winners
 - Grand Marshal Trophy - A Better Way
 - Mayor's Trophy - Peachtree City School of Dance
 - Most Creative - The Flying Squirrel
 - Most Patriotic - Peachtree City Water & Sewer Authority (WASA)
 - 1st Place Golf Cart - Brian Cole
 - 2nd Place Golf Cart - Yasuhisa Matsushita
 - 3rd Place Golf Cart - Board & Brush
 - B. Telly Awards Presentation
 - Bronze Award for Craft-Use of Stock Footage - "Dear Santa"
 - Bronze Award for Government Relations - "Mondays with the Mayor"
 - Bronze Award for Government Relations - "What is SPLOST?"
4. **Presentation**
 - A. AARP Trail Improvement Project (Keith Larson)
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. June 8, 2023 Special Called Workshop Minutes
 - B. June 15, 2023 Regular Meeting Minutes
 - C. **June 20, 2023 Budget Workshop**
8. **Consent Agenda**
 - A. SPLOST 2023 Georgia Fund 1 Resolution
 - B. FY2023 Budget Admendment - Sale of Seized Vehicles

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

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

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

9. Old Agenda Items

10. New Agenda Items

- A. 07-23-01 Lenco Armored Vehicle brand name and purchase (Janet Moon)
- B. 07-23-02 Consider Bid for Facade Recoating/Restoration - City Buildings (David Borkowski)

11. Public Hearings

- A. 07-23-03 New Alcohol License - Foxtail Coffee Peachtree City - 2713 Highway 54 West, Unit B (Yasmin Julio)
- B. 07-23-05 FY2024 Proposed Budget and Capital Improvement Plan (Robert Curnow)
- C. 07-23-04 Request to Rezone 2459, 2443, and 2471 Redwine Road from R-12 to LUR (Robin Cailloux, Jeff Lindsey Communities, Applicant)

12. Council/Staff Topics

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

13. Executive Session

14. Adjourn

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Peachtree City Accessible Trail Marking Project

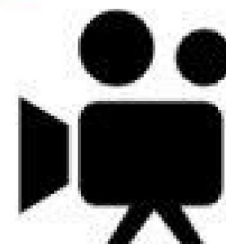


— Linking special needs families
to their communities —

Funded
By



AARP Walkability Webinar Video



Keith Larson
Bike-Walk Fayette
July 6, 2023

PURPOSE

- Provide City Council with the Accessible Trail Marking Project completion report
- Share publications resulting from the Project
- Show Peachtree City video in AARP Walkability Webinar

Peachtree City Accessible Trail Marking Project

- This project was identified by **Bike-Walk Fayette** in the ***Active Community Action Plan for Peachtree City***, developed during the 2022 Georgia Walking College.
- Accessible routes to City parks were not identified on paths from designated accessible parking.
- Peachtree City Council approved donation Nov. 3, 2022.



PROJECT LEADER



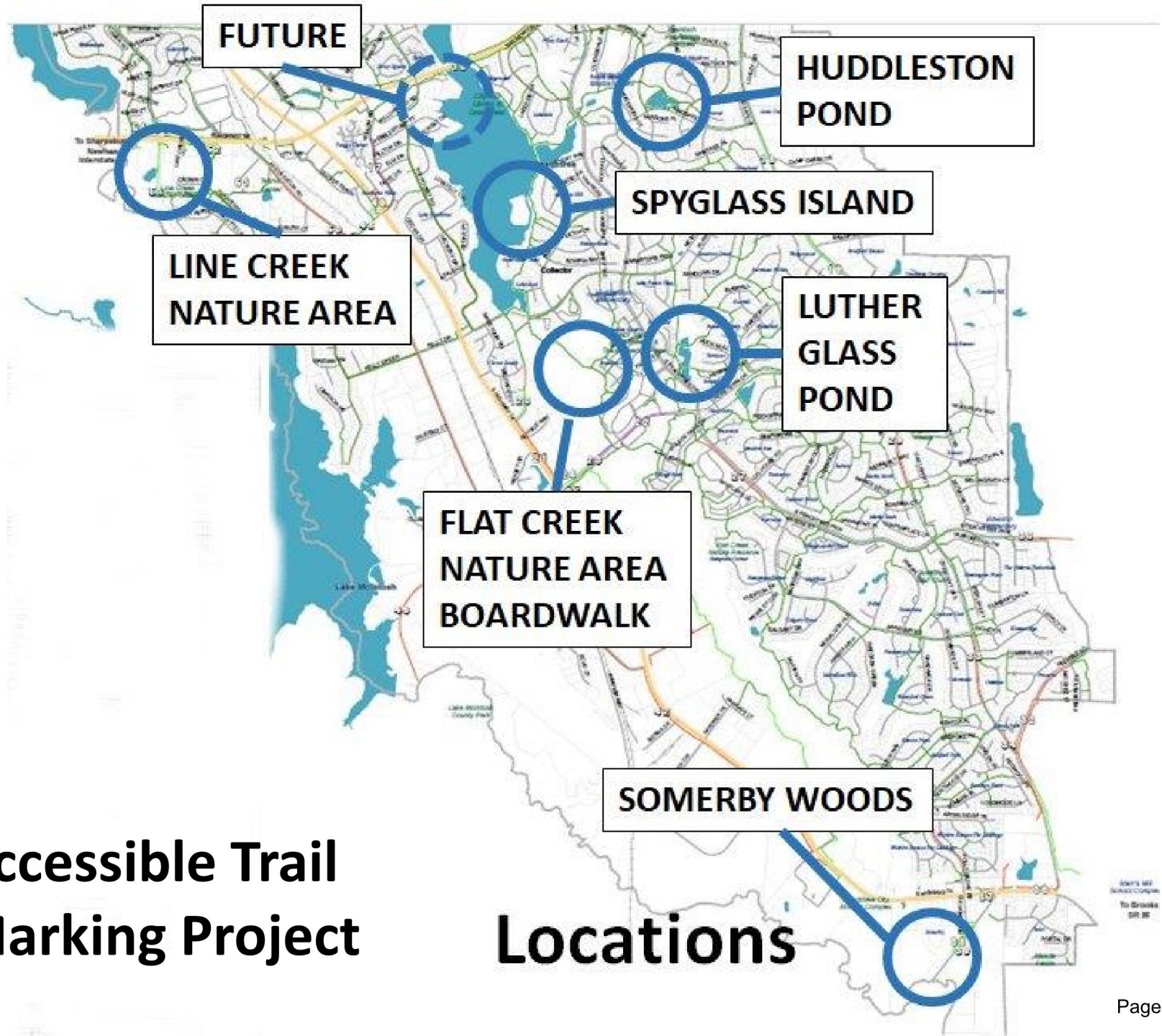
GRANT MANAGER



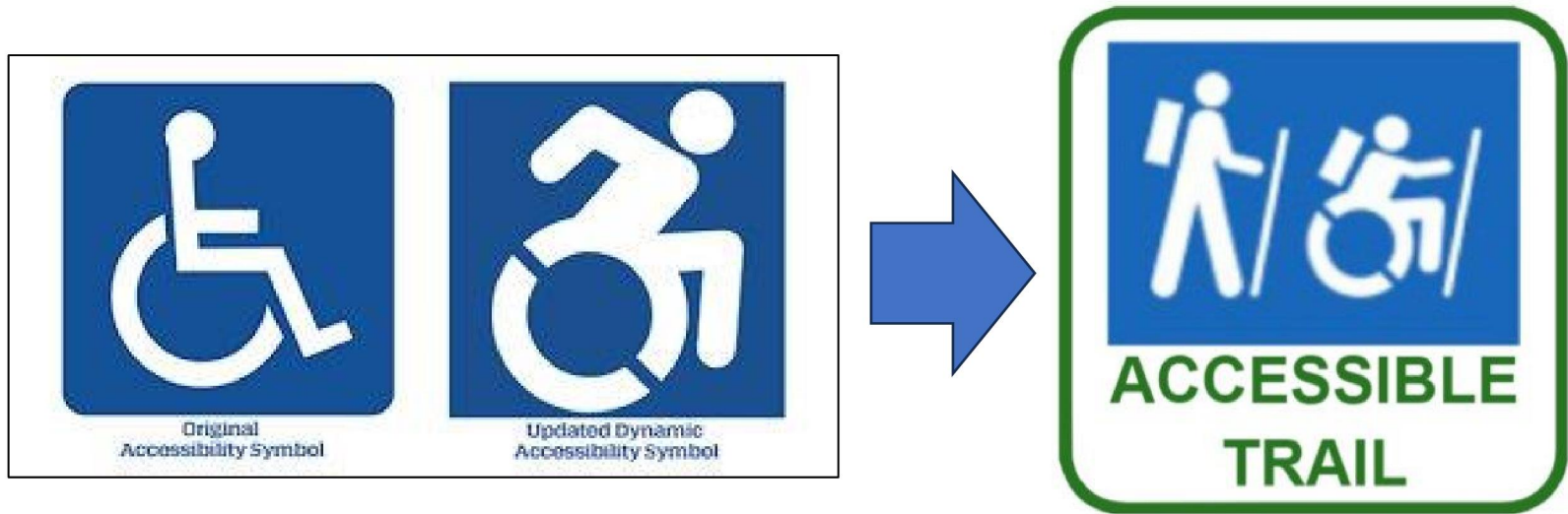
PROJECT FUNDING

Accessible Trail Marking Project

Locations



Accessible Trail Sign Design

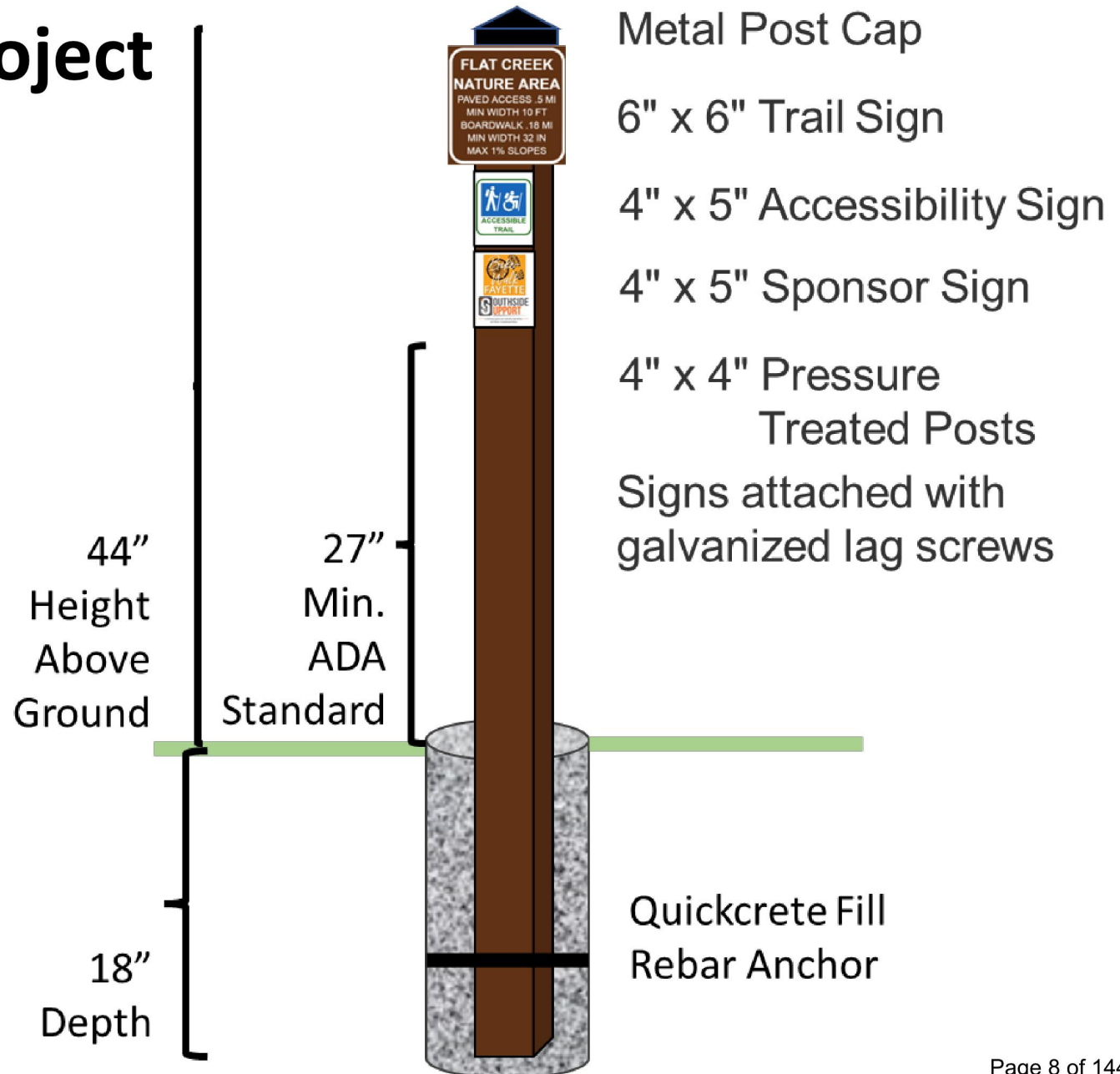


Traditional / Commercial Signs

Updated Active Designs



Accessible Trail Marking Project Trail Sign Design



Somerby Village Residents Meeting



STAKEHOLDER INPUT FOR SOMERBY WOODS NATURE AREA

Accessible Trail Signs



SOMERBY WOODS
BOBCAT VIEW



SOMERBY WOODS
YELLOW
SWALLOWTAIL

DIRT PATH .12 MI
MIN WIDTH 48 IN
MAX SLOPES 1%
OBSTACLES - ROOTS

SOMERBY WOODS
RED
AZALEA

DIRT PATH .06 MI
MIN WIDTH 48 IN
MAX SLOPES 1%
OBSTACLES - ROOTS

LUTHER
GLASS
POND

PAVED PATH .29 MI
MIN WIDTH 10 FT
MAX SLOPES 1%



SOMERBY WOODS
PURPLE
MARTIN

DIRT PATH .21 MI
MIN WIDTH 48 IN
MAX SLOPES 1%
OBSTACLES - ROOTS

SOMERBY WOODS
YELLOW
SWALLOWTAIL

DIRT PATH .12 MI
MIN WIDTH 48 IN
MAX SLOPES 1%
OBSTACLES - ROOTS

SOMERBY WOODS
BLUE
BIRD

STONE PATH .19 MI
MIN WIDTH 48 IN
MAX SLOPES 1%
OBSTACLES - ROOTS

LINE CREEK
NATURE AREA
WETLAND

DIRT & GRAVEL .1 MI
MIN WIDTH 32 IN
CROSS SLOPE 2%
OBSTACLES - ROOTS



SOMERBY WOODS
WHITE
DEER TRAIL

DIRT PATH .26 MI
MIN WIDTH 48 IN
MAX SLOPES 1%
OBSTACLES - ROOTS

FLAT CREEK
NATURE AREA
BOARDWALK

PAVED ACCESS .5 MI
MIN WIDTH 10 FT
BOARDWALK .18 MI
MIN WIDTH 32 IN
MAX SLOPES 1%

HUDDLESTON
POND

PAVED PATH .43 MI
MIN WIDTH 10 FT
MAX SLOPES 1%

SPYGLASS
ISLAND

PAVED ACCESS .1 MI
MIN WIDTH 10 FT
CONCRETE PATH .1 MI
MIN WIDTH 32 IN
MAX SLOPES 1%



TRAIL POST CONSTRUCTION





FLAT CREEK BOARDWALK



FLAT CREEK BOARDWALK



HUDDLESTON POND



LUTHER GLASS POND



LINE CREEK NATURE AREA



LINE CREEK NATURE AREA



SPYGLASS ISLAND



SPYGLASS ISLAND



**SOMERBY WOODS KIOSK
BEFORE**



**SOMERBY WOODS KIOSK
AFTER**



**SOMERBY WOODS TRAILHEAD #1
BEFORE**



**SOMERBY WOODS TRAILHEAD #1
AFTER**



**SOMERBY WOODS TRAILHEAD #2
BEFORE**



**SOMERBY WOODS TRAILHEAD #2
AFTER**



SOMERBY WOODS TRAIL SIGNS

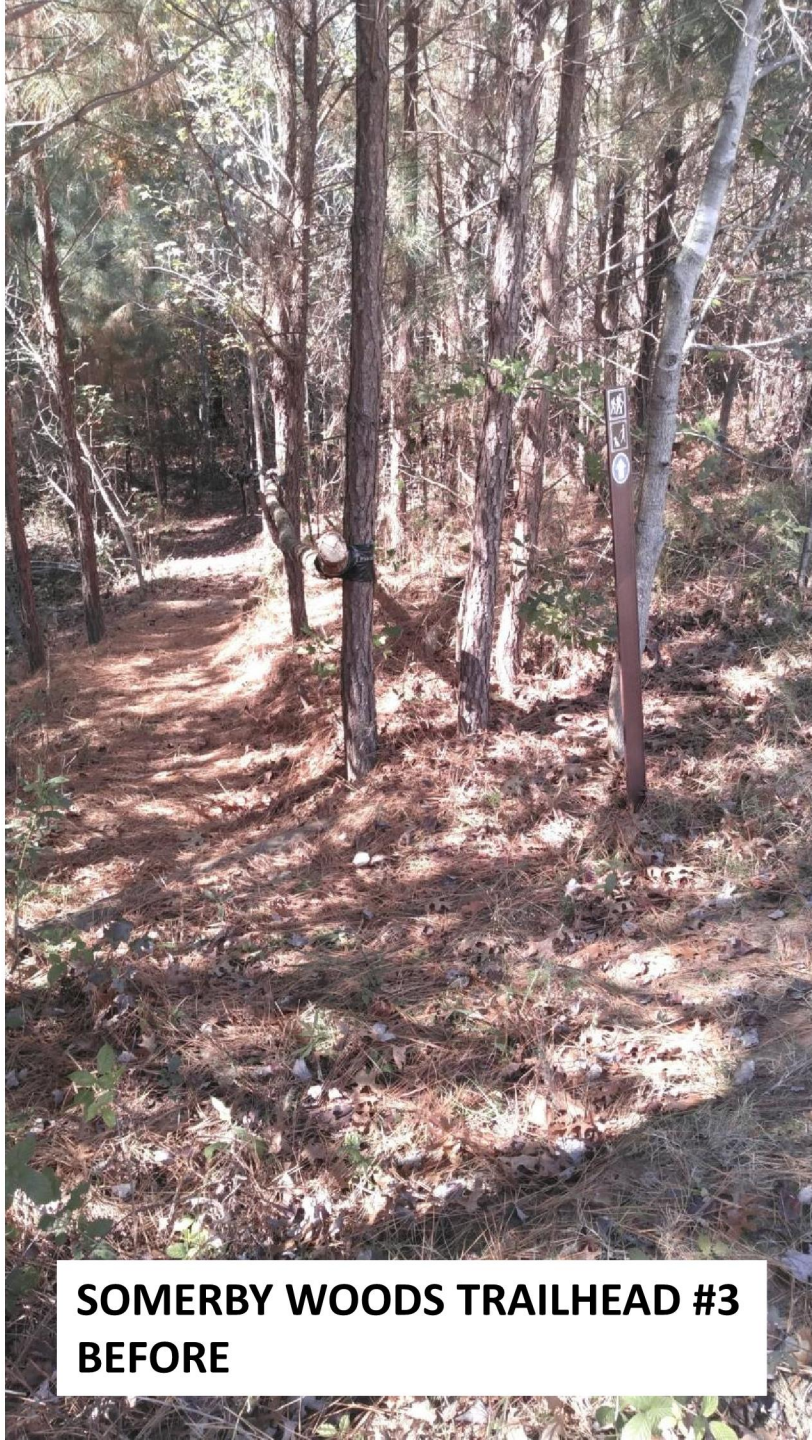


SOMERBY WOODS TRAIL BENCHES





SOMERBY WOODS – BOBCAT VIEW

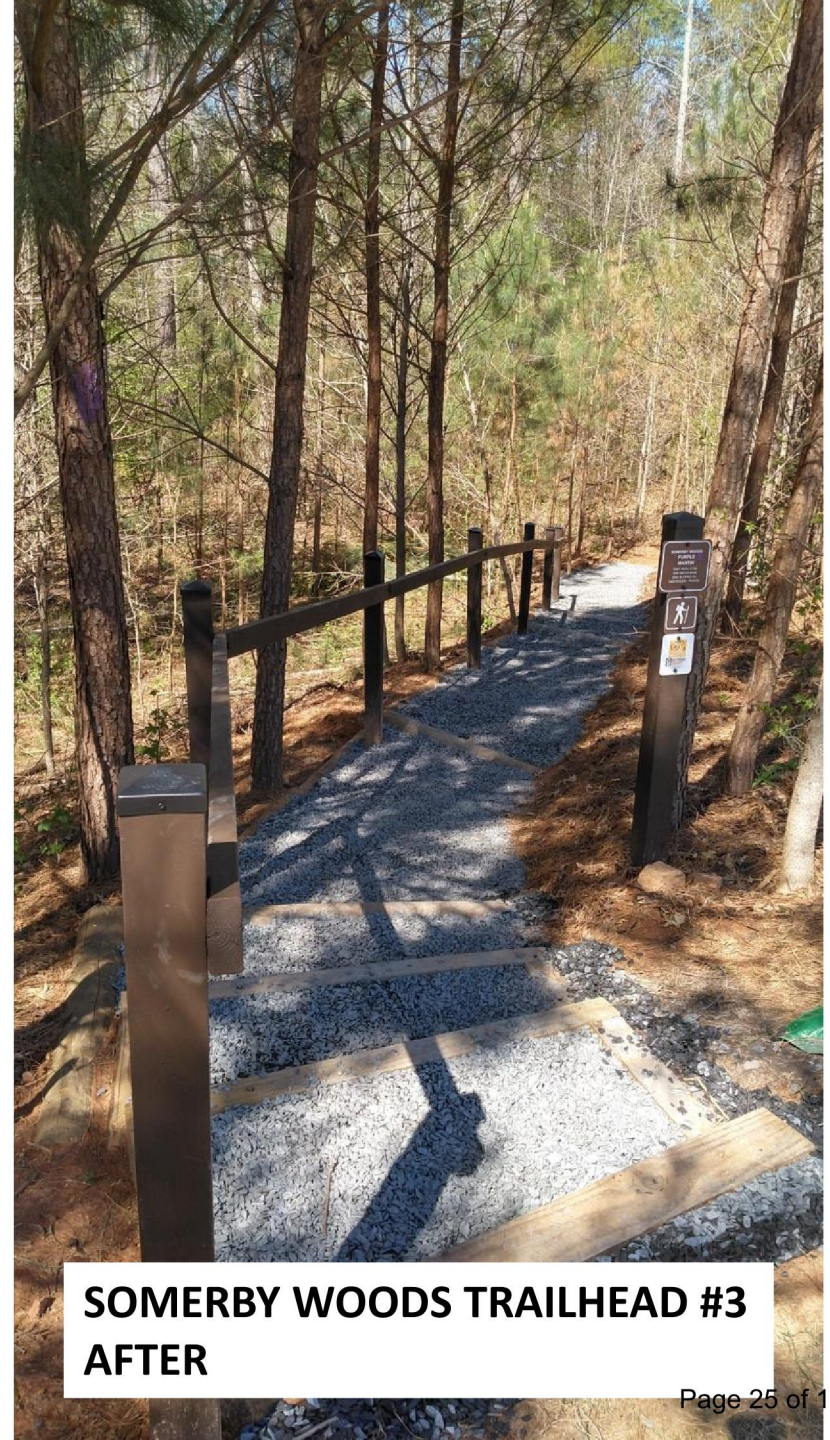


**SOMERBY WOODS TRAILHEAD #3
BEFORE**

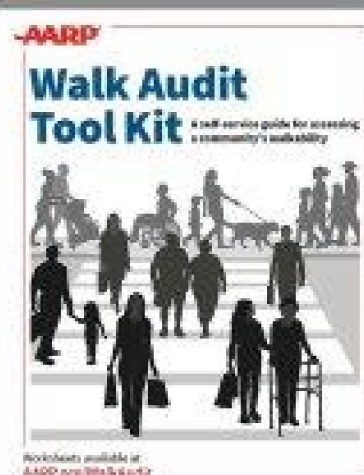








**SOMERBY WOODS TRAILHEAD #3
AFTER**



“Walk Audit Worksheets for Multiuse Paths and Trails” Published October 2022

AARP

Build a Better Path

Would the safe walkability and appeal of the path location or need the following features? Select those you think could help:

- ☐ 1. Paved path or a boardwalk (because there aren't any at all)
- ☐ 2. Path and boardwalk repairs and maintenance
- ☐ 3. Wide path (e.g., 20 feet or wider to accommodate two-way use)
- ☐ 4. Safety barriers between the path and street (curbs, landscaping, low walls, fences)
- ☐ 5. Separative path features (changing flower beds, plantings, low walls, fences)
- ☐ 6. Crosswalks (because there aren't any at all)
- ☐ 7. Shared or dedicated crosswalks
- ☐ 8. Handicap accessibility and advisory signage
- ☐ 9. Pedestrian "bush-bush" or bollards or bollards
- ☐ 10. Pedestrian (bush-bush) or bollards or bollards
- ☐ 11. Pedestrian-friendly lighting
- ☐ 12. One-way path or one-way
- ☐ 13. Two-way path or one-way path
- ☐ 14. Outdoor seating and landscaping for public use (benches, tables, umbrellas, shade, etc.)
- ☐ 15. Outdoor seating and landscaping for public use (benches, tables, umbrellas, shade, etc.)
- ☐ 16. Public art (sculptures, wall murals, fountains)
- ☐ 17. Handicap accessible (wheelchair and stroller) paths
- ☐ 18. Shelter from the elements (benches, outdoor umbrellas, etc.)
- ☐ 19. Street space (such as a small park or "pocket park")
- ☐ 20. Street trees and landscaping
- ☐ 21. Improved landscape maintenance
- ☐ 22. Drinking fountains (including ADA and pet water) (drinking fountain)
- ☐ 23. Public restrooms — or (if already present, better maintenance)
- ☐ 24. Dog waste and pet waste disposal
- ☐ 25. Non-slip surfaces of water — or (if already present, better maintenance)
- ☐ 26. Dog waste and pet waste disposal
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- ☐ 100. Dog waste and pet waste disposal

OTHER FEATURES:

AARP

Who's Using the Path — and Why?

Community location: _____ Date: _____

Location/Street Name(s): _____ Date: _____

Build date: _____

Use both books (1) for counting the number of people observed (see, lower left) and (2) for counting the number of people using the path (see, lower right) to determine each person's age range and reason for using the path.

WHO'S USING IT?	NUMBER OF PEOPLE
Young children (e.g., attending school, visiting)	
Teens	
Adults	
Older adults	
WHY?	
While pushing a baby stroller or walking with a child or child	
While carrying a large bag or package (shopping, carrying)	
While using a wheelchair or other mobility device	
While using a bicycle, skateboard or roller skates	
While using a stroller or other baby or child item	
While using a dog, leash or other pet	
While using a horse, wheelchair or other mobility device	
POTENTIAL REASONS:	
Walking to/from school	
Walking to/from work	
Walking to/from shopping	
Walking to/from recreation	
Walking to/from transit	
Walking to/from other destinations	

ALSO, WHO'S NOT USING IT? (If the other side of the path is not being used, please indicate the reason for not using it.)

Reasons for not using the path:

1. Path is not safe (e.g., no crosswalk, no sidewalk, no curb cut, etc.)

2. Path is not accessible (e.g., no ramp, no curb cut, etc.)

3. Path is not convenient (e.g., no parking, no transit, etc.)

4. Path is not attractive (e.g., no landscaping, no art, etc.)

5. Path is not well-maintained (e.g., no repairs, no cleaning, etc.)

6. Path is not well-lit (e.g., no streetlights, no security lights, etc.)

7. Path is not well-signposted (e.g., no directional signs, no wayfinding, etc.)

8. Path is not well-monitored (e.g., no security cameras, no police, etc.)

9. Path is not well-located (e.g., no access to public transit, no parking, etc.)

10. Path is not well-timed (e.g., no access to public transit, no parking, etc.)

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<https://www.aarp.org/livable-communities/getting-around/aarp-walk-audit-worksheets-multiuse-paths/>



STORIES FROM THE STATE WALKING COLLEGE:

AN IDEA BOOK FOR TAKING ACTION TO
CREATE MORE WALKABLE COMMUNITIES

**“Paths to the
Future in
Peachtree City”
Published
January 2023**

National recognition of community achievements is one of the performance measures Keith has identified for his Walking Action Plan. The fall of 2023 will mark the renewal of Peachtree City's status as a recognized Bike-Friendly Community, a Runner-Friendly Community, and if successful, the initial approval as a Walk-Friendly Community.

EXPANDING THE AARP WALK AUDIT TOOL KIT

Keith is currently in the process of identifying and marking ADA-accessible routes at six City parks and nature areas with assistance from Southside Support Inc. and numerous volunteers. This project - which is receiving funding from AARP - should be completed by January 2023 and has already been formally approved by the City Council.



Somerby Village residents Hal Gabby and Curt Thomas conduct a trail walk audit with Keith

As recommended in the Walking College curriculum, he started out using the AARP Walk Audit Tool Kit. However, he quickly encountered a challenge that is unique to communities like Peachtree City, where low-speed vehicles, such as golf carts, are often used for local errands and travel. The fact that these motorized vehicles share multi-use paths with pedestrians and cyclists creates potential conflict issues, which should be taken into consideration during a walk audit.

"The AARP Walk Audit Tool Kit is used to help local leaders and residents improve the safety and walkability of a street, neighborhood, or community. I proposed an alternative set of worksheets for a multi-use path or natural-surface trail in a suburban or urban environment, to consider some of the significantly different design and safety considerations."

<https://americawalks.org/programs/walking-college/>



**AARP Webinar
On-Site Filming
January 20, 2023**





**AARP Webinar
On-Site Filming
January 20, 2023**



The Benefits of Walkable Streets for All Ages

Webinar Released: June 21

<https://virtualevents.aarp.org/The-Benefits-of-Walkable-Streets-for-All-Ages/en/registration?>

- The benefits of having walkable streets, routes, multi-use trails, mobility lanes and pedestrian infrastructure The language of walkability and pedestrian safety
- How to identify safe and unsafe streets in your community
- How to gather needed information to promote change and educate fellow residents
- How to advocate for safer streets with the help of community groups and neighbors



**City Council of Peachtree City
Meeting Minutes
Thursday, June 8, 2023
3:00 PM**

Call to Order

The City Council of Peachtree City met in a special called workshop on Thursday, June 8, 2023. Mayor Kim Learnard called the workshop to order at 3 p.m. Others attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Discussion Items

A. Short Term Rental Discussions

Planning and Development Director Robin Cailloux noted that Council last discussed the Short Term Rental (STR) Ordinance in May. Since then, she had read over the notes from the meeting and reviewed the video.

Prebor broke in to comment that they had never had a vote to see if Council was even in favor of having an ordinance regarding STRs. Learnard said there were currently STRs in Peachtree City and, while they were unregulated, they were not disallowed. She said Prebor could make a motion if he wished.

Prebor moved to ban short term rentals. Holland seconded. Destadio said he felt it deserved discussion, noting that they could ban these rentals, but if it went to court, there was precedents in Georgia Courts for an ordinance to be overturned.

Learnard said she wanted to start with the disclosure that she owned a rental property in Michigan. It was a small bungalow in an established residential neighborhood. The Mayor explained that she and her husband stayed there when they visited family, but they rented it through Air BnB when they were not there.

She said she wanted to relate information from some of the guests who had rented her house in the year they had owned it. One family used it while their own home was under renovation. Prebor asked if it was for 30 days? Learnard said less than 30 days. Another renter was a medical student who was doing a rotation in Detroit, and another was a group traveling for a child's soccer game. Learnard said several had been people who were moving to the area and needed somewhere to stay until they could get into their own houses.

In short, she continued, people used STRs for a variety of reasons, and Learnard said she believed, with appropriate regulations, they provided a needed service. She also pointed out that she hired local people to do the housekeeping, shovel snow, and mow the lawn. She hired a local teen to roll the trash can to the curb every week. She said she had never had any thefts, vandalism, or complaints from neighbors.

Learnard added that there were already STRs in Peachtree City, and they provided a valuable and needed service. Instead of banning them outright, she felt they needed a discussion of what would be appropriate regulations.

Destadio remarked that he had received emails from people who had rented out their basements and made so much money they decided to buy second or even third homes. That was more than an STR. There needed to be regulations on these businesses, and Learnard agreed.

Outright banning these rentals would not be representative to the current owners of STRs, King commented. He did not know how many they were, but they were property owners, and he would side with them. Banning them would be a disservice, and King said it was taking an easy way out. He noted that Council acknowledged two or three years ago that STRs existed, but they needed to make them safe.

Right now, Prebor remarked, Peachtree City was 25% rentals. Atlanta was 58%. He pointed out that when someone bought a house and turned it into an Air BnB, it was no longer a home; it was a hotel. He said there was a house in his neighborhood where the owner was grooming underage kids. That owner had moved on and now it was an Air BnB. Now the neighbors did not know who was in there, and Prebor said they had come to him to complain that they did not want to live next to a hotel.

Also, he continued, this would drive up the value of homes because people were making a lot of money. That trend could drive out the young families that wanted to move here. The houses were expensive already, and now this would increase the prices.

Learnard said she thought there were 1,760 rental units in Peachtree City out of 12,600 households. The Census tracked rentals, Cailloux stated, and part of that 25% was apartment units. But that meant there were still single-family homes being rented.

Holland said he supported protecting the rights of property owners, but he did not like the idea of tenants next door changing on a daily basis. He, too, stated that he believed this would place houses out of the reach of new families coming to the city. The prices would go up because they were now investment properties. This was called “displacement” in the industry, and Holland said he did not want to see it in Peachtree City. He felt that these investors did not have the same values as homeowners who lived in the city. There were hotels for people who needed places to stay for a few days, he asserted.

However, he continued, he understood there were property rights. He really did not want short-term rentals, but if they must be allowed, he would support tight regulations. They needed to understand what the courts would uphold. What was a residence? How did the law define an STR?

The Mayor called for the vote. The motion was to completely disallow STRs in Peachtree City. The motion was denied, with Prebor and Holland voting in favor, and Destadio, King, and Learnard voting against.

Learnard said Council had a list from a previous workshop of what they wanted in an STR ordinance. They would tick through that after Cailloux’s presentation.

Cailloux explained that she was using the Power Point from the last workshop, with changes or additions in red. They would still require a permit, and no detached structures could be rented on a short-term basis, nor could recreational vehicles (RVs).

The maximum number of STRs in the city would be 5%. That number was based on the Tax Assessor’s report of the number of single family residential properties that were taxed. In Peachtree City, that was about 12,600, and 5% of that was around 630. Cailloux noted other communities in Georgia had settled on 5%, and it had stood the test in Georgia courts. Subleasing would not be allowed.

These items remained the same: all parking off the street must be on a paved surface; garbage screened from view; only bedrooms could be used for sleeping with a maximum of three persons per bedroom. They kept the requirement that no special events or parties would be permitted. The City’s noise and parking requirements would have to be posted on-site. They had removed the requirement that the STR owners would be required to keep a guest register

of names and vehicles.

The telephone number of a local contact person must be posted. That person must be at least 21 year old, able to respond to calls 24 hours a day, and be on-site in an hour or less.

As for application requirements, Cailloux said they kept the Fire Marshal inspection, the Code Enforcement/building code inspection, and payment of local lodging tax. The requirement for an occupational certificate was removed.

Cailloux listed the items the Fire Marshal mentioned at the last meeting that he would look for during the inspection. There would be a checklist, so property owners would be aware of the requirements. It would include fire extinguishers, interconnected smoke alarms, carbon monoxide alarms, safe outdoor cooking procedures, safe means of egress, and no extension cords used for permanent wiring.

The Code Enforcement inspection would check out pool barriers and hot tubs; establish the maximum occupancy for bedrooms; ensure there was paved parking and garbage storage that met the requirements. House numbers and all STR requirements must be posted, and the inspector would make sure the property maintenance code was adhered to.

A background check would be conducted on property owners, ensuring that they had no felony convictions in the past five years and no municipal convictions, except for traffic, in the last two years. Information on the contact person would be mailed to all neighbors within 500 feet, and it would be re-mailed when that person was changed.

They were still keeping the three strike policy, but the first citation had been changed from \$500 to \$1,000. The second citation remained at \$1,000. The third strike also carried a \$1,000 fine, but the permit would be revoked for 24 months. The owner and the contact person would not be able to apply for a new permit anywhere in the city for 24 months.

Those were the changes, Cailloux said, observing that the checklist worked well at the last meeting, so she had updated it with the revised ordinance requirements. The Mayor said she thought it was a good idea.

Learnard said when they got their permit for their house in Michigan, they filled out a form online and paid \$125 for two years. An inspector came out to walk around the exterior of the house and signed off on the permit. That seemed to be working well for them, and she said it was because owners had a vested interest in making sure their properties were clean and safe. The free market would take care of itself. Peachtree City had noise ordinances, nuisance ordinances, parking requirements, and she thought enforcement of those, along with reasonable requirements in the STR ordinance, would keep everyone safe without over-regulation.

How many families could stay in a house per night? Prebor asked, and Cailloux replied that legal had advised them not to define "family." Could several different groups stay there under individual contracts? Prebor continued.

Cailloux asked if he was talking about renting out bedroom A to one person, bedroom B to another, and so on? She said they could, but the Code Enforcement inspection would be making sure there were no exterior locks on interior doors, so lockable bedrooms could not be provided to different renters. But if they added doors leading to the outside, they could have exterior locks, Prebor noted, and rent them out.

Destadio asked about 917.5, which dealt with permits. He reflected they were near College Park and other places that had drug problems with STRs often when corporations purchased multiple houses for STRs. This ordinance said an officer of a corporation could be one of the

points of contact, Destadio stated, but he did not want corporations buying houses for STRs and thought the ordinance should prohibit that.

Would that be legal? Learnard wondered, and City Manager Robert Curnow told her staff would need to consult with City Attorney Ted Meeker. King said he thought if they allowed STRs, they could not prohibit any entity from buying a home and exercising that right. Destadio said he wanted it verified with the City Attorney; there were places in College Park, he remarked, where corporations could not own STRs.

There were enforcement issues right now in College Park, Learnard remarked. She stated that the whole point of designating a representative over 21 who could be there within an hour was to ensure there was a physical, local contact. Prebor asked if that person be a property manager? If so, did they have to have a real estate license?

Cailloux said there were license requirements for property managers, but they would not apply in this case. You could hire a property manager, but you could also assign your son to be the local contact and not a property manager. She asked Destadio if he wanted to ban all types of businesses from ownership, such as corporations, limited partnerships, LLCs? and he said he did. Learnard noted that sometimes individuals might form an LLC for an added level of protection for insurance.

No one had any more questions, so the Mayor said they would proceed with the checklist. The first item asked if existing STRs would be grandfathered in, and the answer was that they would not: they would have to apply for a permit. The list clarified that one permit was required per property, and that annual renewals were required. The STR did not have to be the owner's primary residence. Whole house rentals were permitted.

The list went on to say that the STR period was one day to 30 days. Guest houses or other detached structures could not be used. Subleasing was not allowed.

Prebor said he would like to go through the items individually, and Learnard replied that she just read through a bundle. Did he disagree with any of them?

Holland noted there was no business license requirement other than a permit. He asked how an STR would differ from someone who made and sold jewelry on the Internet from their home? They had to have a license. STRs needed to be licensed, too, so the City knew what was going on. Prebor agreed, adding that he would create an LLC if he wanted to open an STR. At that point, he should have to get a business license.

King said a business owner could create an LLC and include their private home as an option. This discussion was getting out in the weeds, he remarked. Prebor said he did not understand. King replied that he was tired of talking about this; it had been going on for two years. He knew they had a split Council, with some wanting to deny STRs entirely. He did not want to over-regulate.

Learnard said she would say "no" on a business license.

City Clerk Yasmin Julio pointed out that Peachtree City did not have business licenses; they did occupational tax licenses. Someone who operated a business out of their house would get a home occupational tax license.

Holland asked if that was in this ordinance? Learnard reminded him it was removed at the last workshop. Julio said if you wanted to use the term "business license" in the State of Georgia, you had to have a business license somewhere in the state and could operate in multiple locations. They would not have to get one specifically for Peachtree City.

Holland said that did not preclude them from getting an occupational license for tax purposes. That way, the City would know who was doing what. Prebor asked what that cost? Cailloux said \$100 to \$150. Learnard said there was staff burden to consider. She asked Destadio his thoughts, and he said he saw no need to require an occupational tax license.

Prebor questioned the item about rental of detached structures, and Learnard said the City already had an ordinance prohibiting this.

Cailloux said they were trying to be consistent with the current ordinance, and Prebor asked her why they said someone could not rent out their guest house? She said it was an old ordinance. You could have detached structures only in certain zoning districts with large lots. If you had them, you had to meet certain requirements, one of which was that it could not be rented out. She said she believed the intent was to prevent extra density in these areas.

Did they want to change it? Prebor asked. Cailloux commented that it could be changed so that if someone got an STR permit, they could rent a guest house. They would not have to change the other ordinance regarding long-term rentals.

Holland said it went back to not requiring the owners to live in Peachtree City. An investor could come in and buy 10 houses as STRs. He thought young people should not have to compete with investors or corporations if they wanted to buy in Peachtree City. He did not want to see corporations come in and destroy the values the City was built on.

The Mayor thanked him for his comments, and Holland asked if he could get a “yes” or “no” from the others? Prebor said that is what they were looking at. Holland said it was a different issue, and he thought the City Attorney should look at it.

Could he live in a guest house and rent the main house? Prebor wondered. Cailloux said he could not under the current ordinance. No one was supposed to permanently reside in a guest house. Destadio said someone had approached him with that scenario.

Learnard again stated the ordinances prohibited living in an accessory building, and she thought they should stick with that.

Curnow request that, as they went through the list, they reach a consensus on each item so he and staff would know if the majority of Council wanted these items in the final ordinance.

The first few items listed were fine, and Learnard said they could check with the City Attorney regarding if the STR owner had to live on the property. The proposed ordinance said they did not. Curnow said it meant they did not have to live in Peachtree City.

Primary residence, Cailloux explained, meant you had gotten a homestead tax exemption on that property. It did not mean you were on the property at the time; you could stay in Michigan for the summer, for example, but come back to Peachtree City in the winter and declare that house as the primary residence.

Learnard said the issue was if you lived elsewhere in Peachtree City; that would be permitted, Cailloux stated. If they changed the item in the list to a “yes,” Holland said, they would need to be a resident in Peachtree City.

What if someone had two homes on the lake? Destadio asked. Could they rent one as an STR and live in the other? Cailloux said they could not do that if they changed that answer to a “yes.” As it was currently written, they could.

Holland said he would have no problem with that, but he did not want someone who lived in another city to have STRs in Peachtree City. Holland stated he wanted a requirement that said you had to own and live in one property in Peachtree City. If that was the case, he was okay

with someone owning multiple properties. This was their city, and they needed to take care of it, he remarked.

So, the Mayor asked, he wanted Meeker to look at whether they could require STR owners to be Peachtree City residents? Holland said they could check to see if they had a homestead tax exemption for a property in Peachtree City. Cailloux said they could do that; having a homestead exemption meant the owner claimed it as their primary residence.

Learnard clarified that Holland wanted this item on the checklist changed to “yes,” which would mean someone with an STR in Peachtree City could not live in Sharpsburg or Fayetteville; they had to have a residence in Peachtree City.

He said he definitely wanted to have that requirement because he said it was “our city.” Learnard told him she got it with the grandstanding, but Holland said he was not grandstanding.

Council would ask the City Attorney to check on the legal requirement that the owner of an STR property be a Peachtree City resident.

The next item said that a whole house rental was permitted. The STR period would be a maximum of 30 days.

Next, it said that a guest house or other detached structure could not be used, and Prebor said he thought if a person had a guest house, they could rent it out. Holland agreed because they would be residents.

Learnard told Prebor that, as someone who did not want proliferation of short-term rentals, she thought he would want it to remain as a “no.” Prebor said he was trying to be a team player. If the team said they wanted to allow STRs, they should allow them in guest houses, too.

Learnard said she did not support that. She asked Holland, who also said he was against STRs, but Council’s vote the allow them was 3-2. He said he saw no reason why they should forbid STRs in guest houses, since they were owned by the same person who owned the main house, and that person must be a Peachtree City resident.

King also said they should be able to rent them, and Destadio agreed.

Council agreed that subleasing should not be allowed.

The proposal stated STRs should be a maximum of 5% of all residential in the city, and Learnard stated that she felt that was high, but it would be okay for a start. They could re-visit it in six months or a year if they felt it necessary. Holland and Prebor also said they thought it was too high, with Holland suggesting they start low and see what happened.

The Mayor asked what other cities did? Cailloux responded that the only maximum she saw was 5%. She said 1% would be 126 houses. Learnard proposed 2.5%, but King pointed out that they did not know how many they had now.

Cailloux stated she had been meeting with third-party monitoring contractors about various issues, and it seemed that there were 96 to 100 STRs in Peachtree City right now. That was less than 1% of all houses.

Holland said a limit of 1.5% to 2% would be a good start. Destadio said it could always be raised. Prebor and Holland said 1.5%, and Council agreed.

They agreed that parties or special events would not be permitted. Guest registries were not required. Destadio then asked why they could not use the information the person who wanted

to rent had submitted to the property owner? Learnard replied that the owner knew who they were renting to, but should they have to disclose that information to the City? She also noted that Air BnB expressly prohibited parties. Destadio said that answer was satisfactory.

However, Holland noted that when you rented a room in a hotel, you had to show a driver's license and a credit card with your name on it. Why would they not want to do this for STRs? It would protect the owners.

They did, Learned replied. What the ordinance was saying was that the owner was not required to disclose the personal information of their guests to the City. King said the City did not want to be responsible for safeguarding that personal information.

Holland said he understood, but was concerned about trafficking and thought the Police Department would want to know the identity of that individual. Learnard said it could be tracked because every owner knew who had rented the property.

Could they require the owner to get that information? Prebor inquired, but Learnard asked how they would enforce that?

Curnow pointed out that if you were using VRBO or one of the other rental platforms, it was required that you submit your information. A guest register in this situation would be a registry that was available at that house so that if the Police were to show up, they would know who was actually staying there. Without a registry, the Police would have to contact the owners to find out who was staying there.

Not everyone used those internet platforms, Holland stated.

Prebor began to ask Assistant Police Chief Matt Myers about this, but Cailloux stated that part of the ordinance dealing with collecting the State lodging tax said the owners had to sign an affidavit saying they were using a platform that collected that lodging tax. If they were not using an approved platform, they could not obtain an STR permit at all.

Myers said it was often difficult to get answers from the various platforms, and he had discussed this with Cailloux. They were trying to remedy this through the ordinance by the requirement that a local person be on call. If they required it in the ordinance, Cailloux pointed out, then the City could tell the owners they had to provide it if needed. If it was not in the ordinance, the City could not force them to do so, even if they had the information.

So they wanted to require it, Holland stated, with Prebor concurring.

What form would that guest registry take? Learnard wondered, noting that the owners would already have all that information. Prebor said they wanted to make it so the owners had to tell the City if asked. The question then, Learnard said, was whether they could put the onus on the property owner to provide this information for guest safety purposes?

Myers added that a guest registry would be the easiest way for the Police to get information if needed. They had no means of holding a STR platform accountable. Asking owners to make guest information available would be consistent with other City ordinances, Myers added, but they should check with the City Attorney, also.

They would not require a telephone landline. A business license would not be required, Learnard read, but Holland said that had been discussed, but no consensus reached. Learnard said the occupational tax should not be required because a permit process had been established. Prebor said he thought they needed it, but King and Destadio did not.

Everyone agreed that lodging tax should be collected and that the structure meet current fire and building codes. However, Learnard said property owners had a vested interest in keeping

things safe and in order, but if they wanted to require annual inspections, they should be prepared when budget time came. The Fire Department did not have manpower to go out and do 200 inspections. It would be 96, Holland noted, but, in any case, Learnard said they should be prepared to man up.

Other items of agreement were on-site parking and no garbage visible from the street. Notification to neighbors within 500 feet was, in Learnard's view, "an outrageous invasion of privacy," that would also require City staff time.

King said he thought the property owners should have to do the notifications. Learnard commented they could not hold the property owners responsible, but Holland said they could if it was in the ordinance and thought 500 feet might not be enough.

Learnard said she was a "no" on notification; Prebor and Holland were "yeses," while King and Destadio were "noes."

They agreed on the requirement that there be a local contact agent who could be on-site within an hour. The next said that the STR permit be posted on-site, and Cailloux said the local contact number would be on that permit. Council was okay with that.

They all agreed on the fines for violations that Cailloux had outlined earlier, as well as the \$400 annual application fee and the \$75 late fee. How did they come up with that amount? Prebor asked.

Cailloux noted there would be two inspections that took an hour or more for \$100 each, plus the cost of a third-party contractor to help monitor these, which would be at least \$7,000.

Holland asked if that included the cost of enforcement, such as visits, over the course of a year? Cailloux said it should balance out, but if the Police had to visit a "bad seed" frequently, it would not. But that was why they included the three strikes, you're out policy.

That completed the list, the Mayor stated. She asked Curnow if he had questions. Curnow said he and other staff had been taking notes, and it seemed to him they should do one more draft and bring it back to another workshop where they could talk about it. They would need to get with the Attorney on a couple of items then set a date for the workshop.

Learnard said they would move on to the budget presentation, but Holland had more questions. What would happen if a homeowners association (HOA) banned STRs? Then they were banned, the Mayor told him. Cailloux said the City could not override an HOA; those were private contracts. Holland said he had more questions, but could hold them.

B. FY - 2024 Budget Discussions

Curnow said the City Charter required the City Manager to propose a budget, and this was a glimpse of the methodology he was using. He reviewed the Vision and Core Values that Council and staff created during a two-day retreat in March. The vision of Uncompromised Excellence was something he said would carry through the presentation.

The City's main priority, he continued, was to maintain existing service levels in all departments through a budget endorsed by Council. This was done by creating a baseline service level. If they took on a new initiative, a new revenue source would be identified to pay for it.

Curnow said he looked at three areas of maintenance: financial sustainability, operational sustainability, and environmental sustainability. Peachtree City was not immune to inflation, and the majority of contracts that had come before Council over the past few months carried

significant cost increases.

Cost increases were based on the Consumer Price Index (CPI), which right now was about 5.5%. Curnow gave an example of buying a piece of technology with a five-year lifespan. The initial cost would be X, and he would buy a maintenance contract every year to keep it up to date. That contract would be subject to a 5.5% cost increase every year.

Peachtree City was seeing some extremely high increases in some of the necessities. Paving costs were up 50% due to increases in material costs. Vehicle costs were up about 30%. A lot of these contracts required they get in very early, sometimes as much as two years before taking delivery of the equipment.

He showed an example of cost increases on a contract from December, 2021, for a ton of asphalt at \$66.45 a ton. One year later that asphalt was \$85.75 a ton, a 29% increase. That didn't include, of course, the cost of labor in putting the asphalt down. If labor was added in, it would be a 55% increase. They put this budget together assuming these cost increases would continue.

Fire Chief Clint Murphy attended a conference where they talked about Public Safety construction cost increases, Curnow stated. Those were up 55% over the past three years, which could be compounded to about a 65% increase. Council discussed the construction of Fire Station 86 in 2022, at which time the cost was estimated at \$4.1 million. Architectural and engineering design was not quite finished, Curnow continued, but the price was approaching \$6 million at this point. It was pricing itself out of being feasible. They had already scaled down from having administrative offices in that station to making it just a response and support location.

In 2021, Council looked at a cost estimate for an addition to the Police Department at \$1.9 million; now it was \$3.5 million. That did not include \$500,000 for a generator to take care of the entire building.

Technology costs were projected to go up. This year they were realizing the cost of moving to Office 365, a cloud-based storage system with mandatory annual subscriptions. They were estimating technology cost increases of 30% in fiscal year (FY) 2024. Cybercrime was becoming more prevalent and requiring more layers of protection to prevent intrusion. Each layer required a maintenance contract that increased in cost each year. However, the recovery costs of getting back from an data breach was typically in the millions of dollars. If personal information was taken, the City had a duty to provide identity protection, which could be costly.

Assistant City Manager Justin Strickland explained the funding theory the City used, giving credit to Financial Services Director Paul Salvatore for putting the presentation together. The theory was that the City's most critical operations should be funded by its most stable source of revenue, which was the ad valorem, or property, tax. Public Safety was considered critical. Ad valorem taxes were controlled by Council and could be increased if property values declined. Council had no control over sales tax revenues.

He presented a chart showing the pattern of property tax revenue over the past 10 years compared to the expenses of Police and Fire. The goal was for Public Safety expenses to be almost the same as the ad valorem tax revenue. There was a gap in 2013 as the recession was winding down, but things were stable until 2022. In 2022, Council approved a full millage rollback of .189 mill, and Public Safety expenses began to outstrip revenues due to inflation.

If Council decided on a .1 mill reduction for FY 2024, the gap between revenues and expenses would widen. He showed a graph representation of that scenario. The full rollback of 2021-22

left them about \$100,000 short, at about 93% coverage. This year they were at 92.1%, and with a .1 mill rollback, they would be about \$2 million short and at 91% of full coverage for Public Safety in FY 2024. A .1 mill reduction, based on the average home value of \$446,000, was about \$17.83 per year for the homeowner. A .2 mill reduction would double the gap and the amount of savings. Strickland clarified that the amount of savings would be different for every house because they were not all at that exact value.

He explained that Salvatore had talked with the County Tax Assessor's office and, based on the initial digest estimates, a full rollback would be .577 mill. The revenue would stay flat, except for new growth, and the gap between Public Safety expenditures and property tax collection would grow to about \$4 million, taking it to 84% of funding for Public Safety from property taxes. On that \$446,000, there would be an annual savings to the homeowner of \$102.93.

More of Salvatore's research showed that there were indications nationwide that the housing market was starting to turn, with home sales and prices starting to decrease. Fayette's property values were assessed as of January 1, so this trend was not showing up yet. Using this information, Salvatore had created a worst case scenario, Strickland stated, using a full millage rollback of .577 in FY 2024 to show what would happen in FY 2025 if the housing values declined by 5% like they did in 2013. There would be a gap in Public Safety funding and revenues of \$6.8 million, with 74% funding through property taxes.

They took those numbers and looked to see what it would take to get back to full funding, and Strickland showed that it was pretty much the opposite of a full rollback. It would require a rollup of .577 mill. That did not mean staff was recommending that mill increase, he stated, but wanted to show what it would take to break even.

Strickland said he was moving to his own research, which was what did it cost to live in Peachtree City and what did taxpayers get for their tax money? Peachtree City did have the highest millage rate of any municipality in Fayette County, but Strickland said he wanted to point out all the services funded by those taxes.

Also, he presented a bar graph that showed each municipality and all taxes they paid. In unincorporated Fayette County, you paid county taxes for maintenance and operations (M&O), Fire and Emergency Medical Services (EMS) taxes, plus a County 911 tax, which every jurisdiction paid. In Peachtree City, taxpayers paid only the County M&O, City taxes, and 911. Tyrone and Brooks paid all those, along with Fire and EMS. Peachtree City provided its own Fire and EMS services, while Fayetteville provided Fire, but not EMS. When you looked at all that, Strickland remarked, Peachtree City had a lower millage rate than these other municipalities.

Taxes on a \$446,000 property in Peachtree City would be \$5,403.20. About 66% went to the School Board. About 20% went to Peachtree City, and 13% went to the County.

Strickland also showed the total tax bills for a \$446,000 property in Fayette's jurisdictions. Tyrone's was the most expensive, followed by Fayetteville, then Peachtree City, Brooks, and, finally, Fayette County. There was less than a \$500 difference between all of them.

What were taxpayers getting in Peachtree City that residents in other areas did not? First, was premier Fire and EMS services. Peachtree City offered great parks and recreation areas, Strickland went on, lots of yearly events, The Fred, and a year-round aquatics center. Peachtree City had a premier public library, with the second highest circulation of any library in Georgia's PINES system. Tyrone and Fayetteville had some multi-use paths, but nothing near Peachtree City's 100-plus miles. Peachtree City had been rated the safest place to live in Georgia. The City maintained a lot of neighborhood signs and median landscaping. Beyond

that, Strickland stated that Peachtree City had some of the best Staff anywhere; they maintained their equipment. Looking at what the millage rates were and what residents got, Strickland commented that the tax money was well-used to keep Peachtree City one of the best places to live in Georgia.

Curnow took over the presentation, saying environmental sustainability was something they looked at when they were talking about planning and zoning, green spaces and so on. He listed some items that they would be dealing with in the near future, including dredging Lake Peachtree because of the silt build up. Right now that was an unknown cost. Clearing the green belt areas from downed and damaged trees was an issue.

They needed to look at environmentally-friendly building standards, Curnow continued. Solid waste collection was on the list. Did they wish to continue the current system, which allowed for multiple providers? Emergency management needed scrutiny. Tornadoes often occurred in the area, and Curnow noted that many residents had expressed concerns to him about the safety of the railroads that passed through the city. They should be looking to partnerships with Georgia Power to provide electric vehicle chargers.

In discussing operational sustainability, Curnow said one of his favorite questions was "Can we afford to own what we currently own?" They had 74 city buildings to maintain with 500,000 square feet of space. There were 29 tunnels, 36 path bridges, and 12 roadway bridges. Roofs at City Hall and the Kedron Fieldhouse needed to be replaced at a cost of \$900,000 each. The price of the Police Department expansion and the new generator, as previously mentioned, had jumped from \$1.9 million to \$3.7 million.

They had just gotten an estimate of \$500,000 to improve drainage at Drake Field. The pool bubble had reached its life expectancy, along with all the equipment that supported it. About two years ago, they got a quote of \$1.5 million, and Curnow estimated they should factor in another 65% on top of that due to inflation. Light replacement at Meade Field would be about \$1.9 million. The old system had reached the end of its usable life; parts for it were no longer being made.

A tornado knocked a tree onto the boardwalk and damaged it. They had fixed that, but further investigation showed there were 25 or 30 trees that were leaning, and they had to close the boardwalk. That was a wetlands area, so they would have to mitigate the damage, not just cut the trees down, and the cost would be about \$200,000. They had also found additional damage to the boardwalk.

City Hall was two floors and had no elevator. Adding an elevator would cost \$250,000. Pressure cleaning and sealing City Hall was going to cost around \$100,000. Replacing the Field of Hope would cost \$350,000, and an HVAC system for the library had a price tag of \$325,000. The list went on and on, Curnow said, and some items were reaching critical mass and had to be acted on.

The aesthetics of the city were important and involved ongoing maintenance issues that they had been behind on for many years. Addressing traffic issues included plans for roundabouts, high-intensity activated crosswalk (HAWK) signals, and flashing stop signs. There were staffing issues due to reduction in numbers during COVID with the loss of 24 positions and the regaining of only 11. Many of the shortages were in areas that the public interacted with and needed something turned around quickly. Now, they had to pull people from other departments to fill in.

They were looking at the ability to manage and direct current projects. There were ongoing projects, plus 40 new projects that came on with the Special Purpose Local Option Sales Tax (SPLOST). Curnow said he and Council would need to work on a priority list of projects to

ensure they continued to maintain critical areas.

Curnow reviewed steps they had taken already towards the vision of uncompromised excellence. In April, Council approved a significant employee compensation and benefits package, with about 70% of that going to Public Safety. That put Peachtree City in the 85th percentile and made them more marketable in attracting and retaining employees. They had cleaned up some repetitive services, such as moving Grounds from Recreation to Public Works. Curnow said he was especially proud of the increased public communications output, which was the result of three people's work.

Identifying capital needs for the City was another step they had taken towards fulfilling their vision. This included replacement of the Riley Field and Track at a cost of \$435,000. The new All Children's Playground was \$625,000, and about \$60,000 went into resurfacing at the Pebble Pocket Tennis Courts, and this would be needed every five or six years. The parking lot at Glenloch was paved for \$91,000. About \$3.2 million a year was used each year to pave 8.3 miles of paths on average from 2017-2022. It cost \$382,000 per mile and was done by City employees. The new fire engine, Engine 82, was part of what Curnow said Strickland meant when he talked about the great amenities.

Council had recently approved a new coating on the hockey rink roof at \$83,000. A \$25,000 upgrade of the disc golf course had been overwhelmingly popular. Signs at City facilities with a new design were being added. The lawn seating at The Fred had been updated. He went back to public communications, noting they had won three Telly awards this year for public information spots.

Curnow then went over what they needed to do to maintain Peachtree City's integrity. All of the city's buildings needed to be in a capital assets management program that would tell him what he needed to do to keep them up to date. The same applied for the fleet maintenance program. He said he wanted to increase citizen engagement through new committees and advisory groups to help Council make critical decisions in areas such as paths and recreation events. Curnow noted he had already talked about a project portfolio, and now they were out on the street with a request for proposal for a recreation master plan to guide long-term decisions.

He displayed a photo of the front of City Hall, showing how badly it needed pressure washing. Other photos showed water damage from roof leaks in the Tennis Center, disrepair of the building at Riley Field, visible insulation on the roof and walls at a fire station, along with fire fighters' gear stored in the engine bay, where diesel fumes would contaminate it after it was cleaned. Landscaping problems at parks were shown, along with damaged fences at ball parks and bleacher seats that needed replacement, plus the flooded driveway leading into Meade Field. Temporary structures used for storage at overcrowded fire stations were in other photos, as was damaged playground equipment.

Curnow also had photos of damage at the boardwalk. He showed several photos of poor landscaping in the medians, parks, and at path tunnels. Seams were pulling apart on the turf at Field of Hope. Again, he mentioned the pool bubble was at the end of its life expectancy. Also, it required about a week for Public Works and Recreation to assemble it, then take it down and store it.

The budget calendar showed a Council workshop to review the City Manager's proposed budget on June 20. There would be a public hearing on the budget and the Capital Improvement Program (CIP) on July 13, with Council adoption of the budget and CIP at their August 3 meeting.

Destadio said the maintenance plan had been a big concern of his. He commended Curnow for identifying the problem areas, but observed that there would not be enough money to do

everything. Plus, they had the SPLOST projects, which would give them more things to maintain.

That was an excellent presentation, Holland told Curnow, adding that some of the photos made him wince. He said it would be a Herculean task and stated they needed a leader like Curnow. Curnow replied that he had an amazing staff.

Prebor asked the audience, and told them to tell their friends, to visit any park and take a good look. He said they would be disappointed in how it looked. Over the years, they had let things creep up on them. Maintenance never ended. They wanted to be a first-class city, and he was glad they would be creating a plan and getting started.

King remarked that he often heard and read comments from people complaining that the City had a 50% reserve, and Council needed to cut taxes. But, he pointed out, Curnow had just showed them what could happen if they started reducing that reserve. The last group of projects Curnow presented totaled \$4.2 million. The year before, it was \$3 million; \$2 million the year before. If they cut taxes and used the reserve fund for these, they would soon spend the reserves down below the recommended 30%. They had a lot of work to do and some very hard decisions to make, and it would cost some money to do that, he concluded.

Learnard remarked that the budget should reflect who they wanted to be as a city. Would they take pride when they looked at the facilities and buildings? Curnow had come in with a new set of eyes and 30 years experience, she noted, and it looked like he had been there a lot longer than six months. She felt like they could start turning things around. They still had not talked about Battery Way Park, which came up during the SPLOST conversations last year. It was important to citizens to upgrade that park.

They were not talking about big capital improvements now, just what was necessary to run the city. If they put off these expenditures, they would pay a whole lot more later, the Mayor predicted. If they really wanted uncompromised excellence, they would have to keep that in mind when they approved a budget in the next few weeks.

Adjourn

The Mayor adjourned the workshop at 4:58 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Thursday, June 15, 2023
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, June 15, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

None

Public Comment

Suzanne Brown stated the City Council approved pay raises for all workers, even though the most critical need was in Public Safety. She said they in effect raised property taxes by 17% by not rolling back the millage rate, and Council also selected what projects went into the Special Purpose Local Option Sales Tax (SPLOST) wish list.

Now they were saying they needed more than \$10 million for maintenance and repairs that were neglected and did not get put in the SPLOST. Those should have been on the five-year maintenance and improvement plan. Brown said she believed the former City Manager neglected these projects so he could build up the reserve fund. Did Council have knowledge of these needed maintenance items when they were approving the SPLOST list? She said she was trying to figure out who was responsible for this negligence, incompetence, or malfeasance. Were they being set up for an even bigger property tax increase for next year? They needed a system for whistleblowers to come forward; Staff had to be aware when all this was happening, Brown concluded.

Agenda Changes

Minutes

King moved to approve the June 1, 2023, Regular Meeting Minutes and the June 1, 2023, Executive Session Minutes. Holland seconded. Motion carried unanimously.

A. June 1, 2023 Regular Meeting Minutes

APPROVED 5-0

B. June 1, 2023 Executive Session Minutes

APPROVED 5-0

Consent Agenda

Destadio moved to approve Consent Agenda items A-H. Prebor seconded. Motion carried unanimously.

A. FY-23 Budget Amendment- Engineering Professional Services

APPROVED 5-0

B. FY-23 Budget Amendment- Sponsorship Funds for Sunset Sounds Events

APPROVED 5-0

C. FY-23 Budget Amendment- Insurance Reimbursement for Police Vehicle Repair

APPROVED 5-0

D. Purchase Equipment Trailer for Stormwater Department

APPROVED 5-0

E. Purchase Three (3) K9 Kennels

APPROVED 5-0

F. Purchase New RTU for Kedron Aquatic Center

APPROVED 5-0

G. Purchase Sign Cutter for the Public Works Sign Shop

APPROVED 5-0

H. Resolution to Adopt the 2023 Annual CIE Update

APPROVED 5-0

Old Agenda Items

None

New Agenda Items

A. 06-23-05 American Rescue Plan Funds Reallocation

Assistant City Manager Justin Strickland explained they were asking Council to approve moving American Rescue Plan (ARP) funds from West Side Station 86 in the amount of \$3,057,362 and the remaining \$44,470 in Stormwater to a general government allocation to make that total \$6,961,852.96.

The reason was that the cost for Station 86 had gone through the roof. The original estimated cost was \$4 million, with \$3 million coming from ARP. Now, it was more than \$6 million. Staff and the City Manager believed it would be best to finish the design, then sit on the plans until a new funding source could be identified.

The money that was into the general government allocation could be used for some of those “go now” projects that they discussed at the June 8 budget workshop. Most of those projects would exceed the threshold for public bidding, Strickland continued, so they would go to public bid, then to Council for approval.

King asked Strickland for the numbers again, and Strickland said he would read what the motion should be: Staff recommended Council approve the reallocation of the remaining unencumbered ARP funding in the amount for Stormwater of \$44,470 and the amount for Fire Station 86 of \$3,057,362 to the allocation for general government projects.

So moved, said King. Prebor seconded. Motion carried unanimously.

B. 06-23-06 - Flat Creek Boardwalk Repair and Tree Removal

Strickland remarked they may have noticed the boardwalk at the Flat Creek Nature Center was closed. According to former Public Works Superintendent Scott Hicks, who Strickland said he had called, the boardwalk was built in the early 1990s. The north boardwalk, behind the Amphitheater, was 168 feet long, or .03 miles, and the south portion, which was the main section that led to Flat Creek, was 968 feet, or .18 miles. The south portion had two observation decks, one about halfway down, the other at the end.

The City took over maintenance responsibility from Southern Conservation Trust (SCT) in late 2021. It had always been City-owned, but SCT did the maintenance for years, although the City had helped with some big projects. A structural evaluation in March 2022 showed the boardwalk to be in good shape, although there was a tree growing into it on the north section.

A tree fell through the boardwalk during a storm in January, Strickland continued, and repairs were done in March for about \$13,800. The boardwalk remained closed, however, because an evaluation showed many damaged trees that could fall on the boardwalk at any time. Trees were growing into the boardwalk, and several more trees had already fallen onto the boardwalk. Strickland presented photos of these conditions.

City policy mandated they maintain infrastructure as it existed, so staff had looked at what it would take to make the needed repairs so the boardwalk could re-open to the public. Approximately 30 trees would need to be trimmed, with approximately 53 dangerous trees removed. There were trees that they believed could fall on the boardwalk in the future. All accessible ground debris needed to be removed, and they needed to stand up the root ball from the large maple tree that fell in April and cut it as low as possible.

Portions of the boardwalk would have to be disassembled to aid in access during this process, Strickland noted, and some sections would need to be cross-braced for stability. It would be a complicated process because this was a wetland area. They could not just drive a big truck back there. Some people had suggested they leave the trees, but that would save only about \$15,000, he stated, pointing out the actual big cost was just getting back to the area.

They would have to rebuild sections of the boardwalk that had been damaged, as well as rebuild the sections that would have to be removed to gain access for tree removal or sections deemed to be unsafe.

The cost estimate for tree removal, Strickland reported, was \$135,000, and the

estimate for the structural repair was \$14,000. A contingency of \$51,000 was included for any areas that could have to be rebuilt. The total came to \$200,000. They knew there would be a cost of \$149,000, with another \$51,000 of “maybe,” Strickland reported.

Would insurance cover the storm damage? Learnard asked. They could put in a claim for the trees that had fallen and the \$14,000 for repair, Strickland stated, but the big cost was removing the trees that were going to fall, and the City Engineer would not approve this to be opened to the public unless those trees were gone.

So at least the \$14,000 could be covered by insurance? Learnard asked, and Strickland said it could, with City Attorney Ted Meeker pointing out there would be a deductible.

The Mayor said that to her this was a “no-brainer yes” to do what it took to make it safe and re-open. She had three reasons, with the first being that part of the City’s mission statement was to provide consistency in services and that meant they took care of what they had. Also, she remarked that in the three five-year Comprehensive Plan updates that she could remember, citizens had consistently let them know that maintaining the paths and green space were among their top priorities. Also, she noted that the only email Council had received from a citizen on this matter was in favor of the repairs, with the writer calling the Flat Creek Nature Area a “signature City landmark.” She concluded that it would be painful, but she was 100% in favor of doing the necessary repairs.

King, on the other hand, said he felt this would be \$200,000 not very well spent because there were two other observation areas on the south end of town, one near Somerby and the other off Crosstown Road, that formed a T, with benches for sitting and observing wildlife. They could do the same thing here; a swamp looked the same from the edge as it did from the middle. He thought they should remove the existing structure and replace it with something that did not extend as far as the current boardwalk. Maybe 50 feet, put some benches on it, and you would have the same thing, he stated.

Prebor agreed, saying \$200,000 was a lot to spend on something that was going to need to be rebuilt at some point. Why not look at something less extensive, like the observation deck off of Crosstown?

The boardwalk could be shortened, Destadio remarked, but he did not know if 50 feet was long enough. He thought they should get input from citizens on what they wanted. He asked what was the total length now? and was told the main portion was 968 feet.

Strickland said he took the \$135,000 and had calculated the average cost per tree at \$2,800. Could they take out the problem trees and get 100 or 200 feet of boardwalk? Destadio asked. Strickland referred back to photos of two trees that

were about to fall and said they were at the beginning of the boardwalk, but he did not know right now how many would be within 100 feet.

Prebor suggested they task staff with coming up with some options. Learnard asked Holland for his opinion.

Holland agreed that this needed to be looked at more acutely, observing that a creek ran through the area and proposing they take the boardwalk out to that area and build an observation platform with a sitting area. It would still be expensive, he acknowledged, but he would like to see what staff, maybe with input from citizens, could come up with.

King said he agreed with taking it to Flat Creek. Strickland said he could not say how many trees they would need to remove for safety reasons if they did that, but it would reduce the number from the estimated 53. Prebor suggested they consider building the path in a different location.

Curnow told him they would look at that, but reminded him that the prices they got were only for tree mitigation on the existing path, not for building a new path. Now, they were looking at removing trees with a buffer so they did not fall on people and fixing any compromised areas of the boardwalk,.

Holland suggested removing the unused portion of the boardwalk, and Curnow said they would have to look at that. He needed to understand where they wanted this boardwalk to end.

Prebor said he wanted the most cost-effective solution, and Curnow stated he believed it would be to end the boardwalk at the creek and mitigate any existing hazards from trees, rather than build a brand-new boardwalk. He said they could bring back a proposal for doing that at a future Council meeting. That proposal would include an estimate for costs to remove the portion of the boardwalk that went beyond Flat Creek.

Strickland asked about the north side of the boardwalk, saying there were 18 trees that needed to be removed there, including one very large tree. King said he would mitigate that tree and remove that part of the boardwalk. Prebor agreed.

Holland again said he would like input from the citizens, and Learnard said she was sure they would be hearing from citizens. Prebor noted that only a small percentage of the 35,000 citizens ever trekked out to Flat Creek.

She asked Curnow if he had what he needed? He clarified that staff would come up with a proposal to end the boardwalk at Flat Creek, mitigate trees along that path, remove all the additional boardwalk that went further into the swamp, and eliminate the boardwalk on the other side that went up to The Fred. Would they remove all the embedded poles or just the decking? Holland asked, and Curnow

said they would have to look at it.

Prebor moved to table New Agenda item 06-23-06, Flat Creek Boardwalk Repair and Tree Removal, until they got more information. Destadio seconded. Motion carried unanimously.

C. 06-23-07 Request for Cost-Sharing for Shared Driveway (Take 5 Oil Change)

City Clerk Yasmin Julio stated this was a follow up from the June 1 Council meeting when the Chunara Group requested cost-sharing for a combined driveway in the amount of \$192,000 as a budgetary impact to the City.

Prebor commented that he could not support this because what they did for one, they had to do for everybody. Although the City owned the property next door, Prebor continued, they did not use it. Destadio agreed, noting they did not need a deceleration lane for a property they did not use.

Holland moved to deny New Agenda item 06-23-07, Request for Cost-Sharing for Shared Driveway (Take 5 Oil Change). Destadio seconded. Motion carried unanimously.

D. 06-23-08 Purchase Two (2) ambulances with SPLOST funds (David Winkles)

Battalion Chief David Winkles said he was requesting Council approve the purchase of two new ambulances and equipment to go with them out of the 2023 SPLOST. These would replace two of their oldest ambulances and was in line with the cycling and replacement schedule. He said they decided to ask to purchase two because the delivery time had greatly been extended since COVID and would take about two years, Winkles stated.

Holland asked if the existing ambulances would last until the new ones were delivered? and Winkles replied that, while he could not guarantee it, he believed they would with regular maintenance and perhaps some repairs.

Holland moved to approve New Agenda item 06-23-08, Purchase of two ambulances with SPLOST funds. King seconded. Motion carried unanimously.

Public Hearings

A. 06-23-09 Ordinance 1210- Zoning Text Amendments to Comply with Updated Georgia Zoning Procedures Law

City Attorney Ted Meeker said this was what he liked to refer to as a "process ordinance." He reminded Council that he did a training about a year and a half ago when he told them that a Georgia Supreme Court decision had left some confusion about what was a legislative decision and what was a quasi-judicial decision. The General Assembly had resolved some of those conflicts through House Bill 1405 that was approved last year. It put definitions for quasi-judicial decisions into State law and also put forth some other procedures and processes, Meeker continued. It also mandated that local governments amend their zoning ordinances to reflect

those changes by July 1 of this year.

That was the ordinance in front of them, Meeker said; it now included language about what was a quasi-judicial decision and what was a zoning decision. State law required a special provision that they had added regarding when a property was rezoned from a single-family use to a multi-family use.

The variance language in the statute said that if Council created a special entity, such as a Zoning Board of Appeals or if Council decided to delegate variances to the Planning Commission, the advertising period must be increased from 15 to 30 days. Even though Council did not delegate that authority, Meeker said he thought it was good policy to provide more notice rather than less notice, so he included the language, with staff's concurrence.

In essence, he concluded, that was what was before them, and he reminded them they were under a deadline. All changes had been redlined, and Meeker said he would be glad to answer questions.

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

Destadio stated that he believed going from 15 to 30 days of notice was a good thing.

Prebor asked Meeker to clarify what he said about single-family to multi-family rezonings.

Meeker said there was now a long and convoluted process set forward in State law when a property was being rezoned from a single-family to a multi-family classification. They were simply saying that in the event that happened, this process had to be followed. He said he did not incorporate the entire process, just set forth the Statute by reference and added the language "as that Statute might be amended." Therefore, if the General Assembly changed it in two years, they would not have to re-do this entire process. The bottom line was that they would follow whatever process was set forward under State law. It required a multitude of hearings over the course of six months, Meeker stated.

Planning and Development Director Robin Cailloux commented that was when a City was requesting the zoning change, but Meeker said he checked the law, and it did not seem to limit it, but he acknowledged that Cailloux might be correct. In any event, he continued, the City would follow the process outlined in State law.

Could he summarize it? Destadio asked. Meeker read: Zoning decision shall be adopted at two regular meetings during a period of not less than 21 days apart. Prior to the first meeting, at least two public hearings shall be held on the proposed action. They must be held at least three months and not more than nine months prior to the date of the final action. Furthermore, at least one of the public hearings must be held between the hours of 5 p.m. and 8 p.m. When there were more than 500 parcels affected, he went on, notices must be posted every 500 feet. Publishing in the local paper must take place no less than 15 and no more than 45 days in advance.

How did that compare to what they did now? Prebor inquired. Meeker said they followed State law for all rezonings, which was posting the property and running the ad not more than 45 nor less than 15 days prior to the public hearing. Any zoning could occur within that time period with one public hearing.

Holland said that when he first read this, he thought the zoning variance would not be the final decision by Council because it said the applicant could appeal the decision to the Fayette County Superior Court. He thought that meant the court would decide variances, but Meeker had assured him that had always been part of the law. This was not new; they were just updating to conform with what the State required, so Holland said he was okay with it.

King moved to approve Public Hearing 06-23-09 Ordinance 1210- Zoning Text Amendments to Comply with Updated Georgia Zoning Procedures Law. Holland seconded. Motion carried unanimously.

Council/Staff Topics

NONE

Executive Session

NONE

Adjourn

There being no further business, King moved to adjourn at 7:16 p.m. Destadio seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Tuesday, June 20, 2023
6:30 PM

Call to Order

The City Council of Peachtree City held a budget workshop on Tuesday, June 20, 2023. Mayor Kim Learnard called the workshop to order at 6:30 p.m. Others attending: Council Members Clinton Holland, Phil Prebor, and Mike King. Council Member Frank Destadio was absent.

Presentation

A. City Manager's Proposed FY2024 Budget

City Manager Robert Curnow said a complete digital copy of the fiscal year (FY) 2024 budget book was available on the City website, as were their presentations on the budget.

He recalled at the previous budget workshop he asked Council to consider if they could afford to own what they currently owned? The City was facing several challenges including a lean staff, the absence of a formalized project management program, and the need to develop a meaningful facilities development plan.

This was a city of almost 65 years that was beginning to show its age through a decline in infrastructure, which he had illustrated with several photographs at the previous workshop. He wanted to emphasize the importance of implementing a comprehensive maintenance program that would allow them to identify and prioritize maintenance needs, allocate resources efficiently, and extend the lifespan of their assets. By taking a proactive stance, he stated, they could prevent further decline and avoid more expensive repairs down the line.

Too, he noted that COVID took a toll on staffing, and no amount of training could overcome a shortage of manpower. The amount of projects the City had identified through the Special Purpose Local Option Sales Tax (SPLOST), Capital Improvement Program (CIP), and the facilities maintenance plan required capacity in many departments.

There were three constraints when considering a project, Curnow continued—time, scope, and cost. It might seem financially prudent to delay the cost of maintaining infrastructure and diminish staffing levels, but it would compound these issues over time. They risked facing greater expenses, more frequent breakdowns, and the potential loss of valuable assets. Reinvesting in these assets would enhance the City's service ability and safeguard the community, Curnow stated, adding he was providing for all these conditions in the five-year budget they would be presenting.

The City Charter called for the City Manager to propose a budget every year. Curnow recalled that at the Council and Staff retreat in March they defined a vision of Uncompromised Excellence and set forward some core values. Uncompromised Excellence would be the theme of the budget, he remarked.

The Budget Policy stated that the top program priority was to maintain existing service levels in all divisions and departments, which was accomplished through baseline service level funding. Baseline service level funding, Curnow continued, stated that because a new service would have a cost associated with it, so an ongoing revenue source must be identified for that. If there was no revenue source available, then they must determine where cuts could be made in

the budget.

A previous Mayor and Council had developed a mission statement, and it was important that the budget be in line with that mission, he stated. A budget was a financial document, but it was also an operational document that should be geared towards achieving the vision and mission.

Financial Services Director Paul Salvatore presented an overview of the General Fund, comparing the proposed budget to the FY 2023 adopted budget. He pointed out that they had planned to use about \$571,000 in cash reserves in the FY 23 budget. The proposed FY 24 budget showed around \$51.3 million in revenues and \$51.4 in expenditures, using about \$100,000 in the fund balance to make up the difference. The differences between the two years in both revenues and appropriations were large, about 12.4% in revenues and 11.3% in expenditures, and Salvatore attributed that to inflation.

The fund balance for FY 2023 was 54.5% and for 2024 was 56.5%, which he said was artificially high because of the inordinate number of staff vacancies. Those vacancy rates were dropping now thanks to changes they had made in pay and compensation.

He presented a chart showing the amounts brought in through the major revenue classifications, noting that taxes accounted for the most money. Inflationary impact was driving the 12% increase in revenues, he again stated, singling out a significant jump in investment income, which totaled over \$1.1 million.

They looked to ad valorem tax income to support Public Safety, Salvatore remarked. There would be no millage rate increase next year, but they did anticipate a tax digest value increase of around 11%. Estimated property tax collections next year were \$21.6 million. The Local Option Sales Tax (LOST) was the second biggest revenue source and was estimated to go up about 5% over FY 23 to total about \$11.5 million. Interest income was up due to rising interest rates and also the increased cash reserves due to the high vacancy rates. The amount of interest income that would be brought in was enough to support the library, he noted, or the finance department or the building maintenance department.

A history of the millage rates showed a steady decline from 2012's 7.18 to this year's 6.043. He pointed out 2017, when SPLOST came on as a significant revenue source, and they were able to drop the millage rate about half a mill.

Revenues from building permits were going down and expected to continue to drop. Growth on the west side was slowing down. They were expecting a drop of 17%, or \$185,000, from the FY 23 budget. This would also drop on the expense side, since there was a contract offsetting that, and they would not be paying them as much for inspection services.

A pie chart depicted all the sources of revenue, showing that about 60% came from property taxes and LOST. Adding in other taxes and franchise taxes brought it up to 85%. Licenses and permits brought in revenue, as did charges for services.

Curnow took over to talk about expenses and factors that were driving up costs. He reminded them of their discussion of the Consumer Price Index (CPI) and its increase of 5.5% each year. Council had seen how the costs on contracts had increased, such as the 29% jump for paving and 55% for asphalt. There had been a 65% compounded increase in construction costs over the past five years, he added, referring to the fire station they had decided was not feasible at this time, and also said they were seeing increases in contracts they were working on, such as the facility behind the Police Department.

There had been a 30% jump in technology costs, mainly for licensing contracts and protections from cybercrime. Police vehicles and equipment in other departments, such as Parks and Rec,

had increased in price. There were often long delays, sometimes as much as 24 months, in delivery of items that had been purchased, but it was important to lock in prices now, before the anticipated increases.

Assistant City Manager Justin Strickland explained they had focused on the needs of the City during the budget process and looked at how they could help by funding some new positions. COVID caused a reduction in force in 2020, and they had not returned to previous staffing levels. Also, they were playing catch-up on some facilities improvements. This budget proposed an additional 17 positions.

He showed a list of those positions, saying most were to get back to pre-COVID levels of staffing, but others were identified as operating needs or based on changes to the job market, such as their decision to remove two part-time firefighter positions and replace them with full-time positions. SPLOST projects would require the addition of some employees for street maintenance. Paving maintenance was one of the few maintenance items allowed under SPLOST, Strickland remarked.

These positions would total about \$1.4 million, with \$1.2 million included in the General Fund, and the remainder coming from SPLOST. They were asking for three Police Department positions, two Fire positions, five Public Works positions, two Engineering Services positions, which were the building maintenance techs, two Recreation positions, and one Executive Services position, which was a communications position.

One police officer position, with uniforms and all equipment, cost the City about \$132,000, Strickland noted. A firefighter cost about \$100,000, while a maintenance tech was about \$75,000.

Salvatore went over the General Fund expenditures by departmental operating budgets. Public Safety took the majority of the money. He broke down the City tax bill by department, noting that the average value of a residence in Peachtree City was \$446,000, which equaled a tax bill of about \$1,100. A great majority went to Police and Fire, with Public Works and Buildings and Grounds being other high-spending departments. About 7% went to debt service.

He also provided a breakdown of expenses by category, showing that about two-thirds of the money spent went towards salaries and other personnel expenses. Government was a service industry, so this was not surprise, Salvatore stated. Only 7% went to supplies. This was why they said any real cuts always had to involve personnel.

He presented a summary of the budget with sources and uses of funds. He had gone over most of the sources of funding already, but pointed out that the hotel/motel tax was categorized as special revenue, which along with use of reserves brought them to \$51,462,062, which was the same total as the uses of funds, Salvatore stated.

They always budgeted for a savings, he pointed out, even though they did not know where it would materialize. There would be vacancies, or they might find ways to save when things went out for bid. This budget took about \$700,000 off the expenditure side for those savings, which was the equivalent of .2 mills of property tax.

The Storm Water Utility Fund was one of the enterprise funds, called that because they were self-sustaining, like a business. No significant operating changes were proposed, mainly because they were locked in by the fees they charged, which did not change except for the little growth they might have. It had been 10 years, and a cost of service study and a rate study were overdue, Salvatore remarked. The \$2.5 million that came in every year did not go as far as it once did, thanks to inflation.

About \$600,000 was earmarked for capital projects, such as pipe lining, and \$47,000 for

equipment, making the total budget about \$2.6 million. He presented the detailed budget showing categories and expenses that would be in the resolution Council would adopt. They had recently refinanced the storm water bond, Salvatore recalled, realizing a debt service savings of about \$30,000 a year for the remaining 10 years on the bond.

The other enterprise fund was the Amphitheater Fund, and Salvatore noted it had been doing well lately. Improvements had enhanced not only customer experience, but revenue as well. They had expanded the picnic area, improved the lawn seating area, and added a VIP seating area. Upgrades planned for next year included lighting trusses that would enable them to book high-end bands that required this type of equipment.

The Amphitheater had been self-sustaining, operating without supplement from the General Fund, for many years, Salvatore remarked. Profits were re-invested in the facility. There were eight sold-out shows last year, and five sold-out shows already this season.

Most of the money in the Amphitheater budget came from ticket sales, but Salvatore also praised the sponsors, who chipped in \$271,000. The Amphitheater also got money from the hotel/motel tax, which could be used only for certain purposes, such as this, which attracted tourism. The total Amphitheater budget was approximately \$1.7 million.

The Hotel/Motel Tax was a special revenue fund and how it could be spent is strictly regulated by State law. Peachtree City collected at the 8% level, with 1.5% of that designed for Tourism Product and Development (TPD). Part of that was used for the Amphitheater, and next year about \$370,000 was estimated for TPD, with \$75,000 going to the Amphitheater for advertising and other promotion to attract tourism. Another \$295,000 could be used for other venues that attracted out-of-towners, such as the BMX Track, the Tennis Center, and the Peachtree City Athletic Complex (PAC).

The law said 3.5% had to go to the Convention and Visitors Bureau (CVB), and the remaining 3% went to the General Fund.

Strickland took on the topic of the CIP Fund. Some money came from the General Fund, but he said he would also mention some other sources of funding. The General Fund programs outlined in this budget were programs they had been running for years, Strickland reported, such as budgeting \$350,000 every year for facilities improvements. They always budgeted to replace Public Works equipment in a cyclical nature as needed and to replace 10 Police patrol vehicles annually.

They budgeted for technology replacement and software every year, as well as setting aside a portion of the General Fund for paving. Most of that went to provide matching funds to the Local Maintenance and Improvement Grant. Other money went for cyclical replacement of other vehicles and equipment.

Under the CIP budget, Strickland showed which items were on the five-year lease purchase program. That included two asphalt rollers, trucks, and lawn mowers. Some of the items earmarked to come from the \$350,000 in facilities maintenance included a pool pump replacement at Glenloch, concrete pool deck work at Kedron, along with some smaller projects. They intended to use American Rescue Plan Act (ARPA) money for lights at Meade Field.

Learnard asked what FM funds meant? It was Facilities Maintenance, Strickland replied.

Strickland showed how the cyclical items appeared in future years, but noted they needed a more dedicated system for facilities maintenance to keep up with when these items were coming up. He said they did a good job on the vehicle side, but they needed a more robust software that could keep up with the facilities maintenance needs.

Salvatore noted the most of these expenses were cyclical, but there were some big ticket items. He indicated \$325,000 for an HVAC system replacement at the library, although a grant might be forthcoming to pay for that. Cost increases had made some of the maintenance items they had included over the years infeasible, he remarked. In 2021, they had the Kedron Fieldhouse roof in the CIP for \$150,000. Last year, they had it for \$350,000. Now, they were getting estimates closer to \$900,000.

Some things they had programmed in and listed a source of funds, Strickland stated, but others were not funded, such as the Kedron pool bubble in 2028. He said it might be needed before 2028, but Council was going to have to have some discussions.

There were several pools of money available for accomplishing some of these capital items, Strickland observed. The 2023 SPLOST passed in March and collections would start in July. There were still some outstanding SPLOST 2017 projects left to accomplish, such as the Lake Peachtree bridge. Construction should start soon, but it was a complicated project that would take awhile. There were some new paths still to be constructed, and the Huddleston Road project was on the list, but it was tied to other entities, and had been delayed.

They were mandated to complete all SPLOST projects approved by voters unless they were infeasible, in which case they would have to go back to voters. SPLOST could not be used for maintenance or repair items except for paving paths and roads.

The priority projects for 2024 with the new SPLOST included ordering ambulances and fire engines, ordering the Police SRT vehicle, replacement K-9s, Public Works equipment. The Drake Field restrooms were the major project they wanted to get started on and completed before next year's event season. Road and path paving projects would continue as they did every year.

One of the 2023 SPLOST projects was playground updates. The Recreation Master Plan had been bid out, and if it came back with recommendations on playground updates, there was a source of funding.

Next, Strickland went through projects they could fund with ARPA money, but cautioned there were time limits on encumbering and spending those funds. He noted that at the last Council meeting, Council approved ARPA funds to be reallocated from the Station 86 project because of soaring costs and also because there were projects they felt like they could get moving on now.

A list of those projects showed Tennis Center renovations, which had previously been under CIP. LED lighting for athletic fields was included at \$1.8 million. The roofs at City Hall and Kedron were included, along with an elevator for City Hall. They main switchgear at City Hall would need replacing in the next few years, as would the IT HVAC system. Renovations to City Hall office space was also on the list.

The Flat Creek boardwalk repair and tree removal project was on the ARPA list, even though Council had not decided how they wanted to proceed. Also listed was exterior sealant for City Hall and Stations 81 and 82, which also was pulled from CIP.

The total of these projects was \$6.7 million, with \$6.9 million in ARPA funds allocated for a surplus of \$236,000, depending on how the bids came back. Strickland explained that the ARPA funds had to be encumbered by the end of calendar year 2024 and spent by the end of 2026. That is why they decided to use this money for projects that could be executed soon.

King asked if this money was from the second iteration of ARPA funds? Strickland said both. The rest of the \$13 million was allocated for the Water and Sewerage Authority (WASA). They had already spent about \$1 million on storm water and some on premium pay and vaccine

incentives when they first got the funds.

Strickland showed a drone photo of the City Hall roof, pointed out areas where water was pooling. It was not leaking yet, but it was of an age where it needed to be replaced. Another drone photo showed the patches on the roof at Kedron and also the sheer size of the facility.

He went on to talk about impact fees, which were collected when new growth of any kind came into the city. There were also time limits on encumbering and spending these funds—six years from the time of collection. The current balances showed \$4 million designated for paths, \$551,000 for the Fire Department, and \$379,000 for the Police Department. The Police portion would probably be used on the Police expansion, and some of the Fire money would be used to continue the design on Station 86.

Holland asked if this was money that had already been received? and Strickland said it was. Holland asked if there was a list of projects, and Strickland again stated it would be used for the Police Department expansion and design on Station 86. Also, the budgets for Station 85 and 82 were lower than what would be needed, so impact fees could supplement the SPLOST funds. But they had to stay with Public Safety, Curnow added. Also, Strickland commented, they had to be spent on new things. They could not be used to repair existing paths, only to build new ones.

Holland asked about the time constraints, and Strickland said it was six years from when the money was received. They were not up against a wall on any of these, except maybe Police, he stated, but they had a plan to spend it.

In 2022 they took out a facilities bond with an original balance of \$3.5 million. It was originally intended for several Public Safety facility projects, Strickland stated, but inflation caused them to be pared down to just the Police headquarters expansion, and all of the money needed to go to that. The current balance was \$3.3 million. The cost of the project was now around \$3.2 million, and that did not include the \$500,000 generator, Strickland reported. They would supplement that debt with impact fees and perhaps from the fund balance.

Salvatore said he liked to end by showing the five-year finance model, noting how the fund balance jumped over the 50% mark after the audit in 2022, with most of that increase due to unplanned-for vacancies. They had intended to spend those down to 47.1%, but they now believed it would go up even more this year, although that might change due to increased hiring and revenue collections in excess of what was anticipated. He showed how they thought the fund balance would decrease to just under 48% over five years. Again, he pointed out, those reserves were generating around \$1.1 or \$1.2 million in interest income each year.

Although he understood the desire to spend down the reserves, he said they had wanted to point out that they also had three big pots of money that the clock was ticking on. The good thing was that the reserve fund generated revenue while they waited to use it.

He pointed out the 6.043 millage rate, saying they tried to attain millage rate stabilization and anticipated no millage rate increases.

Curnow showed the photos he had presented previously of various City facilities that needed repair, noting they had a lot of projects ahead of them. There were time constraints on some money; they needed to solicit bids on some projects, and there were a lot of areas of critical infrastructure they needed to work on.

Their biggest constraint was a lack of capacity, not from not being able to use the money they had identified for these projects, but staff's capacity to get the projects done. He said he was familiar with working in lean organizations, but in Peachtree City, lean meant to the bone. There were a couple of departments at critical mass with shortages that interfered with the

ability to get work processed. Those delays meant that residents dealing with the City were running into challenges.

The updated salary and benefits compensation package, Curnow continued, was a great thing, and they started getting a lot of applicants. But those applications went to a Human Resources Department that was also at critical mass. He did not want to get a bunch of projects lined up and then not have enough capacity to drag them across the finish line.

Another drone photo illustrated something Curnow said had recently come to light: \$550,000 was the estimate to mitigate drainage issues at Drake Field. Curnow said this was caused by silt deposited during the lake dredging a few years ago. This was not a budgeted project, and Council would have to decide if they wanted to fix this so the area could be used at all times.

Finally, Curnow explained operational sustainability, which involved staff and staff's capability of getting these projects done. Projects had to be spread over a period of years. They did not get into this situation with the maintenance issues overnight, and they could not get out overnight, either. He wanted to spread the project load and the facility load over the next five fiscal years. They had to identify the people, funding, and timeline to complete these projects.

There would be a public hearing on the proposed budget and the CIP on July 13, with several public hearings on the millage rate set for August, Curnow reported.

King observed that Peachtree City's property taxes were \$1,100 a year for a \$446,000 home, less than Tyrone's or Fayetteville's, even though Peachtree City provided more services. He said it was a bargain.

The jump in the budget from \$46 million last year to \$51 million for FY 24 was substantial, he continued, and there was a reserve fund of 56%, up about 3% from the previous year. Citizens were going to question those increases, and they needed to be able to justify that. He knew they had a lot of things to catch up on, and citizens needed to understand they could not just cut the millage rate and keep Peachtree City as it was. Taking a mill off would decrease taxes only about \$150 a year, King remarked, saying he liked living in Peachtree City, and less than \$100 a month property tax was not bad.

The Mayor agreed, and Prebor said \$100 a month for the amenities they had was not a bad deal. He thanked Curnow for taking a look at all their facilities, stating that during Peachtree City's times of rapid growth, they got "builder grade" materials that had not held up well. That was a culture that needed to change, he said, relating that he rode his bike recently over to Pebble Pocket Park and noticed that the basketball hoops did not have nets. They needed to get out of that mindset that they did not have the time or the money.

Holland said he had taken a lot of time to go through the budget. He noted that departmental operating expenses jumped from \$35 million two years ago to \$47 million in the proposed budget. He wanted to investigate that further.

He also mentioned the reserve fund that was more than \$3 million over the 50% mark. Did they have a place to spend that or were they just going to carry it forward?

Curnow observed that some people called the reserves a rainy day fund. A 50% reserve balance would cover City operations for about six months in the absence of any other funding. A healthy reserve was what gave them the opportunity to have a Triple-A bond rating and enabled lenders to look at them in a favorable light. The bond refinancing that Salvatore had mentioned saved them \$30,000 a year and was possible thanks to that bond rating. Lenders checked to see that you were not dipping into the reserves drastically over a long period of time.

They were planning to systematically use that fund over the next five years to pay for some large ticket items, Curnow stated. It was the last bucket they were going to because they had some time-sensitive money—ARPA and impact fees—that they needed to spend.

Some money would be coming out of that fund balance the next fiscal year, and it would be declining over the next five years, Curnow remarked. However, Council had told him to maintain that 50% number.

Did they have anything to use that \$3 million that was over and above the 50%? Holland inquired. Curnow replied that there were plenty of projects where they could use that money, but nothing specifically identified. It would be used strategically as those projects rolled out. Holland told him they would keep an eye on that.

Holland asked why the motor vehicle tax dropped \$3 million from the previous fiscal year? Salvatore said it was being phased out by the title ad valorem tax. It was probably in relation to the value of the vehicles he was looking at. Only older vehicles were still paying the annual ad valorem tax and that was declining each year.

Salvatore said he wanted to address Holland's comments about the reserve. It was going to correct itself naturally down 48% at the end of the five-year period as the budget continued to grow and the reserve dollar amount remained flat. If they took \$3 million out now just to get it to 50%, the fund would be closer to 45% by year five.

How would this budget, assuming a millage rate of 6.043, be able to address all the maintenance issues depicted in the photos Curnow presented at the previous workshop? Learnard asked.

They had programmed out some of the critical areas, Curnow told her. Pressure cleaning and sealing a building would have a lower priority than insulation coming out of a wall at a fire station. The ARPA funds and impact fees would be used to get a start on the projects that were the most immediate priority. They would have to get them on the calendar with a systematic approach for rolling them out. A lot of the big ticket items would be addressed, but things would not be corrected overnight.

Prebor said the photos he showed were the tip of the iceberg, and Curnow agreed. The Tennis Center was an example of how they could keep looking and finding more and more problems.

Holland said he wanted the communications staff to post before and after photos so citizens would see the progress. Curnow agreed.

Learnard said she was glad he had covered the drainage problems at Drake Field, which was a half million dollars they did not have budgeted. She also wanted to talk about renovations at Battery Way Park, reflecting that they chose to leave it off the SPLOST project list because some of the neighbors objected. They did not want it to jeopardize the \$67 million list, but decided to take up the renovations and bathrooms at another time. She did not want that to get off the radar.

Also, she said she took her grandchildren to Newnan this past week to visit the pump track and splash pad. Both of Newnan's splash pads were free to use, as was Fayetteville's. In Peachtree City, though, it was the only SPLOST-built facility that had a fee. This discussed this last year, but some Council Members were concerned about over-use if it was free, but that had not happened.

Prebor noted that they did lower the rates and said it was something they could think about.

She asked Curnow to share what he had in mind when he mentioned citizen engagement

groups. They were working on three opportunities. One would come up when they talked about the Recreation Master Plan. A Recreation Committee was already mentioned in the ordinance, and the Clerk's office had dusted off some language. Curnow said he wanted citizen ambassadors to be part of the process. The Master Plan would look at everything they had amenity-wise and give them some evaluation criteria. It would stack them up against other cities, like Learnard had just mentioned. He wanted the committee to help them make decisions on the types of amenities they should have.

He said they were also looking at a paths advisory group to look at safety and types of vehicles. He said that dynamic had changed a lot over a short period of time, and it was important to have a committee to identify the property use of the path system and how to make it amenable to all users.

A teen political forum was being planned to bring high school students into the fold and teach them about civics and government function, with an eye towards sparking an interest in a career in public service or in seeking elective office.

Holland asked about reapportionment of SPLOST money. Could SPLOST money be used in a natural disaster? Strickland said they would have to go back to the voters. Council could not make that decision.

Was there a tactical public infrastructure plan? Holland wondered. Curnow said they built off of the CIP and were working on a tactical plan based on the mission. They had to prioritize all these projects.

Holland also suggested that the Boy Scouts be used at Flat Creek to help with repairs and maintenance. Strickland said Boy Scouts did a lot of projects at City properties, sometimes along the path system and the greenbelts. The City had to make sure they were safe.

There was no further business, and the Mayor adjourned the workshop at 8 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 7/6/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

SUBJECT: SPLOST 2023 Georgia Fund 1 Resolution

Recommendation:

Authorize the Mayor to e-sign the resolution to establish a new account with Georgia Fund 1 local government investment pool for the new SPLOST 2023 collections.

Discussion:

SPLOST 2023 collections began on July 1, 2023. Due to the specific nature of these funds, they must be kept in a separate account from other City funds for each SPLOST levy. The aforementioned resolution is required for Peachtree City to open a new investment account with Georgia Fund 1 specifically for these collections. Georgia Fund 1 is offered by the State of Georgia to counties, municipalities, and other authorized entities as a conservative, efficient, and liquid investment alternative. The primary investment objectives of Georgia Fund 1 are safety of capital, liquidity, yield, and diversification. Georgia Fund 1 consistently produces yields comparable to less liquid investment vehicles with the current rate of return being 5.12 for the month of June 2023.

Budget Impact:

There is no budget impact.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 7/6/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

SUBJECT: FY2023 Budget Admendment - Sale of Seized Vehicles

Recommendation:

Approve attached budget amendment to the FY2023 Budget Resolution to budget for the sale of seized vehicles in the Police Department State Seizures Fund 203 in the amount of \$12,070.

Discussion:

The State Seizure Funds are specifically governed by Georgia law and must be kept in a separate bank account and only budgeted as received. The City received \$12,070 for the sale of seized vehicles in fiscal year 2023 to date, which requires a budget amendment. The vehicles sold and funds received were:

2010 Honda Accord - \$4,708.13
2002 Harley Davidson - \$3,665.25
2005 Lincoln Aviator - \$3,695.63

Budget Impact:

The attached budget amendment increases both the revenues and expenditures in the Police Department's State Seizures Fund 203 by \$12,070.

Attachments:

1. Budget Amendments for FY2023 - Sale of seized vehicles

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 23-30

DATE 07/13/2023

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to recognize revenue from sale of seized vehicles.

Entered _____

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Justin Strickland, Assistant City Manager 7/6/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

SUBJECT: Stormwater Maintenance Agreement - Gerber Collision Services -
455 S. Hwy 74

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with Gerber Collision Services.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance. Gerber Collision Services has submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact associated with this item.

Attachments:

1. Gerber 455 SHwy74_Stormwater Facility Maintenance Agreement 6.28.23

Record and return to:

Cinnamon Mack
City of Peachtree City
209 McIntosh Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 13th, day of June, 2023, by and between Agree Stores, LLC, a Delaware limited liability company (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as Lot 52 of the 6th district, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 5591, Page 670-673(hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "Gerber Collision Services," dated January 24, 2023 and approved by the City on January 30, 2023 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

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

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

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

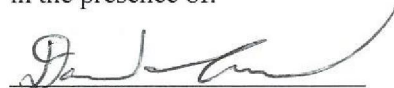
1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.
3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper

functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.

4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

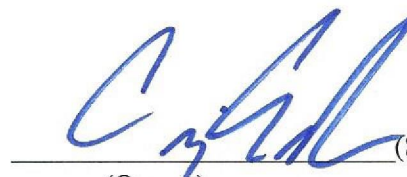
Signed, sealed and delivered
in the presence of:



Witness


Notary Public

My commission expires: 10/7/2028

 (Seal)
(Owner)

SUSAN M. MOORE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Oct 7, 2028
ACTING IN COUNTY OF Oakland



Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____ (Seal)
Name: _____
Title: _____

Maintenance Facility Contact Information: (Please print or type)

Name

E-mail address

Address

City/State/Zip

Fax Number

Telephone Number

Approved as to Form:

City Attorney

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Matt Myers, Assistant Police Chief 5/22/2023
Angela Egan, Purchasing Agent 5/22/2023
Paul Salvatore, Finance Director 7/6/2023
Justin Strickland, Assistant City Manager 7/6/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

SUBJECT: 07-23-01 Lenco Armored Vehicle brand name and purchase

Recommendation:

Approve the brand name Lenco Armored Vehicles Company and approve the purchase of their BearCat model for \$384,853.00.

Discussion:

Considerable staff time has been spent learning about the different manufacturers and models of armored vehicles and considering which best meets the needs of staff. Staff has met with several representatives and conducted hands-on comparisons. After careful review of the qualities and functionality staff requires in an armored vehicle, consideration of maintenance capacity, and review of GSA contract rate availability, staff is confident that the Lenco's BearCat model is the best vehicle to meet our needs.

Some of the features of this unique vehicle include:

- Patented, zero gravity counter balanced & rotating roof hatch system.
- Height-adjustable gunner stand with removable / serviceable design.
- Automatic Door Lock-Out (side doors) with single tap release.
- Welded Running Boards rated to hold 3,000 lbs. at each side & 2,500 lbs. on rear.
- Camera packages that offer occupant situational awareness.
- 390 square feet of interior space
- 2-Piece Bumper-integrated hydraulic entry bars with attachments for Audio / Video, Chemical Deployment.
- 68 Gallon Single Fuel Cell.
- Purpose built and configured for rescue operations.

The BearCat model is constructed from a Ford F550 chassis. Because of this, the BearCat is covered under a commercial Chassis Warranty (serviceable at 130+ U.S. locations), Ford OEM Warranty, and a 3 Year Lenco Warranty. Operational and maintenance costs are expected to average approximately \$558 USD per 10,000 miles of operation. The city's Fleet Manager has confirmed that they employ Ford-certified mechanics capable of servicing the vehicle.

Budget Impact:

Funds are budgeted in the 2023 SPLOST (GSA contract pricing, Contract number: GS-07F-169DA).

Attachments:

1. Lenco customer list
2. Lenco GSA Contract through 2026
3. Lenco-BearCat brand name



LAW ENFORCEMENT, MILITARY & GOVERNMENT REFERENCES

ALABAMA

Alabama State Police

Anniston Police Department

Baldwin County Sheriff's Office

Birmingham Police Department

Calhoun County Sheriff's Office

Dothan Police Department

Gadsden Police Department

Hoover Police Department

Houston County Sheriff's Office

Huntsville Police Department

Jefferson County Sheriff's Office

Madison County Sheriff's Office

Mobile County Sheriff's Office

Mobile Police Department

Montgomery County Sheriff's Office

Oxford Police Department

Prattville Police Department

Tuscaloosa County Sheriff's Office

ALASKA

Alaska State Troopers

Anchorage Police Department

Juneau Police Department

ARIZONA

Apache Junction Police Department

Arizona DPS--Department of Public Safety

Buckeye Police Department

Casa Grande Police Department

Chandler Police Department

Cochise County Sheriff's Office

Flagstaff Police Department

Glendale Police Department

Gila River Police Department

Gilbert Police Department

Goodyear Police Department

Lake Havasu Police Department

Maricopa County Sheriff's Office

Mesa Police Department

Peoria Police Department

Phoenix Police Department

Pima County Sheriff's Office

Pinal County Sheriff's Office

Scottsdale Police Department

Sierra Vista Police Department

Surprise Police Department

Tempe Police Department

Tohono O'odham Police Department

Yavapai County Sheriff's Office

Yuma County Sheriff's Office

Yuma Police Department

ARKANSAS

Arkansas State Police

Pulaski County Sheriff's Office

North Little Rock Police Department

Rogers Police Department

Sherwood Police Department

CALIFORNIA

LAPD: Los Angeles Police Department

LASD: Los Angeles Sheriff's Office (SEB)

California Highway Patrol

Alameda County Sheriff's Office

Anaheim Police Department

Arcadia Police Department

Azusa Police Department

Bakersfield Police Department

Baldwin Park Police Department

Beverly Hills Police Department

Buena Park Police Department

Burbank Police Department

Butte County Sheriff's Office

Brentwood Police Department

Calaveras County Sheriff's Office

Campbell Police Department

Carlsbad Police Department

Ceres Police Department

Chico Police Department

Chino Police Department

Chula Vista Police Department

Clovis Police Department

Colton Police Department
Contra Costa County Sheriff's Office
Corona Police Department
Costa Mesa Police Department
Daly City Police Department
Downey Police Department
El Cajon Police Department
El Centro Police Department
El Dorado County Sheriff's Office
El Monte Police Department
Elk Grove Police Department
Escondido Police Department
Fairfield Police Department
Folsom Police Department
Fontana Police Department
Fremont Police Department
Fresno Police Department
Fresno County Sheriff's Office
Garden Grove Police Department
Gardena Police Department
Glendale Police Department
Grover Beach Police Department
Hawthorne Police Department
Hemet Police Department
Humboldt County Sheriff's Office
Huntington Beach Police Department
Huntington Park Police Department
Imperial County Sheriff's Office
Inglewood Police Department

Irvine Police Department
Kern County Sheriff's Office
Kings County Sheriff's Office
La Habra Police Department
La Mesa Police Department
La Verne Police Department
Los Angeles Port Police
Los Angeles World Airport
Long Beach Police Department
Marin County Sheriff's Office
Marina Police Department
Mendocino County Sheriff's Office
Menifee Police Department
Merced County Sheriff's Office
Milpitas Police Department
Modesto Police Department
Monrovia Police Department
Montclair Police Department
Monterey County Sheriff's Office
Murrieta Police Department
Napa County Sheriff's Office
Napa Police Department
Newark Police Department
Newport Beach Police Department
Oakland Police Department
Ontario Police Department
Orange County Sheriff's Office
Orange - North County SWAT
Orange - West County SWAT

Orange Police Department
Oceanside Police Department
Oxnard Police Department
Palm Springs Police Department
Pasadena Police Department
Placer County Sheriff's Office
Pomona Police Department
Redding Police Department
Redlands Police Department
Redondo Beach Police Department
Rialto Police Department
Ridge Crest Police Department
Riverside County Sheriff's Office
Riverside Police Department
Roseville Police Department
Sacramento County Sheriff's Office
Sacramento Police Department
San Bernardino County Sheriff's Office
San Bernardino Police Department
San Diego County Sheriff's Office
San Diego Harbor Police Department
San Diego Police Department
San Francisco Police Department
San Joaquin County Sheriff's Office
San Jose Police Department
San Leandro Police Department
San Luis Obispo Police Department
San Luis Obispo Sheriff's Office

San Mateo County Sheriff's Office
San Ramon Police Department
Santa Ana Police Department
Santa Barbara County Sheriff's Office
Santa Barbara Police Department
Santa Clara County Sheriff's Office
Santa Clara Police Department
Santa Cruz Police Department
Santa Maria Police Department
Santa Monica Police Department
Santa Rosa Police Department
Shasta County Sheriff's Office
Simi Valley Police Department
Solano County Sheriff's Office
Sonoma County Sheriff's Office
Stanislaus County Sheriff's Office
Stockton Police Department
Sunnyvale Police Department
Sutter County Sheriff's Office
Tehama County Sheriff's Office
Torrance Police Department
Tracy Police Department
Tulare County Sheriff's Office
Tuolumne County Sheriff's Office
Upland Police Department
Vacaville Police Department
Vallejo Police Department
Ventura County Sheriff's Office
Ventura Police Department

Visalia Police Department

Union City Police Department

West Covina Police Department

Yuba County Sheriff's Office

Yuba Police Department

COLORADO

Adams County Sheriff's Office

Arapahoe County Sheriff's Office

Aurora Police Department

Boulder County Sheriff's Office

Broomfield Police Department

Colorado Department of Corrections

Colorado Springs Police Department

Commerce City Police Department

Denver Police Department

Dillon Police Department

Douglas County Sheriff's Office

Durango Police Department

El Paso County Sheriff's Office

Englewood Police Department

Fort Collins Police Department

Garfield County Sheriff's Office

Jefferson County Sheriff's Office

Larimer County Sheriff's Office

Littleton Police Department

Loveland Police Department

Mesa County Sheriff's Office

Montrose County Sheriff's Office

Pueblo County Sheriff's Office

Pueblo Police Department

Teller County Sheriff's Office

CONNECTICUT

Connecticut State Police

Bridgeport Police Department

Capital Region CROG

Darien / Westport Police Department

Danbury Police Department

New Haven Police Department

Newington Police Department

North Haven Police Department

Stamford Police Department

Stratford Police Department

Westport & Darien Police Department

DELAWARE

Delaware State Police

Dover Police Department

New Castle County Police Department

Wilmington Police Department

DISTRICT OF COLUMBIA

Washington Area MTA Police Department

Washington DC Metro Police

U.S. Capital Police

FLORIDA

Alachua County Sheriff's Office

Aventura Police Department

Bay County Sheriff's Office

Boca Raton Police Department
Bradenton Police Department
Broward County Sheriff's Office
Brevard County Sheriff's Office
Cape Coral Police Department
Charlotte County Sheriff's Office
Citrus County Sheriff's Office
Clay County Sheriff's Office
Columbia County Sheriff's Office
Coral Gables Police Department
Coral Springs Police Department
Daytona Beach Police Department
Davie Police Department
Delray Beach Police Department
Escambia County Sheriff's Office
Flagler County Sheriff's Office
Fort Lauderdale Police Department
Gainesville Police Department
Hamilton County Sheriff's Office
Hernando County Sheriff's Office
Hillsborough County Sheriff's Office
Hollywood Police Department
Homestead Police Department
Jacksonville Sheriff's Office
Lake County Sheriff's Office
Lakeland Police Department
Lee County Sheriff's Office
Leon County Sheriff's Office

Manatee County Sheriff's Office
Marion County Sheriff's Office
Martin County Sheriff's Office
Melbourne Police Department
Miami Fire Department
Miami-Dade County Police Department
Miami Dade Fire & Rescue
Miami Dade County Airport Police Department
Miami Police Department
Miramar Police Department
Mount Dora Police Department
Naples Police Department
Nassau County Sheriff's Office
North Port Police Department
Okaloosa County Sheriff's Office
Orange County Sheriff's Office
Osceola County Sheriff's Office
Orlando Police Department
Palm Beach County Sheriff's Office
Pasco County Sheriff's Office
Plantation Police Department
Plant City Police Department
Putnam County Sheriff's Office
Sarasota County Sheriff's Office
Santa Rose County Sheriff's Office
Seminole County Sheriff's Office
St. Johns County Sheriff's Office
St. Petersburg Police Department

Sumter County Sheriff's Office
Sunrise Police Department
Tallahassee Police Department
Tampa Police Department
Temple Terrace Police Department
Volusia County Sheriff's Office
Volusia Police Department
West Palm Beach Police Department

GEORGIA

Athens-Clarke County Police Department
Atlanta Police Department
Bartow County Sheriff's Office
Carroll County Sheriff's Office
Coweta County Sheriff's Office
Crisp County Sheriff's Office
DHS Fort Benning
Georgia State Patrol
Chatham County Police Department
Cherokee County Sheriff's Office
Clayton County Police Department
Clayton County Sheriff's Office
Cobb County Police Department
Cobb County Sheriff's Office
Columbia County Sheriff's Office
DeKalb County Police Department
Douglas County Sheriff's Office
Dunwoody Police Department
Fayette County Sheriff's Office

Floyd County Sheriff's Office
Forsyth County Sheriff's Office
Fulton County Police Department
Fulton Count Sheriff's Office
Georgia Bureau of Investigations GBI
Gwinnett County Police Department
Hall County Sheriff's Office
Henry County Police Department
Houston County Sheriff's Office
Lowndes County Sheriff's Office
Macon Police Department
Marta Police Department
Muscogee County Sheriff's Office
Paulding County Sheriff's Office
Putnam County Sheriff's Office
Sandy Springs Police Department
Savannah Police Department
Richmond County Sheriff's Office
Rockdale County Sheriff's Office
Warner Robins Police Department

HAWAII

Hawaii County Police Department
Honolulu Police Department
Kauai County Police Department
Maui County Police Department

IDAHO

Ada County Sheriff's Office
Ada County Paramedics

Bannock County Sheriff'
Boise Police Department
Bonner County Sheriff's Office
Bonneville County Sheriff's Office
Idaho National Labs
Canyon County Sheriff's Office
Kootenai County Sheriff's Office

ILLINOIS

Illinois State Police
Alton Police Department
Aurora Police Department
Chicago Police Department
City of Champaign Police Department
Coeur d'Alene Police Department
Decatur Police Department
Joliet Police Department
Kane County Sheriff's Office
Lake County Sheriff's Office

MERIT

Naperville Police Department
Oswego Police Department
Bannockburn Police Department
Peoria Police Department
Peoria County Sheriff's Office
Rock Island County Sheriff's Office
St. Claire County Sheriff's Office
Salem Police Department
South Suburban ERT (SSERT)
Springfield Police Department

Will County Sheriff's Police

Winnebago County Sheriff's Office

INDIANA

Allen County Sheriff's Office

Auburn Police Department

Beech Grove Police Department

Bloomington Police Department

Carmel Police Department

Evansville Police Department

Floyd County Sheriff's Office

Fort Wayne Police Department

Griffith Police Department

Indiana State Police

Indianapolis Police Department

Jeffersonville Police Department

Lake County Sheriff's Office

Montgomery County Sheriff's Office

New Albany Police Department

Noblesville Police Department

Shelbyville Police Department

Vanderburgh County Sheriff's Office

IOWA

Bettendorf Police Department

Cedar Rapids Police Department

Clive Police Department

Des Moines Police Department

Iowa State Patrol

Plymouth County Sheriff's Office

Waterloo Police Department

KANSAS

Benton Police Department

Coffey County Sheriff's Office

Junction City Police Department

Kansas Bureau of Investigations

Kansas City Police Department

Garden City Police Department

Geary County Sheriff's Office

Johnson County Sheriff's Office

Leavenworth Police Department

Reno County Sheriff's Office

Riley County Sheriff's Office

Shawnee County Sheriff's Office

KENTUCKY

Hopkinsville Police Department

Kentucky State Police

Kansas Bureau of Investigations

Lexington-Fayette Police Department

Louisville Metro Police Department

LOUISIANA

Alexandria Police Department

Ascension Parish Sheriff's Office

Baton Rouge Police Department

Bossier City Police Department

Bossier City Fire Department

Calcasieu Parish Sheriff's Office

Catahoula Parish Sheriff's Office

East Baton Rouge Parish

Gretna Police Department

Hammond Police Department

Jefferson Parish Sheriff's Office

Lafayette Police Department

Lafayette Parish Sheriff's Office

Lake Charles Police Department

Lincoln Parish Sheriff's Office

Louisiana State Police

Monroe Police Department

New Iberia Police Department

New Orleans Police Department

Plaquemines Parish Sheriff's Office

Rapides Parish Sheriff's Office

St. Bernard's Parish Sheriff's Office

St. Charles Parish Sheriff's Office

St. James Parish Sheriff's Office

St. John Parish Sheriff's Office

St. Tammany Parish Sheriff's Office

Terre Bonne Parish Sheriff's Office

MAINE

Maine State Police

Bangor Police Department

Portland Police Department

MARYLAND

Maryland State Police

Annapolis Police Department

Anne Arundel County Police Department

Baltimore County Police Department

Baltimore Police Department
Calvert County Sheriff's Office
Carroll County Sheriff's Office
Charles County Sheriff's Office
Frederick Police Department
Frederick County Sheriff's Office
NDTA Police Department
Harford County Sheriff's Office
Howard County Sheriff's Office
Maryland Department of Transportation Police Department
Montgomery County Police Department
St. Mary's County Sheriff's Office
Prince George's County Police Department
Prince George's County Sheriff's Office

Washington County Sheriff's Office

MASSACHUSETTS

Berkshire Regional SRT
C/O Pittsfield Police Department
Boston Police Department
Cambridge Police Department
CAPLEC: Cape Cod Law Enforcement Council
CEMLEC: Central MA Law Enforcement Council
Chicopee Police Department
City of Springfield Police Department
Everett Police Department Boston
Fall River EMS
Massachusetts State Police
METROLEC Regional SRT

Middlesex County Sheriff's Office

NEMLEC

Plymouth Police Department

Quincy Police Department

SEMLEC: Southeast MA Law Enforcement Council

SEMREC Mass Area Planning Council

MICHIGAN

Michigan State Police

Berrien County Sheriff's Office

Dearborn Police Department

Detroit Police Department

Down River Mutual Aid

Grand Rapids Police Department

Grand Traverse County EMA

Grand Traverse County Sheriff's Office

Kalamazoo County Sheriff's Office

Lansing Police Department

Livonia Police Department

Michigan State University Police Department

Monroe County Sheriff's Office

Newaygo County Sheriff's Office

Oakland County Sheriff's Office

Port Huron Police Department

Wayne County Airport Police

MINNESOTA

Albert Lea Police Department

Anoka County Sheriff's Office

Blaine Police Department

Bloomington Police Department

Crow Wing County Sheriff's Office
Douglas County Sheriff's Office
Edina Police Department
Fergus Falls Police Department
Goodhue County Sheriff's Office
Hennepin County Sheriff's Office
McLeod County Sheriff's Office
Minneapolis Police Department
Minnesota State Patrol
Olmsted County Sheriff's Office
Otter Tail County Sheriff's Office
Rosemount Police Department
Roseville Police Department
St. Paul Police Department
St. Peter Police Department
Washington County Sheriff's Office

MISSISSIPPI

Entergy Nuclear
Hinds County Sheriff's Office
Madison Police Department
Madison County Sheriff's Office

MISSOURI

Missouri Highway Patrol
Belton Police Department
Blue Springs Police Department
Callaway County Sheriff's Office
Columbia Police Department
Franklin County Sheriff's Office

Kansas City Police Department
Independence Police Department
Jefferson City Police Department
Jefferson County Sheriff's Office
Lee's Summit Police Department
Springfield Police Department
St. Charles County Sheriff's Office
St. Joseph Police Department
St. Louis Police Department
St. Louis County Police Department

MONTANA

Bozeman Police Department
Butte-Silver Bow Police Department
Helena Police Department
Kalispell Police Department
Missoula County Sheriff's Office
Powell County Sheriff's Office
Yellowstone County Sheriff's Office

NEBRASKA

Kearney Police Department
Lancaster County Sheriff's Office
Omaha Police Department

NEVADA

Carson City Sheriff's Office
Douglas County Sheriff's Office
Henderson Police Department
Las Vegas Metro Police Department
North Las Vegas Police Department
Reno Police Department

Washoe County Sheriff's Department

Sparks Police Department

NEW HAMPSHIRE

New Hampshire State Police

Belknap County Sheriff's Office

Berlin Police Department

Concord Police Department

Dover Police Department

Gilford Police Department

Keene Police Department

Gorham Police Department

Manchester Police Department

Nashua Police Department

Seacoast Regional Unit

Southern NH Regional SOU

NEW JERSEY

New Jersey State Police

Atlantic City Police Department

Atlantic County ACERT

Bergen County Police Department

Bergen County Prosecutor Office

Camden County Sheriff's Office

Essex County Sheriff's Office

Gloucester County Pros. Office

Gloucester Township Police Department

Hudson County Sheriff's Office

Jersey City Police Department

Lakewood Police Department

Mercer County Sheriff's Officer

Middlesex County Prosecutor's Office
Monmouth County Prosecutor's Office
Morris County EMA
Morris County Sheriff's Office
Newark Police Department
NJ Transit Authority Police Department
NYNJ Port Authority Police Department
Passaic County Sheriff's Office
Ocean County New Jersey
Ocean County Prosecutor's Office
Somerset County Prosecutor's Office
Union County Police Department
Woodbridge Police Department

NEW MEXICO

New Mexico State Police
Albuquerque Police Department
Bernalillo County Sheriff's Office
Dona Ana County Sheriff's Office
Farmington Police Department
Las Cruces Police Department
Lea County Sheriff's Office
Los Alamos Police Department
Otero County Sheriff's Office
Rio Ranch Police Department
San Juan County Sheriff's Office
Santa Fe Police Department

NEW YORK

Albany County Sheriff's Office
Albany Police Department

New York State Police
Binghamton Police Department
Broome County Sheriff's Office
Buffalo Police Department
Clarkstown Township Police Department
Colonie Police Department
Easthampton Township Police Department
Erie County Sheriff's Office
Greenburgh Town Police Department
Jamestown Police Department
Kingston Police Department
Madison County Sheriff's Office
Monroe County Sheriff's Office
Mount Vernon Police Department
New Rochelle Police Department
New York Tactical Officers Association (NYTOA)
Niagara County Sheriff's Office
Niagara Falls Police Department
Niagara NFT Police Department
NY Police Department ESU
Oneida County Sheriff's Office
Onondaga County Sheriff's Office
Ontario County Sheriff's Office
Orange County Sheriff's Office
Paterson Police Department
Saratoga County Sheriff's Office
Sullivan County Sheriff's Office
Syracuse Police Department
Rochester Police Department

Rockland County Sheriff's Police
Suffolk County Police Department
Sullivan County Sheriff's Office
Wayne County Sheriff's Office
Westchester County Police Department
White Plains Police Department
Yonkers Police Department

NORTH CAROLINA

Alamance County Sheriff's Office
Brunswick County Sheriff's Office
Buncombe County Sheriff's Office
Caldwell County Sheriff's Office
Catawba County Sheriff's Office
Charlotte-Mecklenburg Police Department
Cherokee Indian Nation Police Department
Cleveland County Sheriff's Office
Cumberland County Sheriff's Office
Davidson County Sheriff's Office
Durham Police Department
Fayetteville Police Department
Forsyth County Sheriff's Office
Gaston County EMS
Gaston County Police Department
Greensboro Police Department
Greenville Police Department
Harnett County Sheriff's Office
Haywood County Sheriff's Office
Henderson County Sheriff's Office

High Point Police Department
Iredell County Sheriff's Office
Jackson County Sheriff's Office
Jacksonville Police Department
Johnston County Sheriff's Office
Kernersville Police Department
Lenoir County Sheriff's Office
Nash County Sheriff's Office
North Carolina Alcohol Police Department
North Carolina Bureau of Investigations
North Carolina State Highway Patrol
Raleigh Police Department
Randolph County Sheriff's Office
Richmond County Sheriff's Office
Rutherford County Sheriff's Office
Wake County Sheriff's Office
Wilmington Police Department
Winston-Salem Police Department

NORTH DAKOTA

Bismarck Police Department
Dickinson Police Department
Fargo Police Department
Grand Forks Police Department
Minot Police Department
Williams County Sheriff's Office

OHIO

Akron Police Department
Allen County Sheriff's Office
Athens County Sheriff's Office

Beachwood Police Department
Beavercreek Police Department
Boardman Police Department
Butler County Sheriff's Office
Canton Police Department
Chillicothe Police Department
Cincinnati Police Department
City of Strongsville
Clermont County Sheriff's Office
Cleveland Police Department
Columbus Police Department
Cuyahoga County Sheriff's Office
Dayton Police Department
Delaware County Sheriff's Office
EDGE Regional SWAT
Erie County Sheriff's Office
Franklin County Sheriff's Office
Hamilton County Sheriff's Office
Hancock County Sheriff's Office
Lake County EMA
Mahoning County Sheriff's Office
Mansfield Police Department
Medina County Sheriff's Office
Metro SWAT
Miami County Sheriff's Office
Miami Valley Communication Council
Monroe County Sheriff's Office
Montgomery County Sheriff's Office

Ohio State Patrol
Porter County Sheriff's Office
SEALE Regional SWAT
Shaker Heights Police Department
Southwest Enforcement Bureau
SPAN Police Community
C/O Gates Mills Police Department
Toledo Police Department
Warren County Sheriff's Office
Washington County Sheriff's Office
West Chester Police Department
Whitehall Police Department

OKLAHOMA

Broken Arrow Police Department
Cherokee National Marshals Police Department
Chickasaw Lighthorse Police Department
Oklahoma State Patrol
Choctaw Nation Police Department
Edmond Police Department
Muskogee Police Department
Norman Police Department
Oklahoma City Police Department
Oklahoma County Sheriff's Office
Owasso Police Department

OREGON

Oregon State Police
Bend Police Department
Clackamas County Sheriff's Office
Eugene Police Department

Gresham Police Department
Jackson County Sheriff's Office
Josephine County Sheriff's Office
Medford Police Department
Portland Police Department
Washington County Sheriff's Office

PENNSYLVANIA

Pennsylvania Attorney General
Pennsylvania State Police
Allegheny County Police Department
Beaver County Police Department
Berks County Emergency Response Team
Bucks County Police Department
Cambria County Police Department
Chester County Police Department
Cumberland County Police Department
Dauphin County Sheriff's Office
Delaware County Police Department
Easton Police Department
Erie Police Department
Hazleton Police Department
Lancaster County DA
Lebanon County DA
Lehigh County Medical Emergency Response Team
Logan Township Police Department
Mercer County Police Department
Millcreek Police Department
Millville Police Department

Montgomery County DPS
Montgomery County Sheriff's Office
Northeast Penn Anti-Terrorism Task Force
Philadelphia Police Department
Pittsburgh Police Department
Reading Police Department
South Central Task Force
Washington County Police Department
York County QRT

RHODE ISLAND

East Providence Police Department
Providence Police Department
Rhode Island State Police

SOUTH CAROLINA

Anderson County Sheriff's Office
Charleston County Sheriff's Office
Florence County Sheriff's Office
Greenville County Sheriff's Office
Horry County Police Department
Lancaster County Sheriff's Office
Lexington County Sheriff's Office
Richland County Sheriff's Office
Spartanburg County Sheriff's Office
South Carolina Law Enforcement Div.
York County Sheriff's Office

SOUTH DAKOTA

South Dakota State Police
Sioux Falls Police Department

TENNESSEE

Tennessee Highway Patrol
Blount County Sheriff's Office
Chattanooga Police Department
Clarksville Police Department
Germantown Police Department
Lexington Police Department
Memphis Police Department
Murfreesboro Police Department
Nashville-Davidson Police Department
Rutherford County Sheriff's Office
Shelby County Sheriff's Office
Tennessee Highway Patrol

TEXAS

Abilene Police Department
Allen Police Department
Amarillo Police Department
Arlington Police Department
Austin Police Department
Baytown Police Department
Beaumont Police Department
Bell County Sheriff's Office
Bexar County Sheriff's Office
Brownsville Police Department
Burleson Police Department
Cameron County Sheriff's Office
Corpus Christi Police Department
Dallas Police Department

Denton County Sheriff's Office
DFW Airport Police Department
El Paso Police Department
Forney Police Department
Fort Bend County Sheriff's Office
Fort Worth Police Department
Garland Police Department
Grand Prairie Police Department
Harris County Sheriff's Office
Harrison County Sheriff's Office
Hays County Sheriff's Office
Henderson County Sheriff's Office
Hidalgo County Sheriff's Office
Houston Police Department
Irving Police Department
Kerr County Sheriff's Office
Kingsville Police Department
Laredo Police Department
Lewisville Police Department
Longview Police Department
Lubbock Police Department
Mansfield Police Department
McAllen Police Department
McKinney Police Department
Midland County Sheriff's Office
Midland Police Department
Mesquite Police Department
Montgomery County Sheriff's Office

Navarro County Sheriff's Office
New Braunfels Police Department
Orange County Sheriff's Office
North Richland Hills Police Department
Pasadena Police Department
Pharr Police Department
Plano Police Department
Port Arthur Police Department
Randall County Sheriff's Office
Richardson Police Department
Rockport Police Department
Rockwall Police Department
Round Rock Police Department
San Antonio Fire Department
San Antonio Police Department
San Marcos Police Department
Somervell County Sheriff's Office
Temple Police Department
Texas DPS--Department of Public Safety
Travis County Sheriff's Office
Tyler Police Department
Waxahachie Police Department
Webb County Sheriff's Office
Wichita Falls Police Department
Williamson County Sheriff's Office
Woodway DPS

UTAH

Davis County Police Department

Ogden Police Department
Tooele County Sheriff's Office
Unified Police Department
Utah County Sheriff's Office
Utah State Highway Patrol

VERMONT

Vermont State Police

VIRGINIA

Virginia State Police
Augusta County Sheriff's Office
Albemarle County Sheriff's Office
Alexandria City Police Department
Botetourt County Sheriff's Office
Bristol Police Department
Brunswick County Sheriff's Office
Charlottesville Police Department
Chesapeake Police Department
Chesterfield County Police Department
Danville Police Department
Essex County Sheriff's Office
Fairfax County Police Department
Galax Police Department
Hampton Police Department
Hanover County Sheriff's Office
Henrico County Sheriff's Office
Henry County Sheriff's Office
James City County Sheriff's Office
Loudoun County Sheriff's Office
Lynchburg Police Department

Newport News Police Department
Norfolk Police Department
Portsmouth Police Department
Prince William County Police Department
Roanoke County Police Department
Rockbridge County Sheriff's Office
Rockingham County Sheriff's Office
Stafford County Sheriff's Office
Suffolk Police Department
Virginia Beach Police Department
Warren County Sheriff's Office
Wise County Sheriff's Office
Wythe County Sheriff's Office

WASHINGTON

Washington State Patrol District 8, Detachment 1/ SWAT
Bellevue Police Department
Bellingham Police Department
Benton County Sheriff's Office
Clark County Sheriff's Office
Cowlitz County Sheriff's Office
Fife Police Department
King County Sheriff's Office
Kittitas County Sheriff's Office
Lynnwood Police Department
Marysville Police Department
Moses Lake Police Department
Pierce County Sheriff's Office
Puyallup Police Department

Richland Police Department
Salem Police Department
Seattle Police Department
Spokane County Sheriff's Department
Spokane Police Department
Tacoma Police Department
Thurston County Sheriff's Office
Vancouver Police Department
Yakima Police Department

WEST VIRGINIA

Berkeley County Sheriff's Office
Kanawha County Sheriff's Office
Harrison County Sheriff's Office
Marion County Sheriff's Office
Huntington Police Department
Wood County Sheriff's Office

WISCONSIN

Beloit Police Department
Brown County Sheriff's Office
Dane County Sheriff's Office
Douglas County Sheriff's Department
Eau Claire County Sheriff's Office
Fond Du Lac Police Department
Green Bay Police Department
Kenosha County Sheriff's Office
Kenosha Police Department
La Crosse County Sheriff's Office
Langlade County Sheriff's Office

Lincoln County Sheriff's Office
Manitowoc County Sheriff's Office
Marathon County Sheriff's Office
Marinette County Sheriff's Office
Milwaukee County Sheriff's Office
Milwaukee Police Department
Oneida County Sheriff's Office
Racine Police Department
Sauk County Sheriff's Office
Sheboygan County Sheriff's Office
Superior Police Department
Walworth County Sheriff's Office
Waukesha County Sheriff's Office
Winnebago County

WYOMING

Casper Police Department
Gillette Police Department
Laramie Police Department
Natrona County Sheriff's Office

MILITARY

US Army Aberdeen Proving Grounds SRT
US Army Dugway Proving Grounds Police Department
US Army Fort Benning, Georgia
US Army Fort Bragg, North Carolina
US Army Fort Hood, Texas
US Army Fort Riley, Kansas
US Army Fort Rucker, Alabama
US Army 8th MP Brigade Korea

US Air Force Space Command

US Air Force Combat Command Whiteman AFB, Missouri

US Air Force Combat Command Malmstrom AFB, Montana

US Air Force Air Combat Command Nellis AFB, Las Vegas, Nevada

US Air Force Combat Command Minot AFB, North Dakota

US Army 759th MP SRT Fort Carson, CO

US Navy / USMC

Strategic Weapons Facility Atlantic (SWFLANT), GA

US Navy / USMC

Strategic Weapons Facility Pacific (SWFPAC), WA

GOVERNMENT

Alcohol Tobacco & Firearms (ATF)

CIA SWAT

DEA

DHS-ERO

F.B.I. H.R.T.

HSI / DOJ

NASA SWAT

Kennedy Space Center, OP-OS

Pentagon Pro Force Police

US Marshals

Camp Beauregard, Louisiana

US Department of Energy Nevada Test Site

US Department of Energy

Sandia National Labs, NV and NM

US Department of Energy

Los Alamos Testing Grounds, New Mexico

US Department of Energy Sandia National Test Labs

US Department of Energy Savannah River Site, SC

US Department of Energy
Oak Ridge National Labs, Y12, TN

US Department of Energy Pantex, Texas

US Department of Homeland Security Border Patrol, El Paso

US Department of Homeland Security Border Patrol, Tucson

US Department of State: International Narcotics and Law Enforcement Bureau

US Department of State: Diplomatic Security Division / DEAV

US Department of the Interior Park Police, D.C.

AUSTRALIA

Australia Attorney General's Office

New South Wales Police Service

Northern Territory

Queensland State Police

South Australia State Police

Victoria State Police

Western Australia Police

BELGIUM

Antwerp Police

CANADA

Ottawa Police Services

Port Moody / Abbotsford Police Department

Saskatoon Police Services

DENMARK

Danish National Police

EGYPT

Multinational Force Observers

United Kingdom

Northern Ireland Police Service

West Yorkshire Police

JAMAICA

Jamaican Constabulary Police

LUXEMBOURG

Luxembourg National Police

MEXICO

Durango State Police

Tijuana Police Department

MOROCCO

Moroccan Auxiliary Forces

NETHERLANDS

KL Police Department

Last Updated 9/29/2021



Effective Date: June 30, 2021 (Contract Period: August 23, 2016 thru August 22, 2026)

BearCat GSA Price List w/ Option Prices

LENCO CONTRACT # GS-07F-169DA - Contract End Date August 22, 2026

Schedule Number 084 SIN #336992

PROPRIETARY

Qty/Vol Discount: .5% Discount Each Off Purchase of (5) (Off Base Model)

1% Discount Each Off Purchase of (10) (Off Base Model)

Item:	Product #	Commercial	GSA Net Price
Lenco BearCat	BC55003	\$ 211,267.37	\$ 200,704.00
Diesel Engine, 6.7L Turbo	BCDLEN	\$ 9,325.00	\$ 8,859.00
7.3 Ford Long Block Diesel Engine	BCDE7.3	\$ 10,481.05	\$ 9,957.00
6.0 Ford Long Block Diesel Engine	BCDE6.0	\$ 14,555.79	\$ 13,828.00
6.4 Ford Long Block Diesel Engine	BCDE6.4	\$ 15,771.58	\$ 14,983.00
6.7 Ford Long Block Diesel Engine	BCDE6.7	\$ 14,121.05	\$ 13,415.00
4-Channel DVR 160 GR	BC4CHDVR	\$ 1,842.11	\$ 1,750.00
17" Flat Panel LCD Monitor	BC17FPLCD	\$ 1,842.11	\$ 1,750.00
24-Volt Conversion System; 2-Cycle Batteries - CROWS	BC24VCSYS	\$ 13,157.89	\$ 12,500.00
AC-DC Power Inverter w/Auto Eject	BCINV2000	\$ 6,723.16	\$ 6,387.00
Back up Camera System with Monitor	BCBU	\$ 2,417.89	\$ 2,297.00
Electric Power Mirrors	BCMIR	\$ 1,587.37	\$ 1,508.00
Electric Power Winch; Modular w/Winch Basket	BCWNCH	\$ 6,534.00	\$ 6,207.00
Explosive Gas Detection Pkg	BCDRG	\$ 5,289.47	\$ 5,025.00
Heated Windshield Upgrade	BCHGW	\$ 2,266.32	\$ 2,153.00
High Intensity Driving Lights in Front Bumper	BCHIDL	\$ 1,410.53	\$ 1,340.00
Intercom System; Inside to Outside	BCINT	\$ 3,022.11	\$ 2,871.00
Integration of Cust Supplied Fiber Optic Spool/Ground Mt & Roof Lead	BCCUSFIBR	\$ 3,684.21	\$ 3,500.00
Light Bar Prep Package	BCILB	\$ 528.42	\$ 502.00
On Board SCBA System/Includes Bottled Air & Inside Attach Points	BCSBA	\$ 27,051.58	\$ 25,699.00
Mounting Plates for Customer Supplied Air Packs (3)	BCCUSTAIR	\$ 789.47	\$ 750.00
Color Camera w/Controller, Front and Rear Monitors	BCPANTILT	\$ 21,421.05	\$ 20,350.00
Radiation Detection Package	BCRAD	\$ 5,289.47	\$ 5,025.00
Radio Prep Package, (1) Max (2)	BCINSRA	\$ 528.42	\$ 502.00
Desert Climate Cooling Package	BCDCCP	\$ 1,894.74	\$ 1,800.00
Interior Crew Compartment Exhaust Fan	BCICEF	\$ 1,250.53	\$ 1,188.00
Rear A/C - Heating System: High Capacity	BCHAC	\$ 3,128.42	\$ 2,972.00
Rear A/C - Heating System: High Capacity Upgrade	BCHACUP	\$ 7,560.00	\$ 7,182.00
Rear A/C - Heating System: Engine Mounted	BCEMAC	\$ 11,052.63	\$ 10,500.00
Roof Mounted Remote Control Spot Light (1) - Max (4)	BCRCSL	\$ 1,056.84	\$ 1,004.00
Roof Mounted Remote Control Spot Light - LED	BCSLLED	\$ 1,477.89	\$ 1,404.00
Color & Thermal Camera w/Controller, Front and Rear Monitors	BCTI	\$ 33,247.79	\$ 31,585.00
Telescoping Mast System; 10' w/Compressor & Proximity Switch	BCTELMAS	\$ 21,211.58	\$ 20,151.00
VSP Style Low Profile & Scene Lighting Pkg	BCVSPL	\$ 4,282.11	\$ 4,068.00
Whelen Liberty LED Light Bar (Installed)	BCLED	\$ 3,385.68	\$ 3,216.00
Trauma Lighting (6) Overhead Dome White w/Hi/Low/Red	BCLTMED	\$ 2,629.47	\$ 2,498.00
Extreme White Rear Area Scene Lights	BCEWRASL	\$ 2,080.00	\$ 1,986.00
Protective Window Screens	BCPWS	\$ 7,244.21	\$ 6,882.00
Protective Window Screens - Automatic	BCPWSA	\$ 9,453.68	\$ 8,981.00
Take Down Light (Bumper Mounted)	BCTDL	\$ 1,950.53	\$ 1,853.00
LRAD Wiring Prep (for internal controls)	BCLWP	\$ 4,757.89	\$ 4,520.00
LRAD T-Lock Mount	BCLTM	\$ 1,713.68	\$ 1,628.00
LRAD Hatch Mount	BCMHHM	\$ 1,435.79	\$ 1,364.00
LRAD Roof Rail Mount	BCLRRM	\$ 1,505.26	\$ 1,430.00
In-Line Diesel Fuel Heater	BCDFH	\$ 789.47	\$ 750.00
ECM Diagnostics System	BCEDS	\$ 315.79	\$ 300.00
Fire Suppression System (Crew Area Only)	BCFSSCA	\$ 19,894.74	\$ 18,900.00
5 Pack Mag Kit	BCMAGKIT	\$ 1,026.32	\$ 975.00
Armored Oil Pan Guard	BCAOPG	\$ 2,037.89	\$ 1,936.00
Fire Suppression: Engine; Manual Discharge	BCFSUPE	\$ 6,400.00	\$ 6,080.00
Fire Suppression: Tires: Left Side & Right Side; Manual Discharge	BCFSUPT	\$ 14,600.00	\$ 13,870.00
Front Area Barricade Plow with Hydraulic Lift	BCPLOW	\$ 14,200.00	\$ 13,490.00
Integrated LED Visor Lights (8): 4 Red / 4 Blue	BCIVL	\$ 2,141.05	\$ 2,034.00
Integrated Side Area Lights: (8): 2 Red / 2 Blue / 4 White	BCSAL	\$ 2,141.05	\$ 2,034.00
Gas Injector Storage Basket	BCGISB	\$ 1,363.16	\$ 1,295.00
2 Rear Area Electric Fans	BC2RELFAN	\$ 315.79	\$ 300.00
HRI Mineroller Vehicle Integration Kit w/ Export Crate	HRIMVIK-SOMFL	\$ 8,410.53	\$ 7,990.00
24V System (HRI Mineroller Hydraulic Steering upgrade) w/ Export Crate	24VHRI-SOMFL	\$ 13,578.95	\$ 12,900.00
Advanced BMI MRAP Gunner's Seat	BCBMIGS	\$ 1,562.11	\$ 1,484.00
Blast Seat (Each)	BCBSEATS	\$ 3,173.68	\$ 3,015.00
2-Mid Back Seats in Rear (Bench Seats Shortened)	BCMBBS	\$ 1,662.11	\$ 1,579.00
Wall Mounted Flip Down Seat	BCFLIPSEAT	\$ 505.26	\$ 480.00
Ford F550 Service Manuals	BCFMNL	\$ 657.89	\$ 625.00
Seat Belts Rear Bench Seats	BCSBLT	\$ 1,309.47	\$ 1,244.00
Spec Rest Sniper System	BCSRESTSS	\$ 4,189.47	\$ 3,980.00
Work Counter/Control Station w/Swivel Seat/Lumbar Support	BCWKCT	\$ 5,263.16	\$ 5,000.00
Fold-Up Steel Work Table	BCFSWT	\$ 1,384.25	\$ 1,315.00
Run-Flat Tires: Set of (6)	BCRF6	\$ 6,347.37	\$ 6,030.00
19.5" Spare Tire with Run Flat	BCSTRF	\$ 2,429.47	\$ 2,308.00
Run-Flat Tires for 22.5" Tire and Wheel Upgrade	BCRF225	\$ 7,455.79	\$ 7,083.00

22.5" Spare Tire with Run Flat	BCSTRF2	\$ 3,045.26	\$ 2,893.00
22.5" Tire and Wheel Upgrade	BCTWU	\$ 9,263.16	\$ 8,800.00
G3/G4 Spare Tire with Run-Flat	BC40STRF	\$ 5,214.74	\$ 4,954.00
(1) 7" Vertical GunPort Upgrade	BCGP7	\$ 160.00	\$ 152.00
4-Door Configuration	BC4DR	\$ 8,271.58	\$ 7,858.00
Armored Engine Firewall	BCAEF	\$ 14,965.26	\$ 14,217.00
Ballistic Skip Round Shield	BCBSRS	\$ 2,037.89	\$ 1,936.00
BearCat EOD Pkg/Robot Deployment Door/Truck Extension/Raised Roof	BCEOD	\$ 29,473.68	\$ 28,000.00
Front Mtd Hydraulic Robot Lift/Delivery Platform/Winch	BCFMHYRO	\$ 7,894.74	\$ 7,500.00
BearCat G3 4-Wheel Off-Road Upgrade Pkg w/Run-Flats	BC3WOFFRD	\$ 36,797.89	\$ 34,958.00
BearCat G4 Off-Road Pkg w/RunFlats/4-Dr/Lg Tinted Windows/2-Rear Seats	BCG4	\$ 50,173.68	\$ 47,665.00
BearCat G5 4-Wheel Mine Resistant Package	BCG5	\$ 81,980.00	\$ 77,881.00
BearCat X2 Utility Package	BCX2	\$ 9,157.89	\$ 8,700.00
BearCat X3 Utility Package	BCX3	\$ 36,797.89	\$ 34,958.00
BearCat X-Series Fire Response Package	BCX3MON	\$ 98,842.11	\$ 93,900.00
BearCat MedEvac (4) Litter Pkg	BCMEDEVAC	\$ 20,870.53	\$ 19,827.00
BearCat MedEvac LASD TEMS Version	BCMEDLASD	\$ 27,186.32	\$ 25,827.00
BearCat Life-Cycle Maintenance Program	BCLCMP	\$ 146,895.79	\$ 139,551.00
Light Weight Assault Litter	BCLWAL	\$ 1,315.79	\$ 1,250.00
BearCat VIP, SUV Pkg	BCVIPSUV	\$ 46,289.47	\$ 43,975.00
BearCat Hi Rail System	BCHRS	\$ 44,129.47	\$ 41,923.00
BearCat Hi Rail System Accessory Kit	BCHRAK	\$ 7,004.21	\$ 6,654.00
Bedrock Paint	BCPJ	\$ 3,540.00	\$ 3,363.00
Emergency Escape Hatch	BCEEH	\$ 3,602.11	\$ 3,422.00
Extreme Heat Reducing Insulation & Sound Reduction Pkg	BCEXHT	\$ 3,204.21	\$ 3,044.00
Front Mounted Receiver with Ram Post and Plate	BCFRAM	\$ 4,735.79	\$ 4,499.00
Hydraulic Front Mounted Receiver with Ram Post and Plate	BCHYDRAM	\$ 13,135.79	\$ 12,479.00
Break and Rake	BCBAR	\$ 1,263.16	\$ 1,200.00
Ram Cam with Monitor	BCRC	\$ 25,187.37	\$ 23,928.00
Ram Cam Prep Pkg	BCRCP	\$ 2,291.58	\$ 2,177.00
RAM Cam Plug & Play Package	BCPPP	\$ 5,305.26	\$ 5,040.00
360 Camera System	BC360DEG	\$ 4,654.74	\$ 4,422.00
Gas Injector Unit	BCGIU	\$ 15,317.89	\$ 14,552.00
Gun Mount for 240 w/Pedestal/Gasket/Armor Shield	BCGMT240	\$ 8,412.63	\$ 7,992.00
High Gloss Exterior Paint (CARC is Standard)	BCHGP	\$ 9,157.89	\$ 8,700.00
Military Style Cupola and Mechanical Turret System	BCMTUR	\$ 19,646.32	\$ 18,664.00
Military Style Cupola w/Ballistic Windows & Mechanical Turret System	BCMCUPOLA	\$ 27,706.32	\$ 26,321.00
1-Plasma Rope	BCPLAS1	\$ 529.47	\$ 503.00
BearCat UV Ray Protective Cover	BCUVPC	\$ 2,555.79	\$ 2,428.00
BearCat Spare Parts Kit	BCG5SP	\$ 1,961.05	\$ 1,863.00
BearCat Export Conversion	BCEXCON	\$ 4,236.84	\$ 4,025.00
Rear Tow Hitch Receiver	BCRTOWR	\$ 1,057.89	\$ 1,005.00
Single Side Personnel Door w/Window/Gunport/Adj Ht Gunner Stand	BCSSPD	\$ 5,263.16	\$ 5,000.00
Supplemental Floor Armor/Blast Shield	BCSFA	\$ 5,541.05	\$ 5,264.00
Water Monitor (Integration) with Joy Stick Control	BCMON	\$ 41,034.74	\$ 38,983.00
Water Monitor (Integration) w/Joy Stick Control: Bumper Mounted Nozzle	BCMONBMN	\$ 29,578.95	\$ 28,100.00
Water Piercing Monitor	BCWPN	\$ 7,201.05	\$ 6,841.00
Semi-Automatic Tire Inflation System (STIS)	BCSTIS	\$ 9,052.63	\$ 8,600.00
Crows Integration w/24 Volt Conversion	BCCRWS	\$ 53,277.89	\$ 50,614.00
Vehicle Front Stabilization System	BCVFSS	\$ 17,137.89	\$ 16,281.00
Engineering Support Labor Rate (per hour)	BCELSR	\$ 273.68	\$ 260.00
Roadside Tire Tool Kit	BCRTK	\$ 902.11	\$ 857.00
Weapons Mount	BCWMT	\$ 210.53	\$ 200.00
Special Ops Package	BCSOP	\$ 13,177.89	\$ 12,519.00
Front Skid Pan	BCFSP	\$ 1,803.16	\$ 1,713.00
Certified Air Transportability Package	BCCATP	\$ 2,616.84	\$ 2,486.00
Large Capacity Fuel Cell	BC68GFT	\$ 4,854.74	\$ 4,612.00
Power Inverter - Export	BCPIEX	\$ 3,142.11	\$ 2,985.00
Extreme Use Off-Road Suspension Upgrade	BCORS	\$ 6,960.00	\$ 6,612.00
Roof Mounted Alley Lighting - (1) Max (4)	BCRMAL	\$ 2,329.47	\$ 2,213.00
Water Fording Upgrade	BCWFU	\$ 21,044.21	\$ 19,992.00
Front Bumper Intersection Lights	BCBIL	\$ 1,894.74	\$ 1,800.00
Fender Intersection Lights	BCFIL	\$ 3,143.16	\$ 2,986.00
Color & Infrared Camera w/ Controller, Front and Rear Monitors	BCPANTILTIR	\$ 26,680.00	\$ 27,246.00
Advanced Rescue MedEvac Package	BCRMP	\$ 84,205.26	\$ 79,995.00
19.5 Spare Tire, No Run-Flat	BC195ST	\$ 1,561.50	\$ 1,483.00
22.5 Spare Tire, No Run-Flat	BC225ST	\$ 1,938.95	\$ 1,842.00
Protective Window Covers	BCWC	\$ 1,697.89	\$ 1,613.00
MedEvac Benches w/ stretcher restraints	BCMEDBENCH	\$ 3,435.79	\$ 3,264.00
Gooseneck Task Lights (4)	BCGTL	\$ 3,436.84	\$ 3,265.00
DS Medical Cabinet	BCMEDCABDS	\$ 11,721.05	\$ 11,135.00
PS Medical Cabinet	BCMEDCABPS	\$ 3,637.89	\$ 3,456.00
IV Hooks	BCIVHOOK	\$ 736.84	\$ 700.00
Stretcher Hook Prep	BCSHP	\$ 1,590.53	\$ 1,511.00
Electric Power Winch; Front Bumper Mounted	BCWNCHFRONT	\$ 5,517.89	\$ 5,242.00
Light Duty Electric Powered Winch; 10,000 lbs Capacity	BCWNCHSUVFRONT	\$ 5,518.95	\$ 5,243.00
Electric Power Winch / Synthetic Rope; Front Bumper Mounted	BCWNCHRMPPFRONT	\$ 6,396.84	\$ 6,077.00
Electric Power Winch / Synthetic Rope; Modular with Winch Basket	BCWNCHRMPP	\$ 6,415.79	\$ 6,095.00
Rear Tow Hitch Receiver w/ Winch Power	BCRTOWRWP	\$ 1,323.16	\$ 1,257.00
DEF Tank Guard; Diesel Engine Only	BCDEFG	\$ 985.26	\$ 936.00
Exterior Equipment Storage Compartment	BCSCOMP	\$ 3,178.95	\$ 3,020.00
Navy Specialized Cupola & Turret System	BCMTRNA006	\$19,646.32	\$ 18,664.00
Navy Gun Mount System	BCGMTNA006	\$9,303.16	\$ 8,838.00
Quick Collapsible Navy Gun Mount System	BCG3GMTNA006	\$25,894.74	\$ 24,600.00

Ammo Storage Rack	BCASR	\$2,431.58	\$ 2,310.00
Flip-up Running Board	BCFRB	\$4,109.47	\$ 3,904.00
Go Light Protective Cage	BCGLC	\$52.63	\$ 50.00
UN006 Special Configuration	UN006	\$16,786.32	\$ 15,947.00
IDGID Special Configuration	IDGID	\$24,867.37	\$ 23,624.00
LO001 Special Configuration	LO001	\$57,524.21	\$ 54,648.00
MI004 Special EOD Configuration	MI004	\$78,801.05	\$ 74,861.00
Integrated Decontamination System	BCADS	\$ 26,501.05	\$ 25,176.00
Draco Prep Package	BCDRACOPREP	\$ 1,995.79	\$ 1,896.00
Reverse Opening Hood	BCROH	\$ 4,315.79	\$ 4,100.00
Light Guard Package	BCLG	\$ 52.63	\$ 50.00
Front Mud Flaps	BCFMF	\$ 595.79	\$ 566.00
Advanced Rescue Front End	BCARFE	\$ 34,484.21	\$ 32,760.00
External Storage Cabinets Driver & Passenger Side	BCESC	\$ 4,931.58	\$ 4,685.00
X-Series Utility Bed Cabinet	BCXBEDCAB	\$ 5,917.89	\$ 5,622.00
Interior Rubber Mats (In Place of Carpets)	BCRMF	\$ 478.95	\$ 455.00
In-Skins	BCINSKINS	\$ 6,221.05	\$ 5,910.00
Large Escape Hatch w/ Ladder	BCEHWL	\$ 1,493.68	\$ 1,419.00
SCBA Flip up Seat	BCSCBAFSEAT	\$ 2,252.63	\$ 2,140.00
SCBA Seat w/ Base	BCSCBASEAT	\$ 1,951.58	\$ 1,854.00
Forward Facing Camera	BCFFC	\$ 2,417.89	\$ 2,297.00
Whole Vehicle Bedrock Paint	BCPJWV	\$ 7,081.05	\$ 6,727.00
Severe Duty Axle Upgrade	BCSDAU	\$ 30,526.32	\$ 29,000.00
INTRAXX System (gunport layout)	BCINTRAXX	\$ 1,326.32	\$ 1,260.00
Tire Shields (Qty 4)	BCTIRESHIELD	\$ 3,208.42	\$ 3,048.00
(2) Fin Grip Weapons Mount & Base	19-482	\$ 1,263.16	\$ 1,200.00
Hydraulic Ram Upgrade (Post Production non-prep)	BCHYDRAMPROD	\$ 20,714.74	\$ 19,679.00
MIEMS Special Configuration	MIEMS	\$ 43,545.26	\$ 41,368.00
Stryker Center-Mount for Pro-XT Stretcher	BCPROXTMOUNT	\$ 17,442.11	\$ 16,570.00

FOB: Origin (TBD) Prepaid and Added

Specifications Subject to Change.

Sales and Product Inquiries:

Email: Sales@LencoArmor.com

General Information:

Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA 01201
Toll Free: (800) 444-5362
Tel: (413) 443-7359

**GENERAL SERVICES ADMINISTRATION
Federal Supply Service
Authorized Federal Supply Schedule Price List
SIN: 336992**

Law Enforcement & Security
FSC Class: 2355 / NAICS: 336992
Date Revised: 09/15/2021

**CONTRACTOR CATALOG
Terms & Conditions**

I. LENCO Contact Information

Lenco Contract #: GS-07F-169DA

Contractor: LENCO INDUSTRIES, INC.
dba LENCO ARMORED VEHICLES
10 BETNR INDUSTRIAL DRIVE
PITTSFIELD, MA 01201

Web Address: <http://www.SWATtrucks.com>

E-Mail: Info@SWATtrucks.com

Effective Date: September 15, 2021
Contract Period: August 23, 2016 thru August 22, 2026

Order Status POC: Sales@SWATtrucks.com

DUNS: 051950293

Business Size: Small / Manufacturer
Contract Administration: Rob Weisberger/Tel. 413-443-7359 Ex 118

For more information on ordering from Federal Supply Schedules, click on the FSS Schedules Button at <http://www.fss.gsa.gov>.

II. TERMS AND CONDITIONS Lenco INDUSTRIES, INC.

- 1a. **Awarded Special Item Numbers:** 336992 – Armored Security Vehicles
- 1b. **Lowest Priced Model Number for each Awarded Special Item Number(s):**
SIN# 336992, Lenco B.E.A.R.® Base Price \$289,749.
SIN# 336992, Lenco BearCat® Base Price \$200,704.

SIN# 336992, Replacement Glass Price List 1c. **Does Not Apply.**
2. **Maximum Order Guideline:** \$850,000 per order
(Note: delivery order may be placed against the Schedule contract even though it exceeds the maximum order)
3. **Minimum Order:** \$100
4. **Geographic Coverage:** U.S. 50 States, Washington D.C., Puerto Rico, U.S. Territories; and CONUS or OCONUS.
5. **Points of Production:**
Lenco Armored Vehicles
10 Betnr Industrial Drive
Pittsfield, MA 01201
Berkshire County
6. **Basic Discount:** Net GSA pricing as shown on the Lenco GSA Pricing Schedules found on GSA Advantage and on Lenco web sites for the Lenco BEAR and BearCat.
7. **Qty/Vol Discount:**
.5% Discount Each Off Purchase of (5) (Base Model Armored Vehicles)
1% Discount Each Off Purchase of (10) (Base Model Armored Vehicles)
8. **Prompt Payment Terms:** 0%, Net 30 Days
- 9.. **Government Credit Card:** Accept Government Credit Cards –
Below and Above micro purchase threshold
10. **Foreign Items:** None
- 11a. **Time of Delivery:** 240 Days ARO
- 11b. **Expedited Delivery:** Contact Contractor
- 11c. **Overnight/2-Day Delivery:** Contact Contractor
- 11d. **Urgent Requirements:** Contact Contractor
12. **FOB Point:** Origin, Freight Prepaid & Added
13. **Ordering Address:** Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA 01201
Telephone: 1-800-444-5362 or 413-443-7359
FAX: 413-445-7865
Email: sales@SWATtrucks.com
14. **Payment Address:** Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield MA 01201
15. **Warranty Provisions:** Standard Commercial Warranty

III. TERMS AND CONDITIONS Lenco INDUSTRIES, INC.

- 16. **Export Packing Charges:** Export Packing Charges To Be Determined
- 17. **Terms and Conditions of Government Credit Card Acceptance:** Accepted all purchases up to a maximum of \$10,000.
- 18. **Terms and Conditions of any other service:** Not Applicable
- 19. **Terms and Conditions of Installation:** None
- 20. **Terms and Conditions of Repair Parts indicating Date of Parts Price Lists and any Discounts from List Prices:** None
- 21. **List of Service and Distribution Points:** N/A
- 22. **List of Participating Dealers:** None
- 23. **Preventative Maintenance:** None
- 24. **Environmental Attributes, E.G. Recycled Content, Energy Efficiency, and/or Reduced Pollutants:** Meets Federal Emission Standards.
- 25. **Data Universal Number System (DUNS) Number:** 051950293
- 26. **CCR Database:** Yes - Cage Code 1KA02
- 27. **Inspection & Acceptance:** At Lenco Factory, Pittsfield, MA Page 3 of 3



SOLE SOURCE LETTER

Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA, 01201
E-mail: Contracting@LencoArmor.com
Phone: 413-443-7359

DATE: August 29, 2022

RE: Sole Source Letter for the Lenco BearCat

To Whom It May Concern:

This letter confirms that Lenco Industries Inc. (d/b/a Lenco Armored Vehicles), as designer and manufacturer, is the **Sole Source** provider of the following products in the United States and internationally:

- **Lenco BEAR®**
- **Lenco BearCat®**
- **Lenco BombCat®**
- **Lenco MedCat™**
- **Lenco FireCat™**

Additionally, these Lenco products, their specifications, manufacturing techniques and marketing materials are proprietary and are protected by copyrights, trademarks, service marks, patents-pending, nondisclosure agreements, noncompete agreements and exclusive supply agreements; in whole or in part.

There are no other items or products available that offer identical functionality or performance characteristics, and Lenco determines the prices for the above-named products to be fair and reasonable because of pre-competed federal and state supply schedules controlled by exclusive distribution.

Federal Acquisition Regulation (FAR) Part 6.302-1 – “Only one responsible source and no other supplies or services will satisfy agency requirements” is the statutory authority permitting this Sole Source government procurement.

Further, the Code of Federal Regulations (CFR) Title 2, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards establishes government-wide requirements for federal grants and cooperative agreements. Under the Uniform Guidance, a non-Federal entity that receives a federal award must “provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States.” *See* 2 C.F.R. § 200.322. If the non-Federal entity fails to do so, the federal awarding agency or pass-through entity may sanction a non-compliant recipient of funds.

In summary, Lenco Armored Vehicles, based in the United States, is the only manufacturer or authorized dealer of the Lenco BearCat, its variants or its equivalent.

Designer and Manufacturer of Tactical Armored Security Vehicles

10 Betnr Industrial Drive · Pittsfield, MA 01201 · Tel (413) 443-7359 · Fax (413) 445-7865
www.LencoArmor.com · e-mail: Info@LencoArmor.com



Protecting Our Nation's Defenders™

SOLE SOURCE SPECIFICATIONS

Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA, 01201
E-mail: Contracting@LencoArmor.com
Phone: 413-443-7359

DATE: September 6, 2022

RE: Sole Source Specifications for the Lenco BearCat

Lenco BearCat Key Features, Testing and Certifications

Armor Protection

- Armor Panels constructed of Certified Mil-Spec Steel
- Vertical Armor Panels are .50 inch thick, one-piece solid construction from the front of the vehicle to the rear of the vehicle
- Gunports and all surrounding armor protection, including backup armor, is .50 inch thick.
- Proprietary welding technique utilized in sidewall, floor and roof construction
- Armored hood, radiator protection, fuel tank, exterior lighting armor backup, inner fender armor, door and window pocket armor backup
- Department of the Army, U.S. Army Aberdeen Test Center – Ballistic Certification for armor plate used in every BearCat manufactured
- Independent Third-Party Testing to the following threats / ballistic standards: EN 1063 BR7, NIJ IV, STANAG 4569 Level 2, .50 CAL M2 Multi-Hit, .50 CAL M33 Multi-Hit, DM51x2 Hand Grenades, DM31 Anti-Personnel Mine, M67x2 Hand Grenades, 20mm FSP, V50 (BL) P Ballistic Test

Mobility & Automotive Safety

- 126" – 131.5" Wheelbase
- Custom-tuned suspension, including shocks, springs, bump stops, front and rear sway bars, track bar and radius arms
- Proprietary OEM Frame-to-Body construction
- Department of the Army, U.S. Army Aberdeen Test Center, Aberdeen Proving Grounds – Automotive Performance Testing to the following standards:
 - Test Operating Procedures (TOP)
 - North Atlantic Treating Organization (NATO) Reference Mobility Model (NRMM)

Designer and Manufacturer of Tactical Armored Security Vehicles

10 Betnr Industrial Drive · Pittsfield, MA 01201 · Tel (413) 443-7359 · Fax (413) 445-7865
www.LencoArmor.com · e-mail: Info@LencoArmor.com

- NATO Allied Vehicle Testing Publication (AVTP)
 - Society of Automotive Engineers (SAE)
- Human Factors Integration - Safety Assessment Review (SAR)
 - Fort Knox, KY
 - Fort Belvoir, VA
- National Highway Transportation Safety Administration (NHTSA), Office of Vehicle Safety Compliance (OVSC), Federal Motor Vehicle Safety Standards (FMVSS) Compliance Testing
 - Center of Gravity Test
 - FMVSS 105 – Hydraulic Brake Test
 - FMVSS 206 – Door Locks and Door Retention Test
 - FMVSS 207 – Seating Systems
 - FMVSS 210 – Seat Belt Anchorages
 - FMVSS 302 – Flammability of Interior Components
- National Tactical Officers Association (NTOA), Member Tested and Recommended Certification
 - 2003 Certification
 - 2020 Re-Certification
- U.S. Air Force Air Transportability Test Loading Activity (ATTLA) – Air Transportation Certification
 - Lockheed C-5 Galaxy
 - Boeing C-17 Globemaster III
 - Lockheed C-130 Hercules

Tactical Features

- Patented, zero gravity counter balanced & rotating roof hatch system
- Height-adjustable gunner stand with removable / serviceable design
- Automatic Door Lock-Out (side doors) with single tap release
- Welded Running Boards rated to hold 3,000 lbs. at each side & 2,500 lbs. on rear
- Occupant situational awareness
- 390 square feet of interior space
- 2-Piece Bumper-integrated hydraulic entry bars with attachments for Audio / Video, Chemical Deployment, and Water Deployment
- Roof Mounted Water Nozzle with internal joystick controls
- Bumper Mounted Water Nozzle with internal joystick controls
- Vehicle-Integrated On-Board SCBA System
- Tactical EMS interior layout, workstation, medical cabinet, oxygen storage and trauma lighting
- 68 Gallon Single Fuel Cell
- 40" Water Fording Package with Independent 3rd Party Testing

Service, Reliability & Interoperability

- Commercial Chassis common to government fleet
- Commercial Chassis Warranty and Service history at nearly 130 Authorized Ford Service Centers across the United States

Designer and Manufacturer of Tactical Armored Security Vehicles

10 Betnr Industrial Drive · Pittsfield, MA 01201 · Tel (413) 443-7359 · Fax (413) 445-7865

www.LencoArmor.com · e-mail: Info@LencoArmor.com

- Ford OEM Warranty
- 3 Year Lenco Warranty
- Operational and Support Cost: Average cost of \$558 USD per 10,000 miles of operation
- Reliability, Availability and Maintainability (RAM): 24,906 mean miles between repair, 1.3 hours mean time to repair and 98% operational readiness
- Interoperability with hundreds of federal, state and local law enforcement agencies across the United States; reduces training cost and limits response time in joint operations
- Lenco Refurbishment Program – (4) individual ‘Schedules’ of refurbishment work that address Ford chassis components, Lenco components, paint and upgrades.
- Lenco Trade-In Program – End-of-Life vehicles can be traded-in to Lenco for value against the acquisition of a new or used model vehicle.

Designer and Manufacturer of Tactical Armored Security Vehicles

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www.LencoArmor.com · e-mail: Info@LencoArmor.com

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 7/6/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

SUBJECT: 07-23-02 Consider Bid for Facade Recoating/Restoration - City Buildings

Recommendation:

Award the bid for facade re-coating and restoration of City Hall, Station 81, and Station 82 to Structural Restoration Solutions in the amount of \$133,600.

Discussion:

City Hall and Fire Station 81 and 82 are built with porous block that allows moisture to propagate through; therefore, regular waterproofing is required. City Staff schedules re-applying waterproofing on these facilities approximately every 10 years. These facilities are now at this 10-year cycle point.

Staff solicited bids for this work on May 19th and have received the following bids:

COMPANY	Structural Restoration Solutions	Southern Preservation Systems	Engineered Restorations	Holbrook Waterproofing	Metro Waterproofing
TOTAL	\$133,600.00	\$156,292.00	\$182,690.00	\$193,395.00	\$197,131.00

Staff has reviewed the bid and references from Structural Restoration Solutions and finds it acceptable. In addition Staff received an excellent reference from the manufacturer as to Structural Restoration Solutions qualifications and performance. Therefore, staff recommends that City Council award the bid to Structural Restoration Solutions.

Budget Impact:

Adequate funding for this project has been budgeted in the American Rescue Plan funds.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 7/5/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

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

Recommendation:

Approve a new alcohol license for Foxtail Coffee located at 2713 Hwy 54 W, Unit B.

Discussion:

Foxtail Coffee Peachtree City, 2713 Highway 54 West, Unit B, has submitted a request for a new alcohol license. John Wylie has requested to be appointed as the Licensee.

The business location and Mr. Wylie meets the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay a fee for the remainder of this calendar year for malt beverages and wine, which is \$675, plus \$250 for Sunday sales. Going forward, the applicant will be required to pay the fee for malt beverages and wine, which is \$1,350 annually, plus \$500 for Sunday sales.

Attachments:

1. Application - Redacted
2. 20230619_080939



Office of the City Clerk

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: Foxtail Coffee Roasters City	Business Location: 2713 HWY 54 W Unit B Peachtree City, GA 30269	Number of Serving Bars: 1
Nature of Business: Coffee Shop	Mailing Address: Same	Business Phone Number: 561 758 4709
Name of Licensee: John Wylie	Home Address: [Redacted] Ryans Ct Shirpsburg, GA 30277	Home/Cell Phone Number: 561 758 4709
Name of License Representative:	Home Address:	Home/Cell Phone Number:

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage	☐
Wine	☒	Wine	☐	Wine	☐	Wine	☐
Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits	☐
Sunday Sales	☒	Holidays	☐		☐		☐

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

Name:	Address:	Phone Numbers:
Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed	Please provide Home and Business Phone Numbers for individuals listed
John Wylie	[Redacted] Ryans Ct Shirpsburg, GA 30277	561 758 4709
St		

Contact Person:

John Wylie

E-mail Addresses for License Applicant(s):

John.wylie@foxtailfranchise.com

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

If YES, please provide name of employee: _____



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 7/6/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

SUBJECT: 07-23-05 FY2024 Proposed Budget and Capital Improvement Plan

Recommendation:

Hold a public hearing to gain input from the public regarding the FY 2024 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 presentation describing the highlights of the proposed budget and will be prepared to answer questions.

Budget Impact:

N/A

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 7/5/2023
Justin Strickland, Assistant City Manager 7/6/2023
Robert Curnow, City Manager 7/6/2023

DATE: July 13, 2023

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

Recommendation:

Approve the proposed rezoning with the following conditions:

- The property shall develop in conformance with the proposed master plan. Any substantive change to this plan or any of the conditions of the rezoning shall require a new rezoning action.
- The maximum number of dwelling units shall be 74.
- Each lot shall conform to the requirements of the R-12 zoning district for minimum lot area (12,000 square feet), minimum lot width (85 feet or 35 feet on cul-de-sac), and maximum building height (35 feet).
- The minimum front setback is 25 feet.
- Minimum side setback is five (5) feet, except for lots that back up to the 25-foot buffer along the western property line of the overall development. The minimum side setback for these lots shall conform to the requirement of the R-12 zoning district, which is 10 feet.
- Minimum rear setback is 20 feet, except for lots that back up to the 25-foot buffer along the western property line of the overall development. The minimum rear setback for these lots shall conform to the requirement of the R-12 zoning district, which is 30 feet.
- The minimum floor area per dwelling unit shall be 2,000 square feet.
- Each home with a side elevation facing a public street shall include architectural detailing of the side elevation to avoid creating a blank wall facing the public street.
- A multi-use path connection shall be provided to the southern property line as shown on the master plan.
- A multi-use path connection shall be provided to the northern property line as shown on the master plan.

- A minimum 40-foot landscape buffer shall be provided along Redwine Road. This buffer shall be left undisturbed to the greatest extent possible, and removal of trees shall only be permitted by the Planning and Development Director. This buffer shall be deeded to the City as a greenbelt.
- The maintenance of all internal parks, sidewalks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/or the homeowner's association.
- The location of all floodplains, wetlands, and associated buffers shall be field located and surveyed. None of these areas shall be located within the buildable envelope of a lot.

Discussion:

The subject property was annexed and rezoned to R-12 in late 2020. A comparison of zoning setbacks for the R-12 district and the proposed LUR district is summarized in the table below:

	Current R-12	Proposed LUR
Front setback	40 ft	25 ft
Side setback	10 ft	5 ft
Rear setback	30 ft	20 ft
Minimum lot frontage	85 ft (35 ft on cul-de-sac)	85 ft (35 ft on cul-de-sac)
Minimum lot size	12,000 SF	12,000 SF
Average buildable area	4,680 SF	7,275 SF

There are no other changes requested by the applicant.

Evaluation Criteria:

Per Section 1304 of the Zoning ordinance, City Council shall consider the following factors, where relevant, when evaluating a proposed change to the zoning map:

1. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan;*
2. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*
3. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

4. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*
5. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*
6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supportive grounds for either approval or disapproval of the zoning proposal.*

Comprehensive Plan and Future Land Use Map

The future land use for the property is Single Family Medium, which requires lots that are a minimum ¼ acre. The proposal conforms with the Future Land Use Map.

Planning Commission Action

The Peachtree City Planning Commission conducted a Public Hearing on this request at their June 12, 2023 regular meeting. At that meeting, Commissioners were tied 2-2 on the motion to recommend approval of the request to Council, resulting in the failure of the motion. Because the Commissioners were tied, no motion to recommend approval or denial would pass. (Johnston and Reeves oppose the request, Link and Ritenour support the request).

Budget Impact:

There are no budget impacts to the current approved budget associated with the request.

Attachments:

1. Applicant Narrative
2. Master Plan
3. Zoning Map
4. Future Land Use Map



 LAND USE PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 CONSTRUCTION ADMINISTRATION
 DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
 moorebass.com

Rezoning
Mill Farms
TIN: 0603.013, 0603-005, 0603-011

Development Narrative

The subject properties consist of three separate tracts of land, consisting of 38.72 acres total, accessed by Redwine Road. The properties are located in the City of Peachtree City and are currently zoned R-12.

Our request is to change the zoning from R-12 to LUR. The Property subject to this rezoning request is currently under construction. The purpose of this rezoning request is to allow for smaller building setbacks to support a larger variety of homes. No additional lots or layout changes are proposed as a result of this request.

The proposed density for the project is 1.91 units/acre. An estimated 185 residents will reside within the project with an estimated 148 residents as being employees in the work force at build-out. The project will have a single entrance that will be aligned with Nesmith Court. A multi-use path will be constructed to connect to the existing path located at the intersection of Foreston Place and Redwine Road. Based on the surrounding properties, an estimated tax base of \$5,300 a year per dwelling unit will be generated to the city.

Please see below for responses to the main components of Peachtree City's Comprehensive Plan:

1. **Land use:** *Whether the proposed zoning and/ or land uses are consistent with the long-range land use designation, as well as:*
 - (a) *Proposed uses, maximum number of dwelling units (if applicable), amenities such as parks and open space.*
 - The proposed use is limited to single-family residential. The proposed number dwelling units is 74 and 9.13 acres is proposed as open space.
 - (b) *Impacts on public & educational facilities.*
 - The subject property is in the Starr's Mill school district. All schools are currently under capacity.
 - (c) *Mitigation of impacts on neighboring properties, including vehicular access plan, landscaping and screening, setback and buffer requirements, and transitioning of density/ intensity of land use.*
 - Buffers ranging from 25' to 75' will be kept along the property's boundary and neighboring properties. The density for the project will not exceed any of the surrounding developments.

(d) *Proposed special amenities including parks and open space, as applicable.*

- A total of 9.13 acres of open space will be provided. Sitting areas will be located in open space for public gathering areas.

(e) *Proposed phasing of development.*

- The development is intended to be constructed in one phase.

2. Community Design: *How the proposal will address the principles & standards of community design, including:*

(a) *How the project fits within the village concept of the city as set forth in the city's comprehensive plan.*

- This project fits into the Village Concept by the proximity to the available shops, stores, schools, and parks. The Village Concept is defined by the City as places where one could live, play, shop, and possibly even work. This project fits with the Village Concept by the proximity to the local shops/stores, schools, public parks, and places of work.

(b) *Providing multi-use path connections between residential and commercial properties and community facilities.*

- A multi-use path will be constructed from the northeast corner of the subject property to the existing path located in the subdivision directly north.

(c) *Preserving natural resources on the site. Preservation of specimen trees and vegetation along roadways or boundaries.*

- 25'-75' buffers have been added along the subject tract.

(d) *Incorporating natural storm water management designs as wet ponds and other community amenities.*

- Sitting areas will be placed around stormwater ponds to serve as a public gathering area located within open space.

(e) *Building architecture, signs, landscaping, lighting, and other urban design elements.*

- These items are to be determined.

(f) *Preserving and/or providing open space.*

- All streams and stream buffers will be located within the open space. A total of 9.13 acres of open space will be provided.

3. Economic Development: *Identify whether or not the proposed use is an existing county-based business or targeted industry, as identified by the Fayette County development authority and/or the development authority of the city. Provide an estimate the development will have on the city's tax base.*

4. Fire and Rescue: *Discuss how fire safety will be addressed:*

(a) *Impacts of the proposal on established level of service (LOS) standards.*

- To be determined by the city.

(b) *Additional mitigation measures such as sprinklers and fire-rated construction if outside travel time.*

- These items are to be determined.

(c) *Proposed improvements, including possible transportation improvements to achieve a satisfactory LOS.*

- To be determined by the city.

5. **Potable Water:** *Describe how water will be provided to the site.*

- Public water will be provided to the site by tapping into the existing water main located at the intersection of Redwine Road and Nesmith Court.

6. **Sewer:** *Describe how sanitary sewer service will be provided to the site.*

- Sanitary sewer will be provided to the project via an off-site extension to the south, connecting to the existing main on the south side of Highway 74.

7. **Transportation:** *Describe measures to achieve level of service 'D' or better. The limits of any traffic study shall be determined by the city engineer and the city's traffic consultant and shall include:*

(a) *Impacts of the proposal on established level of service (LOS) standards.*

- Impacts to be determined by the city.

(b) *Improvements proposed, both motorized and non-motorized.*

- The project will have 3,900 +/- LF of road built within a 50' public right-of-way along with sidewalks built throughout.

(c) *Address connectivity of sidewalks and/ or multi-use path system to adjacent properties, as well as the connectivity of internal roads to adjacent properties.*

- Sidewalks will be constructed throughout the project. A multi-use path will be constructed to connect to the existing path located at the intersection of Foreston Place and Redwine Road.

I trust the above information will allow for the further processing of our request. Should you have any questions regarding the attached or require any additional information, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Moore Bass Consulting, Inc.

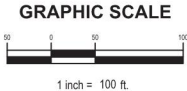


Stephen D. Moore

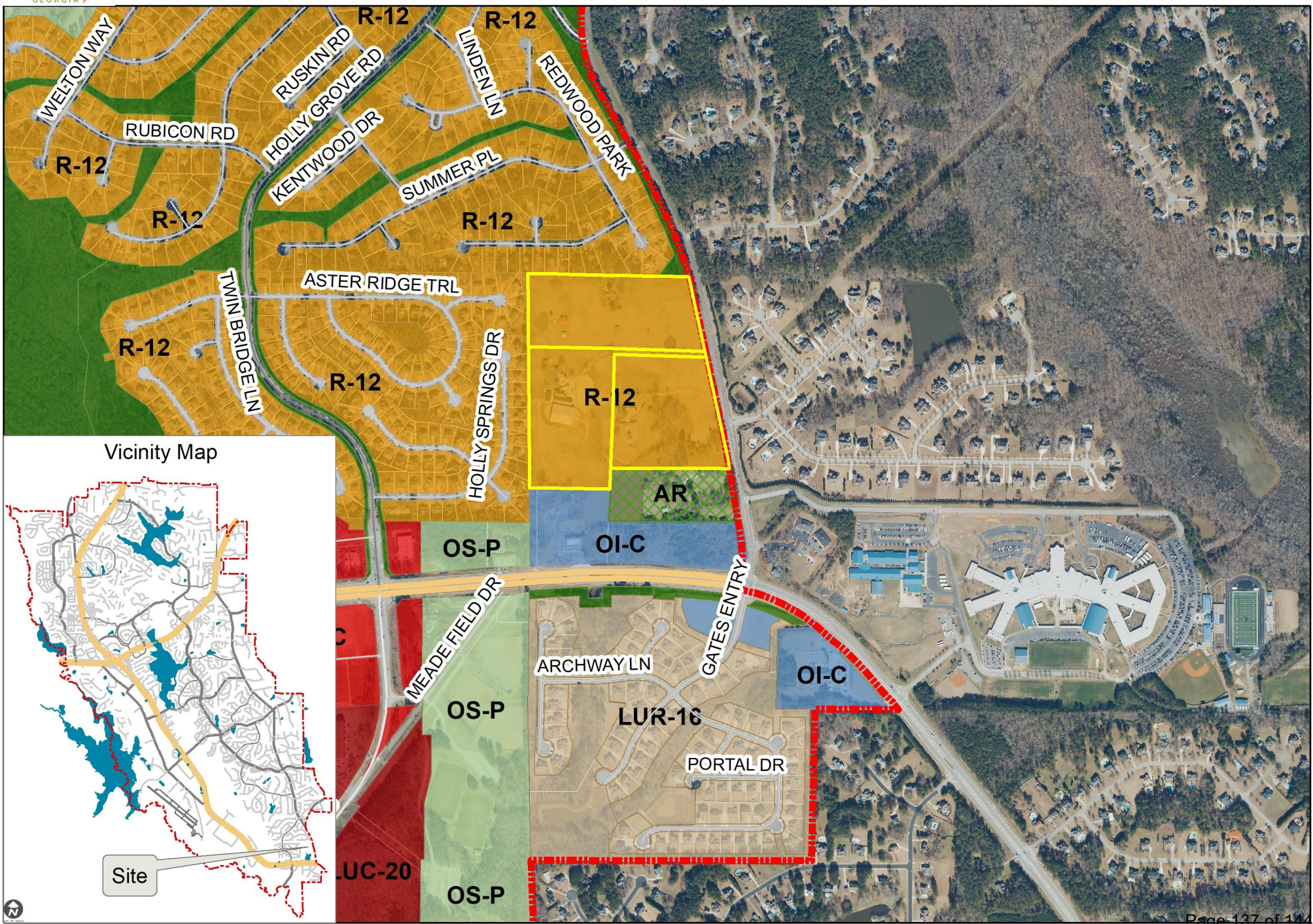


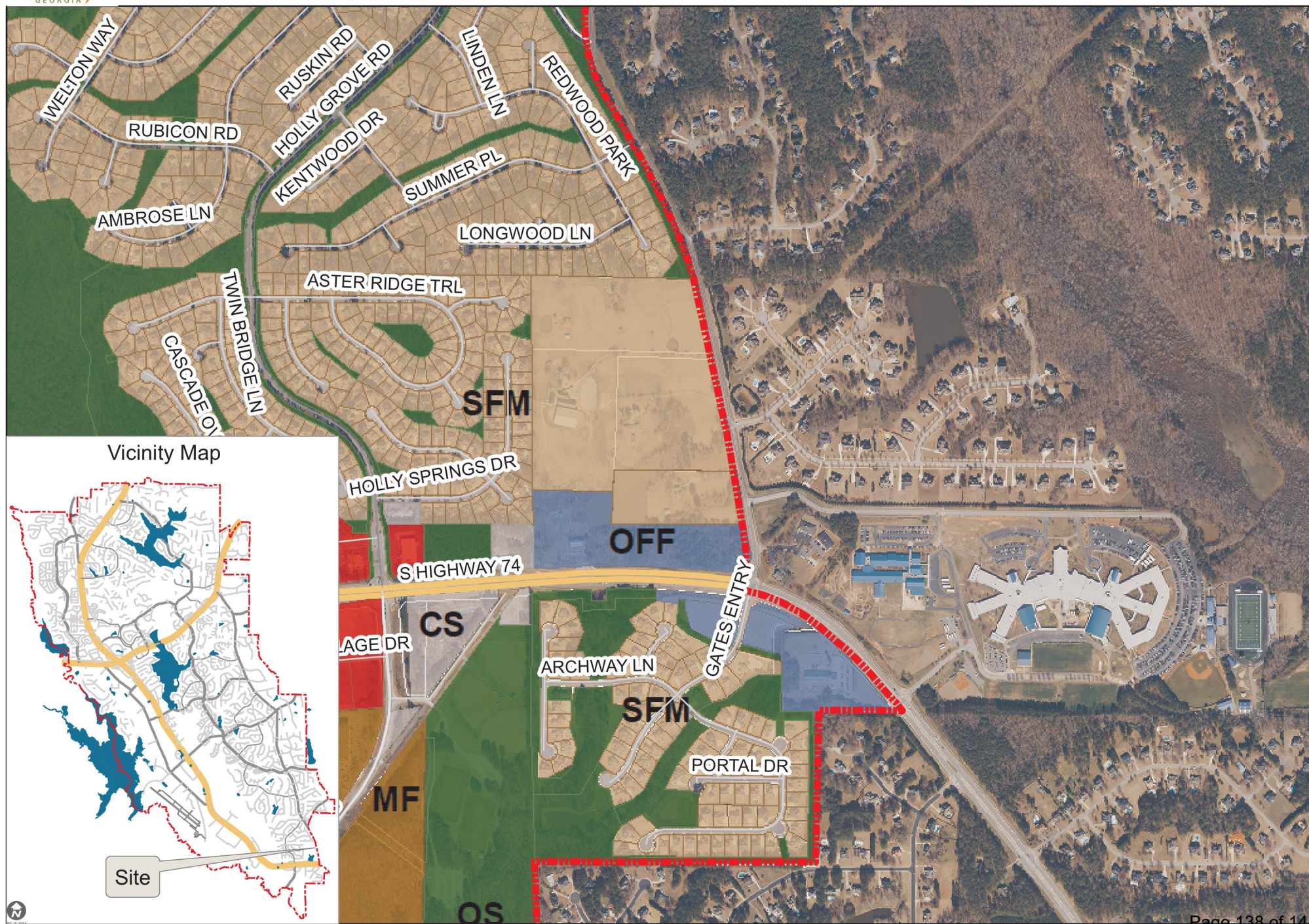
PROPERTY INFORMATION	
OWNER:	REDWINE ROAD DEVELOPMENT, LLC
ADDRESS:	140 VILLAGE CIRCLE SENOIA, GA 30276
DEVELOPER:	JEFF LINDSEY COMMUNITIES, INC.
ADDRESS:	140 VILLAGE CIRCLE SENOIA, GA 30276
TELEPHONE:	404-725-2237
PARCEL ID:	0603-013, 0603-005, 0603-011
PROPERTY LOCATION:	REDWINE ROAD
CURRENT JURISDICTION:	UNINCORPORATED FAYETTE COUNTY
CURRENT ZONING:	R-12
BOUNDARY SOURCE:	SURVEY BY MOORE BASS CONSULTING, INC.
TOPOGRAPHIC SOURCE:	FAYETTE COUNTY G.I.S.
FLOODPLAIN INFORMATION:	PER FAYETTE MAP #: 13113C0132E DATE: 9/26/2008 PANEL: 132

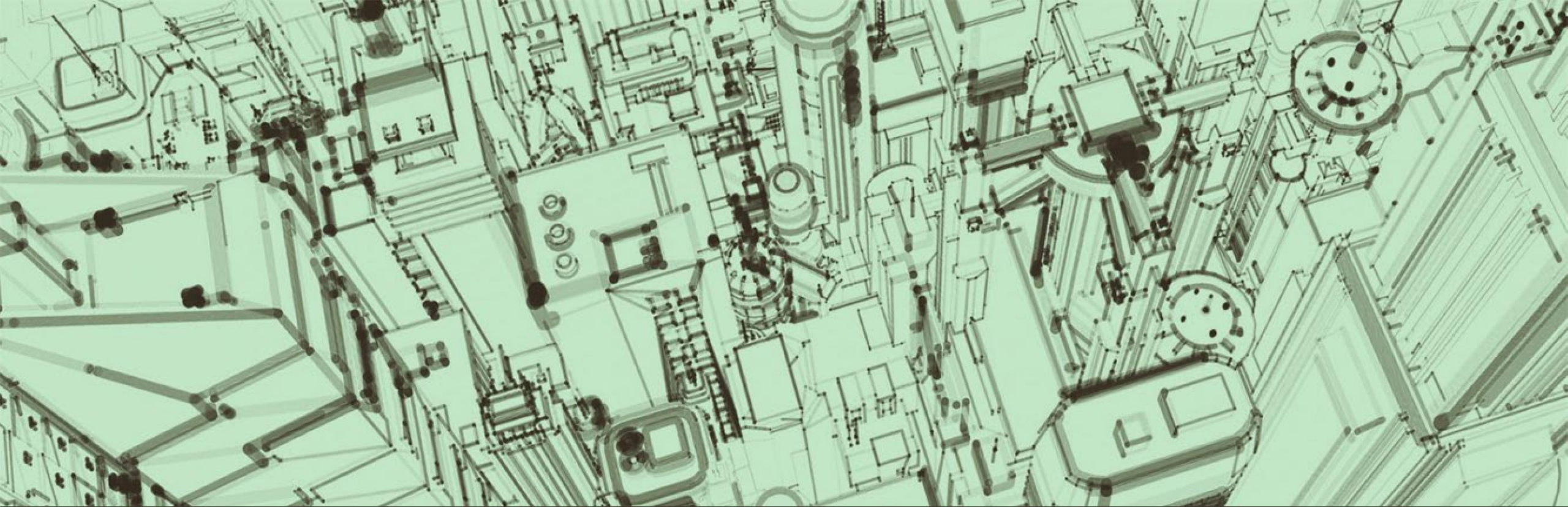
NOTE: THE PROPERTY SUBJECT TO THIS REZONING REQUEST IS CURRENTLY UNDER CONSTRUCTION. THE PURPOSE OF THIS REZONING REQUEST IS TO ALLOW FOR SMALLER BUILDING SETBACKS TO SUPPORT A LARGER VARIETY OF HOMES. NO ADDITIONAL LOTS OR LAYOUT CHANGES ARE PROPOSED AS A RESULT OF THIS REQUEST.



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City of Peachtree City -Ordinance 1195

Administrative Variance

History of Ordinance 1195

- Ordinance 1195 (located in Appendix A – Article XII Variance and Appeals) was passed by city council on December 16, 2021. Summary of the zoning changes:
 - Can request rear setback encroachment be changed not to exceed 50% of the required zoning setback
 - Can request a decrease in building setbacks of not more than 25% provided that the property line adjoins a publicly-owned property and there are no other possible locations on the property available
 - Can request for a decrease of not more than a 25% decrease in parking spaces
 - Can request an increase in the maximum fence or wall height up to 25%
 - The above zoning variance requests can be done by the “Special Administrative Variance Committee” of 3 members:
Zoning Administrator, City Manager, and 1 City Council member

Current Land Use Variance Ordinances

- Peachtree City has many land use and variance ordinances already in place that have done a great job over the past 5 decades.
- Here are the sections of our ordinances already in place:
 - Chapter 18 Building and Construction of our “Code of Ordinances”
 - Appendix A - Zoning
 - Appendix B – Land Development Ordinance
- The existing ordinances in place have been followed for decades. Adhering to ordinances have made us a premier city. Unfortunately, **sec 1204 needs to be removed** so we can return to the ordinances that have made our city great.

Problems with Ordinance 1195

- The zoning variance change under Administrative Variance 1195 is done behind closed doors and not in full view of the public. This is not the intent of the Open Meetings law. **I believe this is a violation of the Open Meetings law.**
- Approximately 15 Administrative Variances were requested since passage of Ordinance 1204: 9 in 2022 and 6 so far in 2023
 - 2 were withdrawn by the applicant
 - 1 was denied
 - 11 were approved
 - 1 is still under review
- 2 of the 3 members of the “Special Administrative Variance Committee” are not elected and may supersede the authority vested in the City Council.
- No follow up information on these administrative variances is being given to the city council.
- City Council needs to do all variances in full view of the public.

Suggested City Council Action on Ordinance 1195

1. While City Council has the authority to allow or deny variances of any type: big or small, easy or complicated, residential or commercial, office or industrial, the city council should be prudent in each and every decision to approve or deny any request.
2. Since ordinance 1195 violates the **Open Meeting law**, the City Council should remove this ordinance and revert to the land use and variance ordinances previously approved by past City Councils.
3. Since there have been 15 requested Administrative Variances in the last 18 months, there is no good reason for these variances not to be brought to the City Council for a proper Public Hearing and appropriate vote.

Suggested City Council Action on Ordinance 1195

City Council discussion on this topic.

See attached Sections 1203 and 1204 for **removal** from the Code of Ordinances of City of Peachtree City, Georgia.