



**CITY COUNCIL OF PEACHTREE CITY
REGULAR MEETING AGENDA
JUNE 16, 2022
6:30 p.m.**

**Peachtree City
Mayor & City Council**
Kim Learnard, Mayor
Phil Prebor, Post 1
Mike King, Post 2
Gretchen Caola, Post 3
Frank Destadio, Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Moment of Silence
 - IV. Public Comment
 - V. Agenda Changes
 - VI. Minutes
 - June 2, 2022, Regular Meeting Minutes
 - June 2, 2022, Executive Session Minutes
 - VII. Consent Agenda
 - 1. FY2022 Budget Amendment – Memorial Bench Donation
 - 2. FY2022 Budget Amendment – Georgia Trauma Care Network Commission Trauma Grant
 - 3. FY2022 Budget Amendment – Sponsorship Acceptance
 - 4. Purchase AC Refrigerant Recovery Machine
 - 5. Guthrie's Stormwater Facility Maintenance Agreement
 - VIII. Public Hearings
 - 06-22-04 Variance Request – Fence Height in Front Yard Requirement – 321 Loring Lane (Cailloux)
 - 06-22-05 Rezoning request for 215 Northlake Drive from GC to LUC (Cailloux)
 - 06-22-06 CIE Update (Cailloux)
 - IX. Old Agenda Items
 - X. New Agenda Item
 - 06-22-07 Resolution to Transmit CIE Update to Atlanta Regional Commission (Cailloux)
 - 06-22-08 Peachtree City Athletic Complex Stormwater Pipe Lining Project (Madison)
 - 06-22-09 2022 Stormwater Pipe Lining Project - CIPP Lining Method (Madison)
 - 06-22-10 Intergovernmental Agreement with Fayette County Board of Education regarding Stagecoach Road (McMullen)
 - XI. Announcements, Awards, Special Recognition
 - Presentation of Lifesaving Award to Police Officer Jason McKinnon and civilian, Imani Harris
 - XII. Council/Staff Topics
 - 1. Short-Term Rental and Party House Discussion
 - XIII. Executive Session
 - XIV. Adjourn

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

**City Council of Peachtree City
Meeting Minutes
Thursday, June 2, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, June 2, 2022. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Announcements, Awards, Special Recognition

None

Public Comment

Dan Smith mentioned the recent discussions of "party house" ordinance, saying he thought those types of establishments should be kept out of neighborhoods. He suggested the vacant Steinmart and Kmart buildings as suitable sites for event facilities.

Smith also recalled the last Council meeting when Tyrone Mayor Eric Dial appealed to Council to delay the closing of Crabapple Lane to golf cart traffic through Kedron Hills. Smith told Prebor he thought Peachtree City was too lenient. Smith said they should have told Tyrone they wanted three plans by June 30 and a budget by July 31.

Suzanne Brown reported 37 new single-family home permits were issued in May 2022, and 400 had been issued over the last 12 months and 464 over the last 14 months. She stated there was no wonder traffic problems continued to worsen, and there was no end in sight. Brown said she did not support changing areas zoned as General Commercial to Limited Use Commercial, which allowed for condos and townhomes. Peachtree City needed industry, not unbridled residential growth, she concluded. She urged citizens to attend the June 16 public hearing to take a stand.

Brown related how more than 2,000 votes in DeKalb County were not counted and were discovered during a hand recount, changing the election night results. This was something they needed to think about, and all counties should have hand recounts.

Agenda Changes

None

Minutes

1. May 17, 2022, Special Called Meeting Minutes

2. May 17, 2022, Executive Session Minutes

King moved to approve the May 17, 2022, Special Called Meeting Minutes and the May 17, 2022, Executive Session Minutes. Prebor seconded. Caola asked the protocol for amending the minutes, and King rescinded the motion.

Caola wanted to correct a figure from her report on parking at Battery Way. The minutes stated that she had said there were 486 police calls to Battery Park in the last three years, but she had said it was over the last two years, three months.

King moved to approve the May 17, 2022, Special Called Meeting Minutes and the May 17, 2022, Executive Session Minutes with the correction as noted. Prebor seconded. Motion carried unanimously.

Consent Agenda

- 1. FY2022 Budget Amendment & Reclassification of Code Enforcement Officer (P/T) to Code Enforcement Officer (F/T)**
 - 2. Reclassification of One (1) Police Officer Position to Police Sergeant**
 - 3. FY2022 Budget Amendment and Intent to Finance – Police Car Replacement**
 - 4. FY2022 Budget Amendment and Intent to Finance – Three (3) Code Enforcement Vehicles**
 - 5. FY2022 Budget Amendment – Public Works – F750 Dump Truck Replacement and a Tractor Truck**
- Destadio moved to accept Consent Agenda items 1-5. King seconded. Motion carried unanimously.

Old Agenda items

None

New Agenda items

None

Public Hearing

06-22-01 Alcohol License- New - Sweet Tea Lounge 2705 Hwy 54W Ste 5

Deputy City Clerk Stacey Collins said both the applicant and the location met the requirements. The applicant was present but did not wish to speak.

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

Prebor moved to approve Public Hearing item 06-22-01, Alcohol License- New - Sweet Tea Lounge 2705 Hwy 54W Ste 5. King seconded. Motion carried unanimously.

06-22-02 Alcohol License – New – Urban Exotic Warehouse 500 Northlake Dr, Ste 202

Collins said both the applicant and the location met the requirements. The applicant was present but did not wish to speak.

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

Destadio moved to approve Public Hearing item 06-22-02, Alcohol License- New - Urban Exotic Warehouse 500 Northlake Dr, Ste 202. Prebor seconded. Motion carried unanimously.

06-22-03 Alcohol License – New – TAKKO 316 City Circle

Collins said both the applicant and the location met the requirements. The applicant was not present.

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

Prebor moved to approve Public Hearing item 06-22-03, Alcohol License- New - TAKKO 316 City Circle. Destadio seconded. Motion carried unanimously.

Council/Staff Topics

- 1. Peachtree Parkway/Crosstown Drive Intersection Improvements**

Interim City Manager Bernie McMullen recalled this had been discussed at the previous Council meeting, and there were some questions, so he had put together an update on the project. The project first showed up in the 2003 Fayette County Transportation Plan but was not funded. Between 2006 and 2010, the City procured Georgia Department of Transportation (GDOT) funding for preliminary engineering and coordinated with the County on design and funding options. An intergovernmental agreement (IGA) between Peachtree City and Fayette County for \$25,000 was signed, McMullen stated, but in 2011, the City decided not to fund improvements at the intersection, although it did remain in the County Transportation Plan.

It was identified as Project 3 in the 2017 Special Purpose Local Option Sales Tax (SPLOST), calling for the addition of turn lanes eastbound and westbound. The project was funded at \$550,000 in the SPLOST, he stated. Another IGA with the County provided \$1.5 million from excess 2004 SPLOST 321 funds for right of way acquisition, design, and construction of a roundabout.

Between 2018 and 2021, McMullen continued, a number of design options were considered based on input from the City Manager. These options were a roundabout, a signal, and turn lanes. A traffic study was conducted in September 2021 analyzing a roundabout and also a traffic signal with turn lanes.

The first question was "why?" McMullen remarked, and he displayed a chart that showed the distance traffic would back up at the intersection if no improvements were done. In 2024, they were looking at a backup of 1,300 linear feet in the evening going eastbound. Northbound, doing a left turn, there was a backup for 350 feet in the evening and 618 in the morning. Those would be people headed to the Industrial Park or to SR 74. Conditions would worsen by 2044, he reported. In the morning, the eastbound backup would be 398 feet and 2,155 in the evening. In the morning, the backup for a left turn would be 1,138 feet and 643 feet in the evening. These numbers, McMullen concluded, were why work was needed at this intersection.

A drawing of how the intersection would be configured with a traffic signal and turn lanes basically showed a lot of asphalt, McMullen remarked. There were additional through lanes; two lanes to take care of the morning traffic and two more for the evening traffic. There was a double left turn lane northbound to handle morning traffic, along with two lanes going through and a right turn lane. The drawing showed the additional right-of-way that would be required.

Next, he showed a drawing of a double-lane roundabout with turn lanes eastbound and westbound. This would have the biggest impact in terms of right-of-way that was needed because a stormwater line had to be installed. A lot of trees would need to be removed and a bank lowered. They would berm it, though, and do landscaping, McMullen added.

A traffic light with turn lanes could handle the situation, McMullen stated, with grades of C in 2024 and 2044 in both the mornings and afternoons. With the roundabout, numbers remained mostly unchanged at A and B, except for growth in westbound traffic that went to a D.

Currently, the design of the roundabout by Integrated Science & Engineering was about 40% complete. The roundabout would require additional right-of-way for the stormwater line, primarily in the City greenbelt. The roundabout also provided a better level of service (LOS) than the traffic light. The turn lane option without a light was not analyzed in the traffic study. If they did only turn lanes, the \$1.5 million IGA would have to be renegotiated with the County because it was specifically for a

roundabout, McMullen stated. The ongoing costs of a roundabout were lower than a traffic light, which would be about \$4,500 a year. Roundabouts were safer and quieter than traffic lights. You went into them at lower speeds and did not have the stop and go traffic of a light. McMullen mentioned the amount of asphalt required for that intersection with a traffic light and said it almost reminded him of SR 54/74 with the number of lanes. Roundabouts also had a more "rural feel" and generated less pollution.

A photo of the northeast corner of the intersection showed where they would need the most right-of-way. McMullen said he and City Engineer Dave Borkowski met with the president of the homeowners association (HOA) and two board members. They walked the area and explained how they would berm and landscape when the project was finished. All three indicated they were in favor of a roundabout over a light, he reported.

The estimated cost was \$2.7 million. They had \$550,000 from the 2017 SPLOST, \$1.5 million from the IGA, and additional funding could come from American Rescue Plan Act (ARPA) and SPLOST money could fund the resurfacing that would be necessary, according to County Engineer Phil Mallon. At this point, McMullen said, he felt they could cover the \$2.7 million expense.

Staff's recommendation was to finish the design of the roundabout, approve the balance of funds needed from ARPA and SPLOST, and to construct the roundabout, McMullen concluded.

How long would it take to construct the roundabout? King wondered, McMullen said it would take some time to relocate the utilities, and Borkowski said that was correct and that the consultants from Integrated Science & Engineering were present to answer questions. If they started that day on utility relocations, Borkowski said he estimated they would not be able to break ground on the actual project until sometime next year.

Destadio said he had questions about the analysis presented in September and asked if Dan Davis from Integrated Science wanted to answer them? He recalled having questions previously about why they were continuing with the design work and said he had talked with former City Manager Jon Rorie about the legality of using the \$1.5 million for utility work instead of the roundabout. This was when they were talking about adding turn lanes instead of the roundabout. He said there was another discussion with McMullen, who said he would talk about it with County Administrator Steve Rapson. But now, Destadio continued, here they were again.

He referred to the section on existing conditions on page 15 of the analysis in table 7 which showed the traffic movement at Peachtree Parkway and Crosstown Road at peak hours and the level of service listed was "B" in three travel lanes and "C" in another, which was not bad. Below that, Destadio went on, the description said "capacity analysis results indicate the northbound left lane was operating at a LOS of F during both peak hours" Destadio said he did not see an "F," just "B's" and "C's." He went on to read from the analysis that the eastbound, westbound, and southbound through right movements were operating at a LOS of "E" at worst during the peak hours. He asked how they got this F and E when the charts did not show that?

Borkowski introduced the engineer who compiled the analysis. He said the table showed an "F" for the northbound left turn lane. Destadio said he did not see an "F" and asked him to point it out. It turned out some of the numbers were printed in yellow and were not easily visible on the copy.

Prebor asked if he could ask questions while Destadio gathered his thoughts? Caola asked if the 2044 figures included any possible road extensions or just the existing roads? The engineer said it took into account any planned improvements. Caola confirmed that it did not include an expansion of TDK over the next 20 years.

Prebor said he was very familiar with that intersection. It backed up in the mornings and afternoons but was fine at other times. He would support a fix if it could be done for a lot less than \$2.7 million. Added traffic would not be from Peachtree City, and any improvements would benefit people who lived outside the city. In essence, he continued, they would be encouraging people to cut through Peachtree City. He did not like the idea of taking out trees. This was an unnecessary project, he felt; if northbound traffic backed up, there were other streets to take.

Destadio said he had looked at the more legible copy and saw where the "D's" and "E's" and "F's" came from. He stated that Rorie was convinced they could use the \$1.5 million for utility work. They would do the right turn lanes to alleviate the problem now and use the \$1.5 million for utility relocation so that when they finally did the roundabout, that would be complete. That would not cost the City any money, he remarked, but this plan would cost the City \$650,000, and that money would come out of ARPA dollars and SPLOST dollars. Destadio said he had asked McMullen and Finance Director Paul Salvatore if there was any other use for ARPA dollars? He was aware they had to be allocated by 2024 and spent by 2026. He was told there was. Why were they spending \$650,000 of this money when they could just put right turn lanes in with the money they had? They could do the improvements, would not have to cut the trees down, and do the utility work that was needed, then propose a SPLOST project or something down the road to do the roundabout. Why were they so bent on getting it done now? Destadio asked. There was backup, but there were ways to get the backup improved. His concern was why spend the \$650,000 now when it could be used for other projects?

McMullen said he did not know what conversations were before, but he had asked Rapson about the \$1.5 million, and he said they would have to renegotiate with the County. Destadio said that was what he had been told. He was told it was probably a guarantee, but they did have to go back and ask. McMullen remarked that he did not get a guarantee from Rapson, who said there were other demands for those dollars.

Did he ask? Destadio inquired, and McMullen said he did ask Rapson that question. Could they use it? Destadio continued. McMullen said the IGA would have to be renegotiated.

Why do it now? McMullen said growth in the city would continue, as would growth in Fayette County. That growth would transit the city. Destadio commented that he was not saying to not do anything; he proposed doing the right turn lanes. Prebor said McMullen was addressing his comments.

McMullen responded that he did not have a cost estimate for the right turn lanes. Mallon indicated that they would not be able to just use the \$1.5 million to relocate the utilities. They would start with the \$550,000 and try to get the rest of the money from the County. He said he did not know how long that intersection would last with a good level of service, though.

Destadio said he understood and did not disagree with McMullen. They had a problem and did not want to do stop lights. But, he elaborated, they had talked about this for three months or more and still

had not come out and said how they should renegotiate this to get the \$1.5 million. Destadio said it seemed to him that McMullen and City Staff wanted the roundabout and would not talk about doing anything else, and he told the Mayor he was done talking.

Having a plan for a roundabout was not a bad idea, King remarked, but he agreed with Prebor; they had a problem there for 10 hours a week—mornings and evening commute times. What concerned him about starting the project there in the next few years was that traffic would start bypassing that intersection and using Robinson Road to get around it. Taking Robinson to SR 54 would put more vehicles in the area of traffic for the new Booth Middle School. King said he would like to see this solved for now with turn lanes. Put the roundabout on the books so they could initiate it later, he advised, and renegotiate the \$1.5 million and settle for what they could get, King stated. The utilities could be moved now, but they should move forward with the turn lanes to ease the traffic for those 10 hours. Right now, starting construction on a project that would cause additional traffic in the area of Robinson and 54 was a really bad idea, he stated.

Learnard stated that the numbers for right turns only showed that was not an effective solution. She noted they had hired and paid five engineers to use their expertise to analyze the situation, looking at current traffic, future growth, the cost, the funding. She said they had done an amazing job looking at the entire situation, and this was their recommendation. It made perfect sense, the Mayor continued: they had a problem; they could solve it; they even had the money. She said she did not know why they would do anything but the staff recommendation.

Prebor again commented that this would not improve things for Peachtree City residents. He recalled a conversation with a man who lived in the County near Whitewater and worked in Newnan who said this would help him cut distance from his commute. The added traffic in the future would not be Peachtree City residents. There was no room for more houses south of there. Why did they want to pay for non-residents to cut through town faster?

Destadio noted that he was a civil engineer, and this was an excellent report, but engineers did not always agree. He did not say they would not build a roundabout. What he said, he continued, was that they should get the right turn lanes done and down the road consider a roundabout. He thought they should use the ARPA money differently right now, for the citizens. It was an excellent report, he summarized, but he would like a copy with red type in it that he could read.

Did he support the right turn lanes even given the numbers they had seen? Learned asked Destadio. The lanes would be an improvement over the existing situation, he replied, and it would allow them to put utilities in for the future.

Why not go ahead and do the full monty now, Learned wondered, considering they had the funding? Because they were spending \$650,000 of ARPA dollars that could be better used somewhere else. Maybe not, Learned countered.

Learnard said she was in strong favor of going with the Staff recommendation, asking if there was there anyone on the dais who believed that would be the way to go? Caola said she had no preference but noted that it would be more expensive in the future. She would go with the staff recommendation because they were the experts. Destadio agreed that it would be more costly if they did it in a few years.

Davis said they could look at the effect adding only turn lanes would have and come back to Council to two or four weeks. They would see if there would be an improvement and how long that improvement would last. This would give Council more information on which to base their decision.

That was not one of the options they saw data on, Destadio noted, and Davis agreed. They could do that, Learnard said. McMullen stated they could get information on the impact of turn lanes both southbound and northbound.

Destadio also requested a more definitive answer from Rapson. Learnard said she thought they heard that quite clearly. Destadio replied that he did not think they did, but he would take her opinion.

McMullen clarified that Destadio wanted to know if they could take that SPLOST money to buy the right-of-way so that at some point in the future they could build a roundabout. Destadio said he wanted McMullen to ask Rapson specifically if they moved to the right turns north and south, could they use the SPLOST money? Destadio said he thought that money was for traffic improvements until McMullen said what he did in quotes. Destadio said that was how it had been referred to in previous meetings. McMullen told him he looked at what was in print, not what was said. Destadio said he was not arguing; that is why McMullen put it in quotes, but at prior meetings, it was called "traffic improvements." He wanted McMullen to ask Rapson if this money could be used for utilities. If he said they needed to negotiate an IGA, he should ask Rapson if the County would do that.

He just wanted to know "yes" or "no." If Rapson would not do it, it was not worth doing, Destadio remarked. McMullen said he would ask those questions.

King moved to adjourn to executive session at 7:20 p.m. to discuss pending or threatened litigation and personnel. Destadio seconded. Motion carried unanimously.

Caola moved to reconvene in regular session at 7:59 p.m. Destadio seconded. Motion carried unanimously.

McMullen mentioned to the Council that the design architect will be here on June 16th, at 2:00 p.m., to discuss the façade at city hall and the library. Learnard and Destadio both said that they would be there for the meeting.

There being no further business, King moved to adjourn the meeting. Caola seconded. Motion carried unanimously.

The meeting adjourned at 8:01 p.m.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

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

DATE: June 9, 2022

SUBJECT: FY2022 Budget Amendment - Memorial bench donation
June 16, 2022 *City Council Consent Agenda*

Recommendation:

Approve the budget amendment for the donation and purchase of a memorial bench in Fund 200 – the Neighborhood Parks Fund.

Discussion:

Staff received a donation from Debbie Mercado for a memorial bench - In loving memory of Paul Batchelor for his dedication to the special needs community - to be placed at All Children's Playground. The donation is for \$500. The attached budget amendment accepts the donation and budgets for the expense to purchase and place the bench.

Budget Impact:

The proposed budget amendment will increase both revenue and expenditures in the Neighborhood Parks Fund.

Attachments
Budget Amendment

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-30

DATE 06/16/2022

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution increasing both Revenue and Expense in the Neighborhood Park Fund \$500 for a memorial bench.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*
Paul Salvatore, Director of Financial Services
Kelly Bush, Assistant Finance Director *KB*

FROM: Clint Murphy, Fire Chief *CM*

DATE: June 9, 2022

SUBJECT: FY2022 Budget Amendment – Georgia Trauma Care
Network Commission Trauma Grant
June 16, 2022 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment to the fiscal year 2022 budget resolution and accept the grant from the Georgia Department of Public Health.

Discussion:

Peachtree City has been awarded a grant from the Georgia Trauma Care Network through the Georgia Association of Emergency Medical Services in the amount of \$7,187.28. These funds must be used to purchase trauma related equipment.

Budget Impact:

The attached budget amendment will increase both revenues and expenditures in the general fund by \$7,188. This is a reimbursement grant with no matching requirements.

Attachments: Budget Amendment.

kb: council reports/Budget Amendments for 2022

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-31

DATE 06/16/2022

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution increasing revenues and expense in the General Fund for a Fire Trauma Grant from the Georgia Department of Public Health

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Quinn Bledsoe, Recreation & Special Events Director *QB*
Paul J. Salvatore, Financial Services Director
Kelly Bush, Assistant Finance Director *KB*

DATE: June 9, 2022

SUBJECT: Sponsorship Acceptance and FY2022 Budget Amendment
June 16, 2022 *City Council Consent Agenda*

Recommendation:

Approve the budget amendment for the acceptance of two Sponsorships for the Sunset Sounds Concert Series at Drake Field.

Discussion:

Staff received Premier Presenting Sponsorships from Michelle Witmer Humes, Inc in the amount of \$5,000 and from The Curious Pig in the amount of \$2,500 towards the Sunset Sounds 2022 Concert Series.

For their sponsorship these sponsors will receive:

- Direct link to their website on the PTC recreation webpage
- Premier placement of up to 4' x 8' banner at event provided by the City
- Recognition as Premier Sponsors in press releases
- Logo inclusion in all pre-event email blasts including PTC updates
- VIP area for up to ten guests near the stage with seating

The attached budget amendment accepts the \$7,500 in sponsorships and budgets for the expense in the recreation non-support programs.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund.

Attachments
Budget Amendment

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-32

DATE 06/16/2022

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
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[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to budget for Sponsorships for the Sunset Sounds Concert Series.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernie McMullen, Interim City Manager *BM*
Paul Salvatore, Financial Services Director *PS*
Angela Egan, Purchasing Manager *ae*

FROM: Justin Strickland, Assistant City Manager/Public Services Director *JS*

DATE: June 2, 2022

SUBJECT: Purchase AC Refrigerant Recovery Machine

June 16, 2022, City Council Meeting

Recommendation:

Approve purchase of an AC Refrigerant Recovery Machine.

Discussion:

Public Works has it in its capital operating line to purchase a commercial tire balancer for \$14,000 this fiscal year. After discussion with the Fleet Manager, staff's recommendation is not to purchase this equipment due to both price and the potential low utilization of the machine if purchased.

Instead, staff recommends purchasing one AC refrigerant recovery machine as the compatibility of the current system is beginning to become outdated with current vehicles within the fleet. The City currently has two of the older machines and has budgeted to replace one in next year's budget. Staff would like to purchase the other now with the funds not being used for the commercial tire balancer. The cost is approximately \$5,730.50. (Unbudgeted goods and services over \$5,000 must go to Council.)

Budget Impact:

Sufficient funds are budgeted in Public Works' capital operating line budget.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernie McMullen, Interim City Manager *Bernard McMullen*

FROM: David Borkowski, P.E., City Engineer *David A. Borkowski*

DATE: June 9, 2022

SUBJECT: Guthrie's Stormwater Facility Maintenance Agreement
June 16th City Council Meeting Consent Agenda

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with Guthrie's Restaurant.

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.

Guthrie's 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 with this item.

Record and return to:

Cinnamon Mack
City of Peachtree City
153 Willowbend Road
Peachtree City, Georgia 30269

**STORMWATER MANAGEMENT
FACILITY MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 27 day of May, 20 22, by and between Southern Chicken-Peachtree City, LLC, a Georgia resident (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 See The Attached "Exhibit A", as recorded by deed in the land records of Fayette County, Georgia, Deed Book 5424 Page 476-418 (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 Guthrie's Peachtree City GA., dated 5/25/2022 and approved by the City on Peachtree City (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:

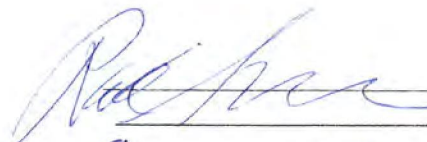


Witness



Notary Public

My commission expires: 12-19-28


(Corporate Seal)
(Owner)
Southern Chicken - Peachtree City, LLC

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____ (City Seal)

Name: _____

Title: _____

Maintenance Facility Contact Information: (Please print or type)

Robert A. Sawinski

Name

3 E Cleveland Court

Address

Greenville, SC 29607

City/State/Zip

864-616-0340

Telephone Number

bob@netleasedevelopment.com

E-mail address

N/A

Fax Number

Approved as to Form:

City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT 2 DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF COMMERCE DRIVE NORTH (60 FOOT PUBLIC RIGHT-OF-WAY) HAVING GA W GRID COORDINATES OF N 1,238,345.31, E 2,165,056.06 AND BEING 399.57 FEET FROM THE INTERSECTION WITH ABERDEEN PARKWAY; THENCE ALONG THE COMMON LINE OF PEACHTREE ABERDEEN, LLC. S56°03'49"W A DISTANCE OF 265.91 FEET TO AN IRON PIN, THENCE ALONG THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF HIGHWAY 74 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) ALONG A CLOCKWISE CURVE FOR 115.42 FEET HAVING A RADIUS OF 4,399.84 FEET A CHORD BEARING OF N32°11'02"W AND A CHORD DISTANCE OF 115.42 FEET TO A POINT, THENCE N58°57'01"E A DISTANCE OF 56.83 FEET TO A POINT, THENCE S31°03'20"E A DISTANCE OF 4.92 FEET TO A POINT, THENCE N58°56'28"E A DISTANCE OF 24.00 FEET TO A POINT, THENCE N31°03'32"W A DISTANCE OF 13.00 FEET TO A POINT, THENCE N58°57'01"E A DISTANCE OF 147.50 FEET TO A POINT, THENCE N31°02'59"W A DISTANCE OF 19.42 FEET TO A POINT, THENCE N58°57'01"E A DISTANCE OF 37.92 FEET TO A POINT ON THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF COMMERCE DRIVE NORTH, THENCE S31°45'42"E A DISTANCE OF 129.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,085 S.F. OR 0.713 ACRES MORE OR LESS.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernie McMullen, Interim City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: April 28, 2022

SUBJECT: Public Hearing: Consider Variance Request, Fence Height in Front Yard Requirement, 321 Loring Lane
June 16, 2022 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the maximum height of a fence in the front yard [Section 18-165(e)] of the Building and Construction chapter, which requires a maximum height of a fence to 4 feet in a front yard. The applicant would like to install a 6-foot security gate on their front driveway, along with a 5-foot fence around the perimeter of the property. See the attachments for a graphic of the proposed gate.

A gate is defined as a fence in the ordinance, so it must meet the same requirements, which are a maximum of 4 feet and no more than 50% opaque. The proposed gate and fence meet the opacity standards of the ordinance.

As part of the application, the Applicant has included a justification narrative, photos of the proposed gate, and letters from multiple nearby property owners.

Variance Consideration

Per the ordinance section 18-167(e), a fence variance must follow the procedures within the zoning ordinance. In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted if:

- (a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- (b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

321 Loring Lane Variance Request

Page 2

Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made

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

Staff Comment: The property is a large lot compared to the surrounding lots in Kedron Hills and surrounding Peachtree City subdivisions.

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

Staff Comment: The strict application would require the applicant to limit the height of the gate and fence to 4 feet.

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

Staff Comment: No exceptional circumstances can be identified by staff.

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

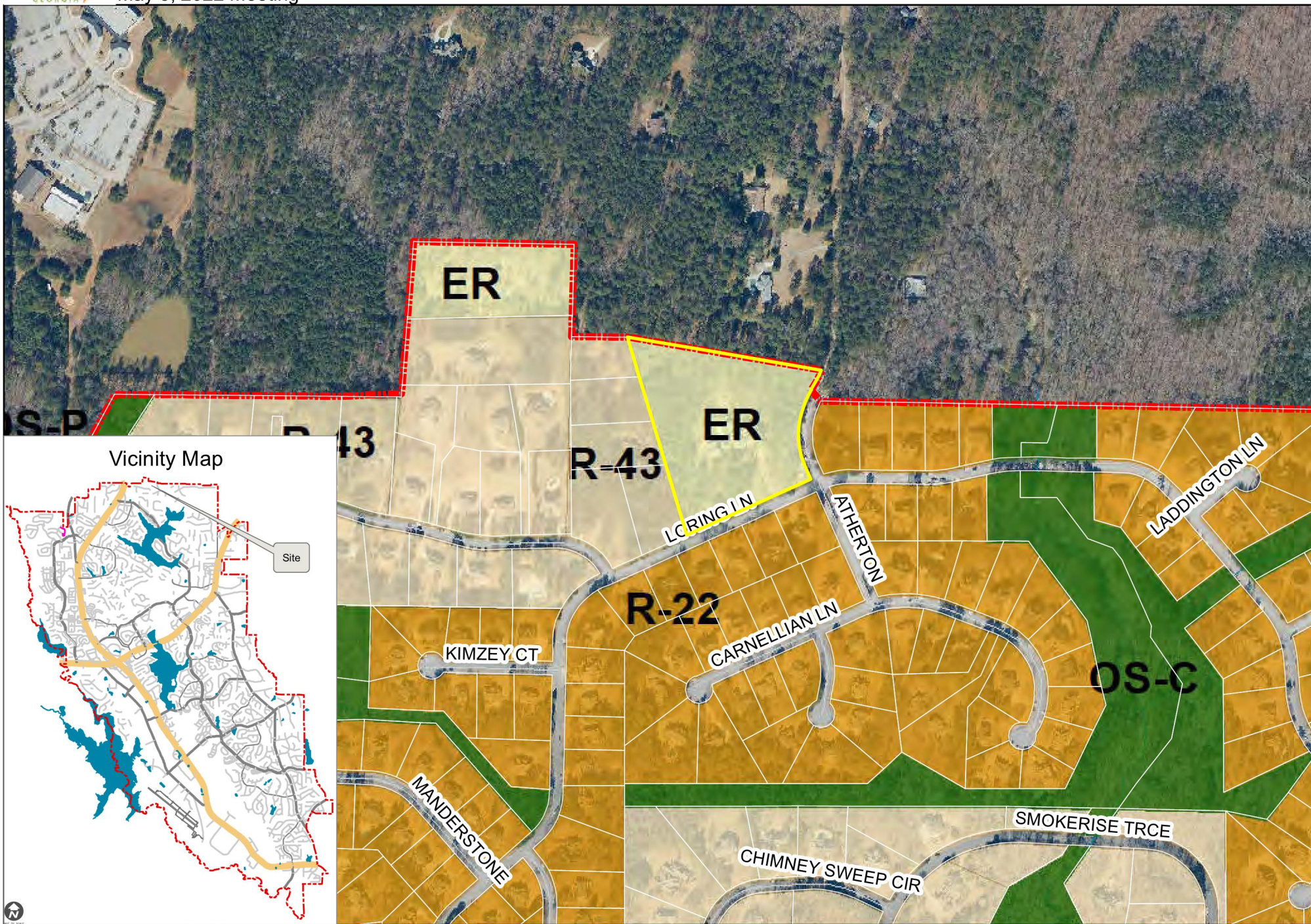
Staff Comment: There are no lots in the vicinity that are of similar size in the immediate area of Peachtree City.

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

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The applicant has the support of multiple property owners in the area, indicating that they do not believe the granting of the variance would be harmful to their welfare or injurious to their property.

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

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan.





Derek B. Douglas
321 Loring Lane
Peachtree City, GA 30269

Detailed Report Providing Support for Request

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

321 Loring Lane in Peachtree City is a unique property on a large multi-acre lot. The house is considerably oversized for the Kedron Hills development area. This makes the property stand out visually and it is clearly out of place in the neighborhood. It is not a part of the HOA and there is no other property in the area with these attributes. Because of this, there are no other properties to compare it to but for these same reasons, the property needs to be addressed individually in regards to security and privacy.

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

Since purchasing and moving into the above-listed property, we have had several instances of difficulties with people entering our property.

At first, it was relatively innocent—A UPS Driver (for some unknown reason) decided to swerve off our entry road and cross a section of our lawn. This left deep grooves in the grass that required repair. This happened several times with other Delivery Drivers and Contractors as well, all when we were not at home to monitor their activity.

This was troublesome but not serious. However, unauthorized entry soon escalated.

We recently hired King Tree Experts to remove some trees from our backyard area. In the middle of their work, (with heavy and dangerous machinery), a man on a golf cart sped down our entry road, across the entire side lawn (leaving tracks the whole way) and swerved in front of the foreman's Bobcat.

The foreman was forced to stop his machine and proceeded to yell at the man to get clear. The man then sped away, raced over to a nearby hill of mulch and helped himself to several buckets of wood chips before speeding away.

We were not home at the time but were quite concerned as this posed serious safety issues for the interloper as well as the liability implications it placed upon us. Added to this is the fact that we have two young children ages 8 and 10-- and this made us very uneasy.

The next day, the man in the cart came back again and this time he was stopped from entering the back yard. He gave some lame excuses about saying he thought the property was between owners but the fact remains—because of the size of the property and look of the house, it seems to invite some that are not welcome. This has brought us to the realization that for the safety of our family and property, we need better security and a means of controlling unauthorized access.

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

As noted above, the home and property are large and out of place. As a result, it seems to be thought of and treated differently (one person told us they thought it was a city building). We feel that a metal picket fence and gate is necessary for the appearance, privacy and safety of the property and its occupants.

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

Most of the houses in the Kedron Hills development are a part of the HOA. Because 321 Loring Lane is not a part of the same HOA and is not subject to the limitations on other properties within HOA, it should not be compared with them in this regard.

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

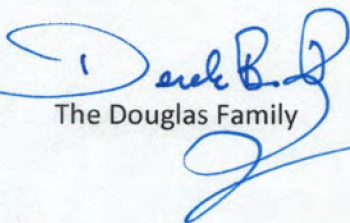
A see-through picket fence will not be materially detrimental to the public health, safety, or general welfare because the public/drivers will be able to see through the pickets. Moreover, with the property better delineated, it will improve its appearance considerably and "convey" that its design was intentional rather than appearing to be an aberration in the neighborhood.

(f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

A 4-ft tall fence is already permitted under the building ordinances. A 6-ft tall see-through, aesthetically pleasing picket fence will not create inconsistencies with any objective of the comprehensive plan.

We sincerely appreciate your understanding in this matter.

Regards,



The Douglas Family

April 21, 2022

To Whom It May Concern:

My name is Al Graham, and I reside in Peachtree City at [REDACTED] Loring Lane. I am writing this letter on behalf of my neighbor, Derrick Douglas. Mr. Douglas has shared with me his intentions to erect a 5-6ft. gated fence around his estate at 321 Loring Lane. Mr. Douglas shared the proposed, surrounding wall was in the original plans for the estate. He has witnessed a few intrusions, people trespassing on his property since taking ownership. I trust that Peachtree City Council will approve the plans for a gated fence that will complement the estate and neighborhood aesthetic. Thank you for your time and attention to this matter.

Regards,

A handwritten signature in cursive script, appearing to read 'Al Graham', followed by a long horizontal flourish line.

Al Graham

[REDACTED] Loring Lane

Peachtree City, GA 30269

[REDACTED]

April 10, 2022

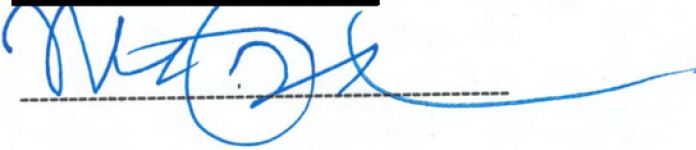
To Whom it may concern,

This letter is written to show support for the proposed fence that will surround the 321 Loring Lane property. I am the owner of the [REDACTED] Loring Lane property. My property is directly [REDACTED] of the site of the proposed fence. The owner, Derek Douglas, and I have spoken on his intentions to fence the property. The fence that he is choosing will be aesthetically pleasing to the neighborhood and functionally sufficient for Mr. Douglas's intentions.

Thank you for your consideration,

Aaron Taylor

[REDACTED] Loring Lane
[REDACTED]

A handwritten signature in blue ink, appearing to be 'AT', is written over a horizontal dashed line. The signature is stylized and extends to the right.

April 14, 2022

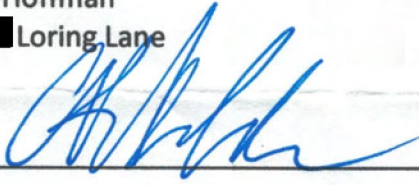
To Whom it may concern,

This letter is written to show support for the proposed fence that will surround the 321 Loring Lane property. I am the owner of the [REDACTED] Loring Lane property. My property is [REDACTED] houses [REDACTED] of the site of the proposed fence. The owner, Derek Douglas, and I have spoken on his intentions to fence the property. The fence that he is choosing will be aesthetically pleasing to the neighborhood and functionally sufficient for Mr. Douglas's intentions.

Thank you for your consideration,

CK Hoffman

[REDACTED] Loring Lane



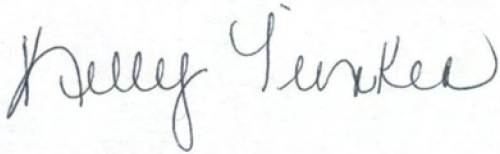
April 22, 2022

RE: Variance for 321 Loring Lane Peachtree City, GA 30269

To whom it may concern,

I, Kelly Timken, owner of [REDACTED] Loring Lane, neighbor of 321 Loring Lane, support the variance request to install a 6 foot metal fence surrounding the property. The Douglas family has done a great job of cleaning up the property and we appreciate their work and efforts to keep our neighborhood beautiful and a great place to live.

Thank you,

A handwritten signature in cursive script that reads "Kelly Timken".

Kelly Timken

[REDACTED] Loring Lane

Peachtree City, GA 30269



4/15/2022

To Peachtree City Council Members,

My name is Zach Braden and I reside at [REDACTED] Loring Lane. I am writing this letter in support of Derek Douglas, residing at 321 Loring Lane, who is requesting a variance to install a 6-foot metal fence instead of the usual 4-foot metal fence around his property. As his neighbor across the street, I have zero concerns and am in complete support of the City granting this variance request. Please let me know if there are any specific questions I can answer regarding this matter. Thank you.

Zach Braden



[REDACTED] Loring Lane

April 20, 2022

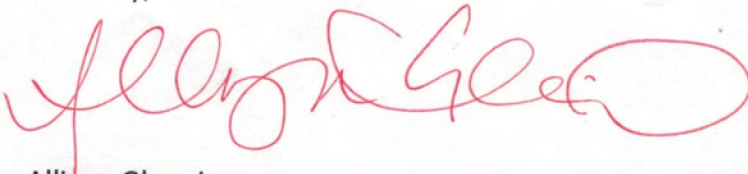
RE: 321 Loring Lane Peachtree City, GA 30269

To Whom It May Concern:

Our household is in agreement with the metal fence and gate being constructed at the above address. They have already done so much to bring life and value to this gorgeous home and we are excited to see them continue to do so.

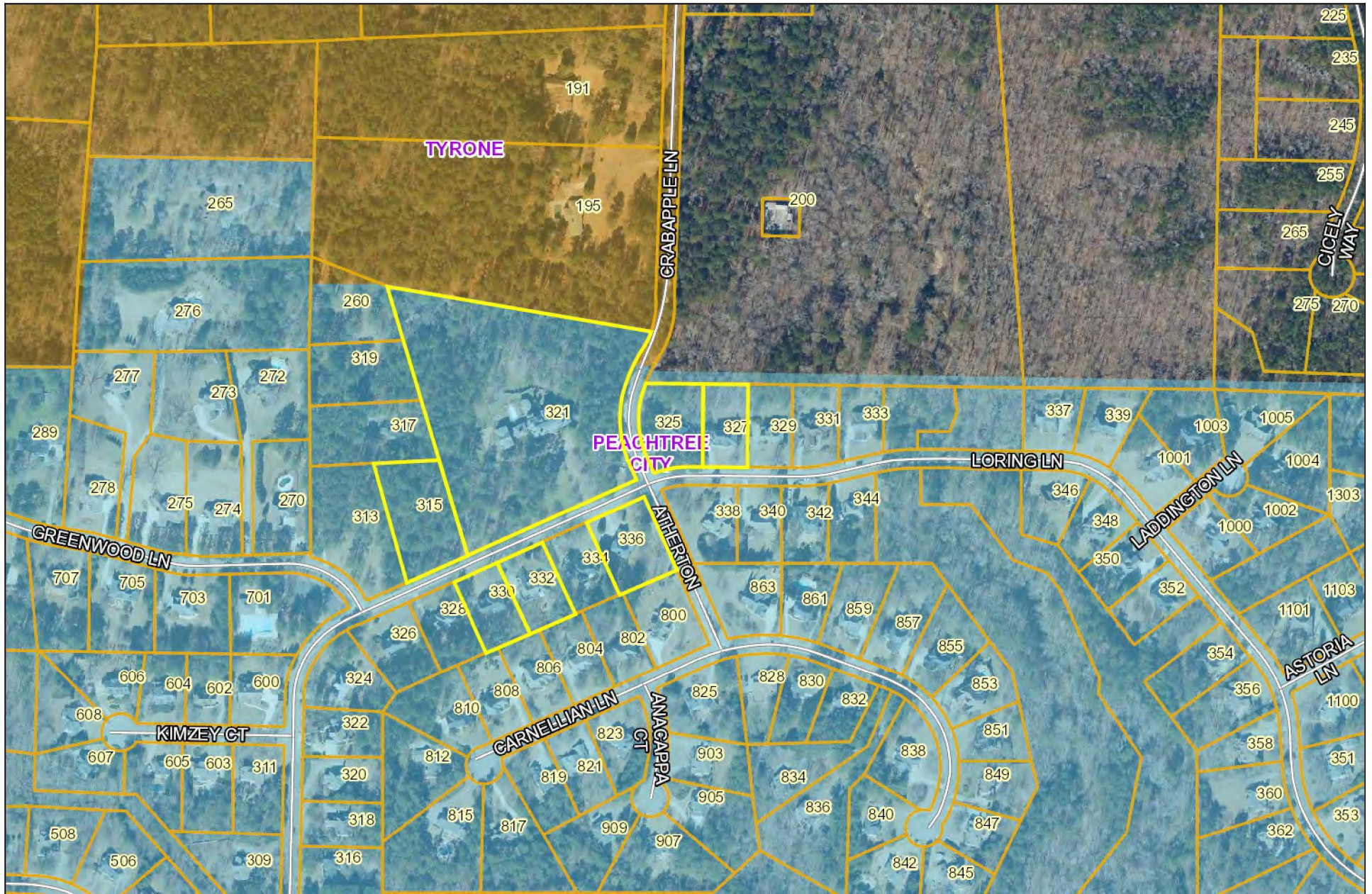
Thank you for taking our thoughts in consideration on this manner.

Sincerely,

A handwritten signature in red ink, appearing to read "Allison Glennie", with a large, stylized loop at the end.

Allison Glennie
Resident and Owner of
[REDACTED] Loring Lane
Peachtree City, GA 30269
[REDACTED]

Letters of Support Properties





Derek Douglas <derekbdouglas@gmail.com>

321 Loring Lane Proposed Wall and Gate Design

Zach Braden <[REDACTED]>
To: Derek Douglas <[REDACTED]>

Mon, Apr 4, 2022 at 10:02 PM

Derek,

The KHCA Board has decided to offer no opinion on your fence variance request as we will keep our business to matters that directly impact our neighborhood and homeowners that we represent.

I will be more than happy to write a letter of support as your neighbor and will send that separately (tomorrow if I get chance).

Talk soon.

Zach
[Quoted text hidden]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: June 7, 2022

SUBJECT: Rezoning of 7.6-Acres, 215 Northlake Drive from General Commercial (GC) to Limited Use Commercial (LUC)
June 16, 2022 City Council Meeting

Request

Aberdeen Village Associates, the Applicant, is requesting the rezoning of 7.6 acres from GC General Commercial to LUC Limited Use Commercial. The proposal is to replace the existing building closest to Highway 54 in the same footprint with a 3-story mixed-use building.

Location & Proposed Development

The subject property is a portion of the Aberdeen Village shopping center, excluding the dental office building and the office building along Highway 54 where Bank of America is located. Of the two retail buildings on the property, only the front building is proposed for redevelopment.

The applicant is proposing to demolish the existing building and replace it in the same footprint with a 3-story brick building. Retail uses would be on the ground floor, such as it is today. The existing restaurant would remain in the front corner of the building and a 2nd -story outdoor seating area added where the current outdoor patio is located. (See attached graphics).

The upper stories would be 12 owner-occupied condominium units. Each two-bedroom home would have a two-car garage, a private elevator and a roof-top deck.

The Limited Use Commercial zoning district is request-specific. This means that only the specifically requested uses are permitted; in this case, a mixed-use building with ground-level retail and 12 owner-occupied condominiums. No future residential or commercial space may be built on the property without first going through the rezoning public hearing process.

215 Northlake Drive Rezoning Request

Page 2

Evaluation Criteria:

Staff has reviewed the proposal based on the criteria established in Section 1304(d) of the City's Zoning Ordinance:

(1) *Whether the zoning proposal is in conformity with the policy and intent of the land use plan;*

The city is currently updating the Comprehensive Plan and Future Land Use Map. The 2017 Future Land Use Map shows this property for commercial use.

Staff is of the opinion that the proposal meets three (3) of the 2017 Comprehensive Plan policies:

- Discourage any “strip-type” commercial development
 - Strip commercial development is the typical pattern of commercial development in Peachtree City where a commercial building is located at the back of the lot and a large parking lot is placed in the front along a major road. Outparcels of individual commercial lots can sometimes be carved out of the front the development. This shopping center is an early example of a strip commercial development. Adding the upper-story residential condominiums begins to change this center and make it less of a “strip-type” development.
- Utilize the “step down” practice in which there is a regression from higher density close to the village center to lower density farther away from the center.
 - The property is located in the Aberdeen Village Center. Village centers are appropriate locations for mixed-use and attached housing, as proposed. For reference, the adjacent Dover Square community has a density of 6.1 units per acre and the Arbor Gate community has a density of 5.4 units per acre.
- Promote the availability of senior living accommodations in order to keep up with changing demographics.
 - The inclusion of private elevators in each unit allows these homes to be appropriate for senior living.

(2) *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The surrounding commercial and residential uses are not incompatible with the proposed used.

(3) *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The proposed commercial use replaces the existing commercial use, so there is no change in impacts. The proposed residential use will not adversely affect the adjacent land uses, which is commercial to the north and attached residential to the east.

215 Northlake Drive Rezoning Request

Page 3

(4) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property is currently used as commercial and is economically viable.

(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;

Per the Institute of Traffic Engineers (ITE) trip-generation data, the proposed residential units will add 6 vehicles during the time period of 7-9 AM and 6 vehicles between 4-6 PM. The light at Northlake and SR 54 currently does not operate at an acceptable level during PM peak hours and mid-day Saturday peak hours due to the nearby intersection of SR 54/ SR 74. However, all of the other roads serving the property, including Aberdeen Parkway and Flat Creek Road have excess capacity and provide alternatives around the SR 54 / SR 74 intersection.

When reviewing the potential traffic impact that redevelopment of the property could have on the street network, staff considered the most likely scenario given the property's location and current zoning. The table below compares traffic impacts of uses that are permitted on the property by right and would be economically viable on the property. The proposed development has a lower impact on the surrounding community in terms of traffic than a standard commercial development.

Trip Generation Rates from ITE					
USE	SQUARE FEET	AM RATE	7 AM – 9 AM VEHICLES	PM RATE	4 PM – 6 PM VEHICLES
Day Care	10,000	11	110	11.12	111
Grocery	20,000	3.82	76	9.24	185
Gas station	7,000	40.59	284	49.29	345
Fast food with Drive-Thru	5,000	40.19	201	32.67	163
Coffee shop with Drive Thru	3,000	88.99	267	43.38	130

The applicant has letters from the sewer and water departments, each stating that they have adequate capacity to serve the proposed development.

The likelihood of attracting families with school-aged children is greatly reduced by the 2-bedroom design of the residential units. However, using Fayette County provided student generation data for condominiums, the property may generate up to 2 elementary students, 1 middle school student and 1 high school student. The school system is capable of absorbing these new students in their current facilities.

(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.

There are no changing conditions affecting the use of the property that don't also affect the use of the surrounding properties.

215 Northlake Drive Rezoning Request*Page 4***Planning Commission Workshop**

The Peachtree City Planning Commission conducted a Public Workshop on this request at their April 25, 2022 regular meeting. At the meeting, two members from the public spoke about their concerns over the impact the development will have on traffic, and stated that they avoid the area because of traffic. They stated that too many housing permits have been issued and that they do not support any mixed use development in Peachtree City.

Commissioners inquired about noise impacts from the restaurant on the upper-level residential units. They questioned the location of the outside stairs to the restaurant patio and were told that this is required by the Fire Code.

Commissioners spent a portion of their time discussing the architectural details of the proposal, expressing their desire to set a standard of what mixed-use development could look like in Peachtree City. Discussion about changes in brick color, changes in façade plans, and building materials were discussed to avoid the appearance of a large block.

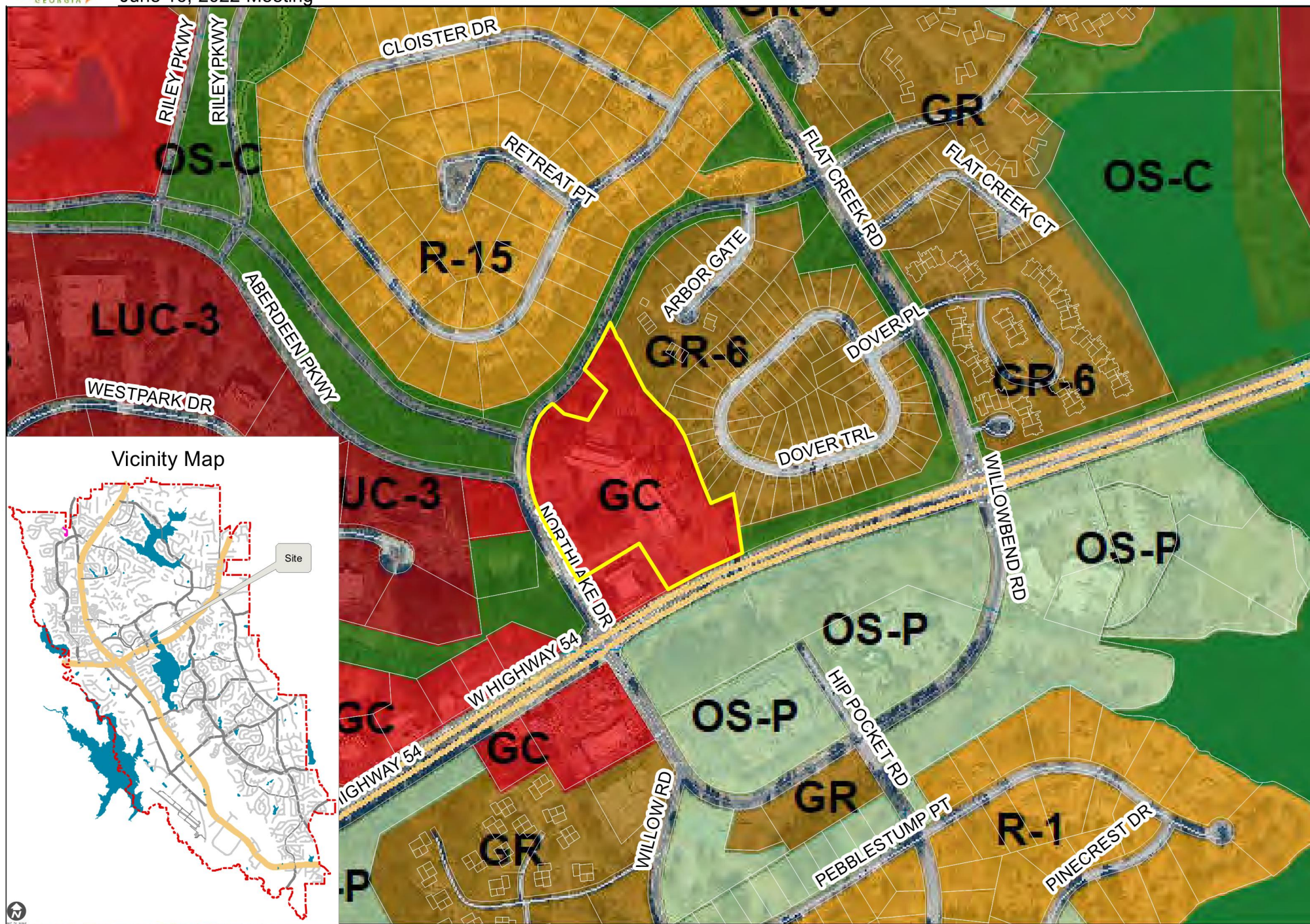
One commissioner stated that he hoped to see more walkable developments like this in the City. The Chairman stated that he understood that different and new housing types were needed in the City and that not everyone wanted to have a yard to maintain.

One citizen expressed that her opinion of the project had changed from negative to positive since the beginning of the meeting. She stated that looking at the facts of the project rather than the rumors expressed by her friends resulted in her changing her opinion. She stated that alternate routes to State Route 54 and 74 were available from this site and that it had excellent access to the path system and nearby public parks.

Recommendation

Staff is of the opinion that the proposed rezoning meets a majority of the criteria for rezoning and recommends approval of the request with the following conditions:

- The architectural style of the building shall comply with the rendering provided by the applicant
- No more than 12 owner-occupied residential units shall be provided.









NARRATIVE SUPPORTING REQUEST TO REZONE PROPERTY FROM GC TO LUC

The property is located at the corner of Northlake Drive and Hwy 54 (Tax Parcel # 0732 070) and consists of approximately 7.6 acres. The property is currently zoned General Commercial (GC). This property is known as the Aberdeen Shopping Center and is one of the oldest commercial centers in Peachtree City. While the shopping center is vibrant, housing several successful businesses, the center is in need of refurbishment. The owner/applicant seeks this rezoning so that the building located closest to Hwy 74 can be demolished and replaced with a three-story building that houses Partners II Pizza and other commercial spaces on the ground floor and twelve (12) owner-occupied condominium units above.

The applicant is requesting a rezoning to Limited Use Commercial (LUC) to permit a mixed-use development consisting of a blend of high-end condominiums along with commercial activity. The footprint of the new building would be substantially the same as the current building housing Partners II Pizza and no closer to the residential properties located to the east of this site. The applicant/owner may seek to redevelop the other building on the site in a similar fashion in the future.

The applicant plans to develop the property so that it is a truly walkable with sidewalks and beautiful landscaping. The location of the property, which is adjacent to the cart path bridge over Hwy 54, is ideal for residents of the condominiums to access the park at Drake Field and Lake Peachtree. The site is also within short walking distances to churches, medical and dental offices, restaurants, and retail stores. Residents will be able to hop in the elevator and go downstairs to eat at Partners Pizza, enjoy a cocktail at Why Knot, bowl at Royal Lanes, or take a stroll along the shores of beautiful Lake Peachtree.

The residential units will be located on the second and third floors of the building. They will be higher-end condominiums designed for both seniors who wish to downsize to a smaller home with upgraded finishes and younger families who just do not want the hassle of yard maintenance and upkeep. Each unit will come with an enclosed garage with separate private elevators leading from the garage to the first floor of the condos. The residential units will also be accessible via an elevated outdoor walkway along the front of the building with stairs leading to the residential parking located behind the building. Each unit will be two-stories with two bedrooms and two bathrooms. Private elevators will serve both levels of each of the twelve units. Outdoor patios for the condominiums will be located on the roof, which are also served by the private elevators. The units will be richly appointed with high-end appliances and finishes – truly luxury living in the heart of Peachtree City.

The first floor of the building will be commercial. Partners II Pizza will continue to be located where it is currently. There will be three to four additional retail spaces accessible via the front sidewalk – much like it is today. In addition, there will be an outside seating area for Partners on the second floor next to Hwy 54 overlooking the open space across Hwy. 54 and Drake Field.

Finally, the planned architecture will provide an update to the aesthetics of the center and will serve as a good model for other redevelopment that may occur in the area. The proposed redevelopment of the property will be an asset to Aberdeen Village and will provide a new housing option for Peachtree City residents who want to live within walking distance from many amenities and avoid the hassle of driving.

(1) The zoning proposal is in conformity with the policy and intent of the land use plan.

The land use plan calls for this area of Peachtree City to be commercial. The requested rezoning of LUC remains in conformity with this goal. The property has been commercial for about as long as Peachtree City has been incorporated. The shopping center can use refurbishment, which presents a great opportunity to redevelop the property and combine high-end residential with commercial and office uses. The requested LUC provides an opportunity for the City to see exactly what is planned and what will be built on the property. The proposed development will include twelve high-end condominiums and 4-5 commercial spaces for retail and restaurant uses.

This proposed development fits with the village concept of Peachtree City as it provides a blend of commercial and residential uses in an area tucked between general commercial uses and high-density residential uses. The higher density residential development is located in the center of Aberdeen Village, exactly as described in the village concept.

The applicant/owner will work with the Fire Department to ensure that all of the units, both residential and commercial, are properly and safely designed.

All utilities are available to the property. WASA has provided confirmation that it has the capacity needed for the proposed development.

Access to the property is along Northlake Drive with easy access to both Hwy. 54 and Flat Creek.

(2) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The requested rezoning is suitable in view of the use and development of adjacent and nearby property. It is bordered by property to the east zoned GR-6, is across Northlake Drive from property zoned R-15, LUC-3, GC and Open Space, and across Hwy. 54 from property zoned Open Space. The proposed redevelopment of the building closest to Hwy 54 will not be any closer to Dover Square than the current building. The proposed addition of residential use to the subject property is suitable with the residential use of Dover Square.

(3) The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The requested rezoning will not have any greater impact on the residential area located to the east and will have no impact on the residential property located across Northlake Drive. Access to the property is by Northlake Drive, which has direct signalized connection to Hwy. 54.

(4) The property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject property has a reasonable economic use as currently zoned but the requested rezoning provides the City with an opportunity to revamp and redevelop one of the oldest shopping centers in the town to a more vibrant use. The proposed twelve owner-occupied condominium residential units provides a new housing option for Peachtree City.

(5) The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The requested rezoning will add only 12 residential units to the area. The nearby access to Hwy. 54 and Flat Creek will provide quick and easy travel to other areas of Peachtree City and the surrounding areas. The property connects to the multi-use path system. While not age-restricted, the condominiums will be conducive for and attractive to seniors. As such, many of the units will not be occupied by school-age children. All utilities are available to the property and WASA has stated it has the capacity for this proposed development.

(6) There are existing conditions affecting the use and development of the property which give supportive grounds for approval of the zoning proposal.

As stated previously, the shopping center is in need of refurbishment. This presents a once-in-a-lifetime opportunity to redevelop the property into something new and exciting. The addition of twelve high-end condominiums to this area of Peachtree City provides a new housing option for those residents who want to enjoy a walkable lifestyle in our town.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: June 7, 2022

SUBJECT: Public Hearing - Consider Transmittal Resolution - 2022 Capital
Improvements Element (CIE) Annual Update
June 16, 2022 City Council Meeting

Recommendation:

Staff recommends that Council approve the attached Transmittal Resolution and authorize staff to submit the 2022 Capital Improvements Element Annual Update draft report to the Atlanta Regional Commission and Georgia Department of Community Affairs for their review and approval.

Discussion:

Staff has prepared a draft 2022 Capital Improvements Element (CIE) Annual Update. The update consists of a Financial Report and an addendum to the city's recently adopted Community Work Program component of the Comprehensive Plan. This update is required by the Georgia Development Impact Fee Act and the Georgia Planning Act.

Budget Impact:

There are no changes to the adopted FY 2022 budget associated with this request.

ATTACHMENTS

Capital Improvements Element

2022 Annual Update

Financial Report & Community Work Program

*To Be Adopted by Mayor and City Council
On TBD, 2022*

City of Peachtree City, Georgia

Introduction

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

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

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

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

Financial Report

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

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

The City's fiscal year runs from October 1 to September 30. Thus, the financial report included here is based on the audit prepared for FY 2021. The required financial information is summarized in Table 1, and detailed information for each public facility category appears in Tables 2 through 5.

Schedule of Improvements

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

TABLE 1: SUMMARY
City of Peachtree City Annual Impact Fee Financial Report FY 2021

Public Facility	Parks & Recreation	Libraries	Police	Fire	Admin. Fees	TOTAL
Service Area- Citywide						
Beginning Impact Fee Fund Balance at September 30, 2020	\$ 1,860,922	\$ 2,458	\$ 275,919	\$ 681,542		\$ 2,820,842
Impact Fees Collected in Fiscal Year 2021	\$ 1,063,465		\$ 41,346	\$ 204,151	\$ 39,289	\$ 1,348,252
Accrued Interest	\$ 247		\$ 10	\$ 47		\$ 303
(Project Expenditures)	\$ (32,517)	\$ (2,458)		\$ (484,418)		\$ (519,393)
FY 2021 (Administrative/Other Costs)					\$ (39,288)	\$ (39,288)
(Impact Fee Refunds)						
Ending Impact Fee Fund Balance at September 30, 2021	\$ 2,892,118	\$ -	\$ 317,275	\$ 401,323	\$ 1	\$ 3,610,716
Impact Fees Encumbered	\$ 2,892,118	\$ -	\$ 317,275	\$ 401,323	\$ -	\$ 3,610,716

TABLE 2: PARKS & RECREATION
City of Peachtree City Annual Impact Fee Financial Report FY 2021

Project Description	Project Start Date	Project End Date	Estimated / Actual Cost of Project	% Funding from Imp. Fees	Other Funding Sources	Previous FY Impact Fees Applied	Expenditures in FY 2021	FY22- FY26 Impact Fees identified	Status / Remarks Responsible Party
Drake Field Pavilion & Path	FY2012	FY2019	\$ 274,915	36%	GF & Donations	\$92,460.25			complete
Path to Spillway Bridge	FY2018	FY2019	\$ 22,000	66%	General Fund	\$20,709.00			complete
Flat Creek Nature Area (Parkade to PAC)	FY2019	FY2020	\$ 253,011	66%	SPLOST17	\$166,987.26			complete
Paschall Rd. connection	FY2019	FY2020	\$ 53,760	66%	SPLOST17	\$34,493.20			complete
Police Station connection	FY2019	FY2020	\$ 31,480	66%	SPLOST17	\$20,758.88			complete
Kedron Village retail path realignment	FY2018	FY2020	\$ 27,440	66%	SPLOST17	\$18,107.03			complete
American Walk path connection	FY2019	FY2020	\$ 21,417	66%	SPLOST17	\$14,135.22			complete
Crosstown Dr. crossing	FY2019	FY2021	\$ 356,537	66%	SPLOST17	\$50,000.00			complete
SR 54 W gateway bridge	FY2018	FY2021	\$ 3,200,000	66%	SPLOST17	\$1,108,070.73	\$31,028.23		complete
Flat Creek Nature Area (Crosstown to Parkade Ct)	FY2018	FY2021	\$ 275,000	66%	SPLOST17	\$158,759.26			complete
Robinson Road sidepath to Whitefield Farms	FY2021	FY2021	\$ 14,204	66%	SPLOST17	\$0.00			complete
N Peachtree Pkwy Flat Creek Rd to Interlochen	FY2021	FY2021	\$ 48,657	66%	SPLOST17	\$1,286.80	\$1,286.80		complete
Cedarcroft connection to SR 74 Bridge	FY2021	FY2021	\$ 5,920	66%	SPLOST17	\$0.00			complete
Line Creek Nature Area path connection	FY2021	FY2021	\$ 44,233	66%	SPLOST17	\$201.55	\$201.55		complete
Robinson Rd. (Windgate to McIntosh Trl)	FY2019	FY2021	\$ 85,820	66%	SPLOST17	\$0.00			complete
Robinson Rd (McIntosh Trl to Crosstown Dr)	FY2019	FY2021	\$ 133,490	66%	SPLOST17	\$0.00			complete
Robinson Rd sidepath (Crosstown to Braelinn Rec)	FY2019	FY2021	\$ 109,969	66%	SPLOST17	\$0.00			complete
Robinson Rd sidepath (Braelinn Rec to Elem Sch)	FY2023	FY2029	\$ 115,900	66%	SPLOST17	\$0.00		\$ 76,494	in design
N Peachtree Pkwy North Hill connection	FY2021	FY2023	\$ 257,333	66%	SPLOST17	\$0.00		\$ 169,840	in design
SR 54 E (Peachtree East to PTC UMC)	FY2018	FY2023	\$ 2,600,000	66%	SPLOST17	\$0.00		\$ 1,716,000	in design. Estimated costs increased due to utility relocation, stormwater management and easement acquisition
SR 54 parallel bridge at Lake Peachtree	FY2020	FY2023	\$ 645,129	66%	SPLOST17	\$0.00		\$ 425,785	in design

TABLE 2: PARKS & RECREATION**City of Peachtree City Annual Impact Fee Financial Report FY 2021**

Project Description	Project Start Date	Project End Date	Estimated / Actual Cost of Project	% Funding from Imp. Fees	Other Funding Sources	Previous FY Impact Fees Applied	Expenditures in FY 2021	FY22- FY26 Impact Fees identified	Status / Remarks Responsible Party
N Peachtree Pkwy Walt Banks to Lake	FY2022	FY2023	\$ 359,070	66%	SPLOST17	\$0.00		\$ 236,986	in design
Huddleston Road path	FY2022	FY2023	\$ 257,720	66%	SPLOST17	\$0.00		\$ 170,095	planning
HWY 74 crossing near Crosstown Road	FY2017	FY2023	\$ 20,000	66%	SPLOST17	\$0.00		\$ 13,200	planning
Path connectivity to neighboring communities	FY2018	FY2023	\$ 465,495	66%	SPLOST17	\$0.00		\$ 307,227	planning
SR 74 North Gateway Bridge & path connection	FY2023	FY2029	\$ 99,240	66%	General Fund	\$0.00		\$ 65,498	planning
Smokerise Point (existing to White Springs Ln)	FY2023	FY2029	\$ 15,061	66%	General Fund	\$0.00		\$ 9,940	planning
Smokerise Point (Ashley Way to Sedgewick Dr)	FY2023	FY2029	\$ 27,286	66%	General Fund	\$0.00		\$ 18,009	planning
Sumner Road sidepath	FY2023	FY2029	\$ 91,400	66%	General Fund	\$0.00		\$ 60,324	planning
SR 54 East crossing	FY2023	FY2029	\$ 1,200,000	66%	General Fund	\$0.00		\$ 792,000	planning
Prime Point Share the Road connection	FY2023	FY2029	\$ 102,180	66%	General Fund	\$0.00		\$ 67,439	planning
Willow Road sidepath	FY2023	FY2029	\$ 106,410	66%	General Fund	\$0.00		\$ 70,231	planning
SR 74 S parallel connection (Police to Crosstown)	FY2023	FY2029	\$ 113,476	66%	General Fund	\$0.00		\$ 74,894	planning
P'tree Pkwy S sidepath (Village Pk to Fairways)	FY2023	FY2029	\$ 130,240	66%	General Fund	\$0.00		\$ 85,958	planning
Robinson Rd sidepath (Braelinn Rd to Colonnade)	FY2023	FY2029	\$ 95,526	66%	General Fund	\$0.00		\$ 63,047	planning
Robinson Rd sidepath tunnel connections	FY2023	FY2029	\$ 39,407	66%	General Fund	\$0.00		\$ 26,009	planning
Holly Grove Rd sidepath	FY2023	FY2029	\$ 108,318	66%	General Fund	\$0.00		\$ 71,490	planning
Mill Farms path connection to Meade tunnel	FY2023	FY2029	\$ 36,106	66%	General Fund	\$0.00		\$ 23,830	planning
Hwy 74 s parallel connection (PAC to Cooper Cir)	FY2023	FY2029	\$ 249,854	66%	General Fund	\$0.00		\$ 164,904	planning
Hwy 74 S parallel connection (Cooper to Dividend)	FY2023	FY2029	\$ 135,191	66%	General Fund	\$0.00		\$ 89,226	planning
Dividend sidepath (74 to TDK)	FY2023	FY2029	\$ 268,113	66%	General Fund	\$0.00		\$ 176,955	planning
TDK parallel connection (74 to Dividend)	FY2023	FY2029	\$ 111,774	66%	General Fund	\$0.00		\$ 73,771	planning
TDK parallel connection (Dividend to Park)	FY2023	FY2029	\$ 274,354	66%	General Fund	\$0.00		\$ 181,074	planning
Dividend sidepath (TDK to Paschall Rd)	FY2023	FY2029	\$ 460,557	66%	General Fund	\$0.00		\$ 303,968	planning
Peachtree Villas path connection	FY2023	FY2029	\$ 32,650	66%	General Fund	\$0.00		\$ 21,549	planning
Panasonic connection (Flat Creek to Dividend Dr)	FY2022	FY2029	\$ 111,774	66%	General Fund	\$0.00		\$ 73,771	planning
			\$ 8,413,664			\$1,685,969.18	\$32,516.58	\$ 5,553,018	

Notes: Estimated Cost of Project figures are Net Present Value from 2017 CIE report and SPLOST 2017 report. *Actual Cost of Project* figures (shown in italic text) are calculated thus: Actual FY21 expenditures on construction materials are used to create an average per-linear-foot cost of constructing a new path (\$51.58/lf in FY21), which is then multiplied by the length on the project.

TABLE 3: LIBRARIES									
City of Peachtree City Annual Impact Fee Financial Report FY 2021									
Project Description	Project Start Date	Project End Date	Actual Cost of Project	% Funding from Impact Fees	Other Funding Sources	Previous FY Impact Fees Applied	Expenditures in FY 2021	FY22 - FY26 Impact Fees Identified	Status/ Remarks
Electronic Media Collections	FY2016	FY2021	\$ 62,463	97%	General Fund	\$60,339.00	\$2,458.46	\$ (0)	complete
			\$ 62,463					\$ (0)	

* All Libraries projects funded under the Impact Fee Methodology adopted by the City for pre-FY2017

TABLE 4: POLICE									
City of Peachtree City Annual Impact Fee Financial Report FY 2021									
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage Funding from Impact	Other Funding Sources	Previous FY Impact Fees Applied	Expenditures in FY 2021	FY22 - FY26 Impact Fees Identified	Status/ Remarks
Building Expansion	FY2015	FY2025	\$ 691,738	100%	N/A	\$8,400.00		\$ 683,338	in design, delivery date moved up to FY22
			\$ 691,738					\$ 683,338	

Notes: All figures are Net Present Value from 2017 CIE Report. Impact fee eligible projects for which impact fees are not on-hand when needed may receive interim financing from the General Fund or other taxation sources, including debt instruments, pending recoupment by the city as impact fees are collected.

TABLE 5 FIRE PROTECTION									
City of Peachtree City Annual Impact Fee Financial Report FY 2021									
Project Description	Project Start Date	Project End Date	Estimated/ Actual Cost of Project	Percentage Funding from Impact	Other Funding Sources	Previous FY Impact Fees Applied	Expenditures in FY 2021	FY22 - FY26 Impact Fees Identified	Status/ Remarks
Station 85	FY2017	FY2020	\$ 1,810,070	13%	General Fund	\$ 158,141.99			complete
Medic vehicle (Heavy vehicle)	FY2016	FY2020	\$ 823,206	100%	N/A	\$ 823,205.66	\$ 13,405.35	\$ -	complete- carryover costs paid in FY21
Station 86	FY2019	FY2026	\$ 1,160,000	100%	N/A	\$ 493,520.60	\$ 471,012.60	\$ 666,479.40	planning
Engine F550 (Heavy vehicle)	FY2019	FY2024	\$ 592,842	100%	N/A	\$ -		\$ 592,842.28	on CIP
Heavy Vehicle	FY2026	FY2026	\$ 610,694	100%	N/A	\$ -		\$ 610,694.28	on CIP
			\$ 4,996,813				\$484,417.95	\$ 1,870,016	

Notes: All figures are Net Present Value from 2017 CIE Report. Impact fee eligible projects for which impact fees are not on-hand when needed may receive interim financing from the General Fund or other taxation sources, including debt instruments, pending recoupment by the city as impact fees are collected.

**TABLE 6:
COMMUNITY WORK PROGRAM ADDENDUM /
SCHEDULE OF IMPROVEMENTS
FY 2022 – 2026**

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection & EMS</i>							
Station 86	City-wide	FY2019	FY2026	\$1,160,000	100%	100% Impact Fees On-Hand	Fire Department
Engine F550	City-wide	FY2019	FY2024	\$592,842	100%	100% Impact Fees On-Hand	Fire Department
Heavy Vehicle	City-wide	FY2026	FY2026	\$610,694	100%	100% Impact Fees On-Hand	Fire Department
Replace Reserve Medic Unit 81	City-wide	FY2022	FY2022	\$445,000	0%	Debt Service	Fire Department
Replace Battalion Command F250	City-wide	FY2022	FY2022	\$79,800	0%	Debt Service	Fire Department
Station 83 Generator replacement	City-wide	FY2022	FY2022	\$59,300	0%	BM Funds	Fire Department
Replace Reserve Engine (2235)	City-wide	FY2023	FY2023	\$730,000	0%	Debt Service	Fire Department
Replace Staff Vehicle (2236)	City-wide	FY2023	FY2023	\$45,000	0%	Debt Service	Fire Department
Station 81 Burn Building Updates	City-wide	FY2023	FY2023	\$8,000	0%	BM Funds	Fire Department
Replace Reserve Medic 82	City-wide	FY2024	FY2024	\$455,000	0%	Debt Service	Fire Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection & EMS, continued</i>							
Replace Staff Vehicle (2204)	City-wide	FY2024	FY2024	\$45,500	0%	Debt Service	Fire Department
Replace Generator Station 84	City-wide	FY2024	FY2024	\$100,000	0%	General Fund	Fire Department
Replace Quint 84 (2208)	City-wide	FY2025	FY2025	\$1,291,596	0%	Debt Service	Fire Department
Replace Staff Vehicle (2204)	City-wide	FY2025	FY2025	\$46,000	0%	Debt Service	Fire Department
Replace Reserve Engine (2229)	City-wide	FY2026	FY2026	\$725,000	0%	Debt Service	Fire Department
Replace Staff Vehicle (2) (22025 & 22026)	City-wide	FY2026	FY2026	\$93,000	0%	Debt Service	Fire Department
<i>Police</i>							
Building Expansion	City-wide	FY2015	FY2024	\$691,738	100%	100% Impact Fees	Police Department
Police Vehicle Replacements (10)	City-wide	FY2022	FY2022	\$620,000	0%	Debt Service	Police Department
Laptop Replacements (30)	City-wide	FY2022	FY2022	\$108,000	0%	Debt Service	Police Department
Replacement ATV (2)	City-wide	FY2022	FY2022	\$28,000	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY2023	FY2023	\$640,000	0%	Debt Service	Police Department
Prisoner Transport Van Replacement	City-wide	FY2023	FY2023	\$45,000	0%	Debt Service	Police Department
Axon Fleet and Body Cameras	City-wide	FY2023	FY2023	\$167,793	0%	General Fund	Police Department
K-9 Replacement	City-wide	FY2023	FY2023	\$18,500	0%	General Fund	Police Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Police, continued</i>							
Drone Replacement/ FAA Update	City-wide	FY2023	FY2023	\$14,000	0%	General Fund	Police Department
ATV Replacement	City-wide	FY2023	FY2023	\$10,000	0%	General Fund	Police Department
VMS Smart Board	City-wide	FY2023	FY2023	\$17,000	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY2024	FY2024	\$660,000	0%	Debt Service	Police Department
Flooring Replacement	City-wide	FY2024	FY2024	\$40,000	0%	BM Funds	Police Department
Replace Gate	City-wide	FY2024	FY2024	\$15,000	0%	General Fund	Police Department
Replace ATV	City-wide	FY2024	FY2024	\$14,000	0%	General Fund	Police Department
K-9 Replacement	City-wide	FY2024	FY2024	\$18,500	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY2025	FY2025	\$660,000	0%	Debt Service	Police Department
Replace Tasers	City-wide	FY2025	FY2025	\$250,000	0%	Debt Service	Police Department
Police Vehicle Replacements (10)	City-wide	FY2026	FY2026	\$660,000	0%	Debt Service	Police Department
<i>Recreation Facilities</i>							
SR 54 eastside path from PTC UMC to Peachtree East Shopping Center	City-wide	FY2018	FYFY2023	\$2,600,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 54 parallel bridge at Lake Peachtree	City-wide	FY2020	FY2023	\$645,129	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, continued</i>							
N Peachtree Parkway from Walt Banks to Lake Kedron	City-wide	FY2022	FY2023	\$359,070	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
N Peachtree Parkway North Hill connection	City-wide	FY2021	FY2023	\$257,333	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 74 N Gateway bridge and path connections	City-wide	FY2023	FY2026	\$2,000,000	66%	Impact Fees / General Fund	Public Works
Robinson Road tunnel and path connections	City-wide	FY2017	FY2026	\$39,407	66%	Impact Fees / General Fund	Public Works
Robinson Road side path (Braelinn Rd to Colonnade)	City-wide	FY2023	FY2026	\$95,526	66%	Impact Fees / General Fund	Public Works
Robinson Road side path (Braelinn Rec to Braelinn Elementary)	City-wide	FY2023	FY2026	\$115,900	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Smokerise Point (to White Springs Ln)	City-wide	FY2023	FY2026	\$15,061	66%	Impact Fees / General Fund	Public Works
Smokerise Point (Ashley Way to Sedgewick Dr)	City-wide	FY2023	FY2026	\$27,286	66%	Impact Fees / General Fund	Public Works
Sumner Road side path	City-wide	FY2023	FY2026	\$91,400	66%	Impact Fees / General Fund	Public Works
SR 54 E crossing	City-wide	FY2023	FY2026	\$1,200,000	66%	Impact Fees / General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, continued</i>							
Prime Point share-the-road connection	City-wide	FY2023	FY2026	\$102,180	66%	Impact Fees / General Fund	Public Works
SR 74 South crossing study	City-wide	FY2017	FY2023	\$20,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Huddleston Road path	City-wide	FY2022	FY2023	\$257,720	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Willow Road side path	City-wide	FY2023	FY2026	\$106,410	66%	Impact Fees / General Fund	Public Works
SR 74 S parallel connection from PD to Crosstown	City-wide	FY2023	FY2026	\$113,476	66%	Impact Fees / General Fund	Public Works
Peachtree Parkway S side path from Village Park to Fairways	City-wide	FY2023	FY2026	\$130,240	66%	Impact Fees / General Fund	Public Works
Holly Grove Road side path	City-wide	FY2023	FY2026	\$108,318	66%	Impact Fees / General Fund	Public Works
Mill Farms path connection to Meade tunnel	City-wide	FY2023	FY2026	\$177,106	66%	Impact Fees / General Fund	Public Works
Hwy 74 S parallel from PAC to Cooper Cir	City-wide	FY2023	FY2026	\$249,854	66%	Impact Fees / General Fund	Public Works
Hwy 74 S parallel from Cooper Cir to Dividend Dr	City-wide	FY2023	FY2026	\$135,191	66%	Impact Fees / General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, continued</i>							
Dividend Dr side path from 74 to TDK	City-wide	FY2023	FY2026	\$268,113	66%	Impact Fees / General Fund	Public Works
Dividend side path from TDK to Paschall Road	City-wide	FY2023	FY2026	\$460,557	66%	Impact Fees / General Fund	Public Works
TDK parallel connection from 74 to Dividend Dr	City-wide	FY2023	FY2026	\$111,774	66%	Impact Fees / General Fund	Public Works
TDK parallel from Dividend Dr to Lake McIntosh	City-wide	FY2023	FY2026	\$274,354	66%	Impact Fees / General Fund	Public Works
Peachtree Villas path connection	City-wide	FY2023	FY2026	\$32,650	66%	Impact Fees / General Fund	Public Works
Panasonic connection from Flat Creek to Dividend Dr.	City-wide	FY2023	FY2026	\$111,774	66%	Impact Fees / General Fund	Public Works
Path connectivity to neighboring communities	City-wide	FY2018	FY2023	\$465,495	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Deck Concrete Repair & Drains	City-wide	FY2022	FY2022	\$25,000	0%	General Fund	Recreation & Special Events
Playground Upgrade-Bluesmoke	City-wide	FY2023	FY2023	\$55,000	0%	General Fund	Recreation & Special Events
Glenloch Soccer Parking Paved	City-wide	FY2023	FY2023	\$200,000	0%	General Fund	Recreation & Special Events
Backboard Replacement w/ Hydraulic Lift System	City-wide	FY2023	FY2023	\$80,000	0%	General Fund	Recreation & Special Events

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, continued</i>							
Capital Equipment Replacements: F-150 (2)	City-wide	FY2024	FY2024	\$64,000	0%	Debt Service	Recreation & Special Events
Playground Upgrade-Battery Way	City-wide	FY2024	FY2024	\$55,000	0%	General Fund	Recreation & Special Events
Bleacher Replacement	City-wide	FY2024	FY2024	\$26,000	0%	General Fund	Recreation & Special Events
Pool Deck Repair & Drains	City-wide	FY2024	FY2024	\$20,000	0%	General Fund	Recreation & Special Events
Playground Upgrade-Luther Glass	City-wide	FY2025	FY2025	\$55,000	0%	General Fund	Recreation & Special Events
Kedron Fieldhouse Roof	City-wide	FY2025	FY2025	\$175,000	0%	General Fund	Recreation & Special Events
Playground Upgrade	City-wide	FY2026	FY2026	\$55,000	0%	General Fund	Recreation & Special Events
Capital Equipment Replacements: F-250 (1) , Ranger (1), Motor Grader, Zero-Turn Mowers (5)	City-wide	FY2022	FY2022	\$367,625	0%	Debt Service	Public Works
Street Resurfacing TIP Match	City-wide	FY2022	FY2022	\$1,800,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2022	FY2022	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2022	FY2022	\$300,000	0%	General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Public Services							
Capital Equipment Replacements: F-250 (4), Bobcat, Gator Zero-turn Mowers (5)	City-wide	FY2023	FY2023	\$264,625	0%	Debt Service	Public Works
Street Resurfacing TIP	City-wide	FY2023	FY2023	\$1,800,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2023	FY2023	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2023	FY2023	\$350,000	0%	General Fund	Public Works
Capital Equipment Replacements: Tandem Dump, Asphalt Spreader, Asphalt Roller, F-250, F-150, Zero-turn Mower (4)	City-wide	FY2024	FY2024	\$428,500	0%	Debt Service	Public Works
Street Resurfacing TIP Match	City-wide	FY2024	FY2024	\$1,800,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2024	FY2024	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2024	FY2024	\$350,000	0%	General Fund	Public Works
Capital Equipment Replacements: F-350, Flat Bed, F-750 (2), Track Distributor, Crack Sealer, Asphalt Roller, Zero-turn Mowers (5)	City-wide	FY2025	FY2025	\$507,625	0%	Debt Service	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Public Services, continued							
Street Resurfacing TIP Match	City-wide	FY2025	FY2025	\$1,800,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2025	FY2025	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2025	FY2025	\$350,000	0%	General Fund	Public Works
Capital Equipment Replacements: F-250 (2), Tandem Dump, F-750 (2), Asphalt Roller, F-150, Zero-turn Mowers (4)	City-wide	FY2026	FY2026	\$538,000	0%	Debt Service	Public Works
Street Resurfacing TIP Match	City-wide	FY2026	FY2026	\$1,800,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2026	FY2026	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2026	FY2026	\$350,000	0%	General Fund	Public Works
Technical Services							
Replacement Storage	City-wide	FY2022	FY2022	\$200,000	0%	Debt Service	Finance
PC Replacements (60)				\$150,000	0%	Debt Service	Finance
Server Software Upgrades	City-wide	FY2022	FY2022	\$75,000	0%	Debt Service	Finance
Replace Wireless Network	City-wide	FY2022	FY2022	\$100,000	0%	Debt Service	Finance
Physical Security	City-wide	FY2022	FY2022	\$30,000	0%	Debt Service	Finance

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Technical Services, continued</i>							
Data Security	City-wide	FY2022	FY2022	\$40,000	0%	Debt Service	Finance
GIS Workstation Upgrades (20)	City-wide	FY2022	FY2022	\$65,000	0%	Debt Service	Finance
VMware Upgrade (Virtual Server Management)	City-wide	FY2022	FY2022	\$45,000	0%	Debt Service	Finance
Replacement Servers	City-wide	FY2023	FY2023	\$85,000	0%	Debt Service	Finance
Storage	City-wide	FY2023	FY2023	\$200,000	0%	Debt Service	Finance
Replacement Firewall	City-wide	FY2023	FY2023	\$50,000	0%	Debt Service	Finance
Replacement Tape Drive	City-wide	FY2023	FY2023	\$40,000	0%	Debt Service	Finance
Physical Security	City-wide	FY2023	FY2023	\$30,000	0%	Debt Service	Finance
Veeam/ Backup Software Upgrade	City-wide	FY2023	FY2023	\$40,000	0%	Debt Service	Finance
Misc Software Upgrades	City-wide	FY2023	FY2023	\$60,000	0%	Debt Service	Finance
PC replacements (86)	City-wide	FY2024	FY2024	\$215,000	0%	Debt Service	Finance
MS SQL Server Software Upgrades	City-wide	FY2024	FY2024	\$75,000	0%	Debt Service	Finance
Storage Replacement	City-wide	FY2024	FY2024	\$200,000	0%	Debt Service	Finance
Server Replacement	City-wide	FY2024	FY2024	\$50,000	0%	Debt Service	Finance
Firewall	City-wide	FY2024	FY2024	\$60,000	0%	Debt Service	Finance
Data Security	City-wide	FY2024	FY2024	\$50,000	0%	Debt Service	Finance
Physical Security	City-wide	FY2024	FY2024	\$45,000	0%	Debt Service	Finance

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Technical Services, continued</i>							
Server Replacements	City-wide	FY2025	FY2025	\$65,000	0%	Debt Service	Finance
MS Server Software	City-wide	FY2025	FY2025	\$75,000	0%	Debt Service	Finance
Storage Replacement	City-wide	FY2025	FY2025	\$200,000	0%	Debt Service	Finance
Firewall	City-wide	FY2025	FY2025	\$55,000	0%	Debt Service	Finance
Vnware	City-wide	FY2025	FY2025	\$40,000	0%	Debt Service	Finance
Data Security	City-wide	FY2025	FY2025	\$50,000	0%	Debt Service	Finance
Physical Security	City-wide	FY2025	FY2025	\$45,000	0%	Debt Service	Finance
Data Center UPS	City-wide	FY2025	FY2025	\$60,000	0%	Debt Service	Finance
Misc. Software upgrades	City-wide	FY2026	FY2026	\$50,000	0%	Debt Service	Finance
IBM Storage Replacement	City-wide	FY2026	FY2026	\$200,000	0%	Debt Service	Finance
Cisco Switch Replacements	City-wide	FY2026	FY2026	\$150,000	0%	Debt Service	Finance
Microsoft Office Upgrades	City-wide	FY2026	FY2026	\$125,000	0%	Debt Service	Finance
Microsoft Exchange Upgrade	City-wide	FY2026	FY2026	\$75,000	0%	Debt Service	Finance
Data Center UPS	City-wide	FY2026	FY2026	\$60,000	0%	Debt Service	Finance
Data Security Upgrades	City-wide	FY2026	FY2026	\$45,000	0%	Debt Service	Finance
PC Replacements	City-wide	FY2026	FY2026	\$215,000	0%	Debt Service	Finance

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
AUTHORIZING THE TRANSMITTAL OF THE
2022 CAPITAL IMPROVEMENTS ELEMENT (CIE) ANNUAL UPDATE
OF THE PEACHTREE CITY COMPREHENSIVE PLAN
TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.**

WHEREAS, the City of Peachtree City has prepared an annual update to a Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs (DCA), and a Public Hearing was held on June 16, 2022 at 6:30 P.M. in the City Hall Council Chambers at 151 Willowbend Road in Peachtree City; and

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Peachtree City does hereby submit the annual update of the Capital Improvements Element (CIE) covering the five-year period 2022 – 2026 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 16th day of June, 2022.

Kim Learnard, Mayor

Phil Prebor, Post 1

Mike King, Post 2

Gretchen Caola, Post 3

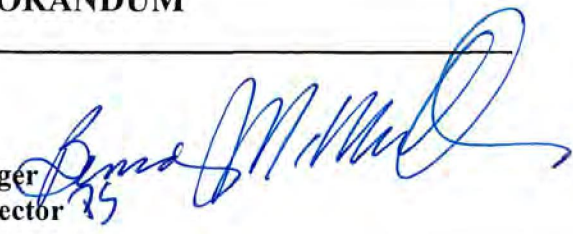
Frank Destadio, Post 4

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Bernie McMullen, Interim City Manager 
Paul Salvatore, Financial Services Director
Angela Egan, Purchasing Agent 

FROM: Mike Madison, Stormwater Manager 

DATE: June 6, 2022

SUBJECT: Peachtree City Athletic Complex Stormwater Pipe Lining Project
June 16, 2022 City Council Consent Agenda

Recommendation:

Award the price quote for the Peachtree City Athletic Complex Stormwater Pipe Lining Project to Envirotrenchless, LLC for their low quote amount of \$49,680.00.

Discussion: The existing 36 inch diameter stormwater drainage pipe selected for this pipe lining project is exhibiting various types of structural degradation including severe invert corrosion, holes in the pipe inverts and failing pipe joints. In-place pipe rehabilitation is the best option to repair the observed failures in that it can be quickly installed and provides a structural component without having significant excavations and/or athletic field closures. Staff solicited unit price quotes from three qualified contractors to perform the rehabilitation work. The results of these quotes are as follows:

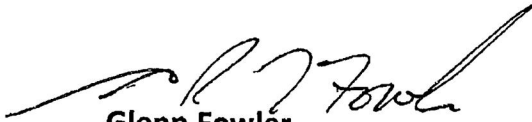
EnviroTrenchless, LLC	\$49,680.00
Utility Asset Management	\$57,240.00
RDJE, Inc.	\$63,000.00

Budget Impact: Funds in the amount of \$49,680.00 is available in 521-4250-541947 Infrastructure.

PEACHTREE CITY ATHLETIC COMPLEX CCCP PIPE LINING BASE QUOTE					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE (FIGURES)	AMOUNT (FIGURES)
1	36" DIA PIPE LINING COMPLETE	360 LF	LF	\$138.00	\$49,680.00
TOTAL (IN FIGURES)					\$49,680.00

CONTRACTOR: **ENVIRO TRENCHLESS, LLC** **UC License: UC302293**
4501 Russell Pkwy
Suite 19
Warner Robins, Georgia 31088

BY:


Glenn Fowler
President



DATE:

5/13/22



Quote No.: GA22176

May 3, 2022

To: Peachtree City
Attn: Mike Madison

Re: Peachtree City Athletic Complex Storm Drain Repair**Scope of Work:**

Furnish all materials, equipment, labor and supervision to restore the structural integrity of approximately 360 LF of existing 36-inch corrugated metal storm drain by SpinCast application of an 8000 PSI fiber reinforced engineered pipe repair mortar to a minimum finished thickness of 1-inch.

Cost of Work:

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL \$
1	36" DIA. PIPE LINING COMPLETE	360	LF	\$ 159.00	\$ 57,240.00
TOTAL					\$57,240.00

Note:

1. Our proposal includes:
 - a. Flow control during normal conditions.
 - b. Invert repairs as needed.
 - c. Culvert cleaning <25% full.
 - d. Infiltration control if needed.
 - e. Traffic control for low volume street.
2. We will need access to a potable water supply for materials mixing and equipment cleaning.

Sincerely,

Anita Clyne – President
Utility Asset Management, Inc.

Licensed In:

Alabama * Georgia * Florida * South Carolina * North Carolina * West Virginia

Corporate Office:

2025 US Hwy 41 S. ♦ Perry, Georgia, 31069
Office: 478-847-2301 ♦ E-Fax: 678-623-0282
www.uamonline.com

(2)

5/16/2022 12:18:22PM

PTC Athletic Complex CCCP

**RDJE, Inc.**

679 Hwy 29 South, Suite A
Newnan, GA 30263

Contact: Joe Webb
Phone: 678-633-2632
Email: jwebb@rdjeinc.com

Quote To: Mike Madison
City of Peachtree City
Phone:
Email:

Job Name:
Date of Plans:
Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	36" DIA PIPE LINING COMPLETE	360.00	LF	175.00	63,000.00
GRAND TOTAL					\$63,000.00

(3)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Bernie McMullen, Interim City Manager *Bernard McMullen*
Paul Salvatore, Financial Services Director *ps*
Angela Egan, Purchasing Agent *ave*

FROM: Mike Madison, Stormwater Manager *mm*

DATE: June 6, 2022

SUBJECT: 2022 Stormwater Pipe Lining Project – CIPP Lining Method
June 16, 2022 City Council Agenda

Recommendation:

Award the bid for the 2022 Stormwater Pipe Lining Project – CIPP Lining Method to IPR for their low base bid amount of \$660,458.50.

Discussion: The existing storm drainage pipes selected for this pipe lining project are exhibiting various types of structural degradation including severe invert corrosion, holes in the pipe inverts and failing pipe joints. In-place pipe rehabilitation is the best option to repair the observed failures in that it can be quickly installed and provides a structural component without having significant excavations and/or road closures. Staff solicited unit cost bids from qualified contractors to perform the rehabilitation work. The results of this bid are as follows:

IPR	\$660,458.50
Vortex Services	\$674,951.50
Southeast Pipe Survey	\$696,875.00
Video Industrial Services	\$721,684.00
AM Infra Tech	\$827,123.00
Advanced Pace Tech	\$901,370.41

Budget Impact: Funds in the amount of \$660,458.50 are available in the ARPA Fund 230.

2022 Stormwater Pipe Lining Project – CIPP Method					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE (FIGURES)	AMOUNT (FIGURES)
1	GENERAL CONDITIONS	1	LS	\$19,500.00	\$19,500.00
2	PAYMENT & PERFORMANCE BONDS	1	LS	\$10,000.00	\$10,000.00
3	CIPP PIPE LINING 18" CMP 120 Saddlebrook Drive	154	LF	\$68.00	\$10,472.00
4	CIPP PIPE LINING 15" CMP 114 Boxwood Court	128	LF	\$65.00	\$8,320.00
5	CIPP PIPE LINING 18" CMP 206 Groveland Drive	566	LF	\$65.00	\$36,790.00
6	CIPP PIPE LINING 15" CMP Whitfield Farms	320	LF	\$65.00	\$20,800.00
7	CIPP PIPE LINING 18" CMP Whitfield Farms	208	LF	\$68.00	\$14,144.00
8	CIPP PIPE LINING 18" CMP 100 Hearthstone Reach	50	LF	\$85.00	\$4,250.00
9	CIPP PIPE LINING 24" CMP 100 Hearthstone Reach	63	LF	\$130.00	\$8,190.00
10	CIPP PIPE LINING 15" CMP Larkspur Turn	215	LF	\$65.00	\$13,975.00
11	CIPP PIPE LINING 18" CMP Larkspur Turn	217	LF	\$68.00	\$14,756.00
12	CIPP PIPE LINING 24" CMP Larkspur Turn	20	LF	\$300.00	\$6,000.00
13	CIPP PIPE LINING 15" CMP 501 Raintree Hill	60	LF	\$75.00	\$4,500.00
14	CIPP PIPE LINING 18" CMP 501 Raintree Hill	242	LF	\$68.00	\$16,456.00
15	CIPP PIPE LINING 30" CMP 311 Marble Court	218	LF	\$155.00	\$33,790.00
16	CIPP PIPE LINING 24" CMP 109 Sauterne Way	186	LF	\$115.00	\$21,390.00
17	CIPP PIPE LINING 18" CMP 504 Lommel Lane	234	LF	\$68.00	\$15,912.00
18	CIPP PIPE LINING 24" CMP 526 Longwood Lane	262	LF	\$110.00	\$28,820.00
19	CIPP PIPE LINING 24" CMP 122 Lake Forest Drive	442	LF	\$110.00	\$48,620.00
20	CIPP PIPE LINING 18" CMP 401 Dartmouth Place East	96	LF	\$85.00	\$8,160.00

21	CIPP PIPE LINING 24" CMP 401 Dartmouth Place East	270	LF	\$110.00	\$29,700.00
22	CIPP PIPE LINING 24" CMP 210 Kentwood Drive	260	LF	\$110.00	\$28,600.00
23	CIPP PIPE LINING 18" CMP 214 Tiverton Trail	240	LF	\$66.00	\$15,840.00
24	CIPP PIPE LINING 18" CMP 406 Majestic Court	154	LF	\$68.00	\$10,472.00
25	CIPP PIPE LINING 24" CMP 115 Stoneacre Curve	234	LF	\$110.00	\$25,740.00
26	CIPP PIPE LINING 18" CMP 211 Chateau Lane	228	LF	\$68.00	\$15,504.00
27	CIPP PIPE LINING 30" x 24" CMP 110 Sweetwater Oaks	288	LF	\$155.00	\$44,640.00
28	CIPP PIPE LINING 18" CMP 201 Shadowood Lane	97	LF	\$80.00	\$7,760.00
29	CIPP PIPE LINING 24" CMP 201 Shadowood Lane	244	LF	\$110.00	\$26,840.00
30	CIPP PIPE LINING 24" CMP 305 Wynnmeade Pkwy	158	LF	\$110.00	\$17,380.00
31	PIPE CLEANING	3,500	LF	\$8.00	\$28,000.00
32	PIPE CLEANING - HEAVY	2,354	LF	\$12.75	\$30,013.50
33	PIPE CCTV (PRE & POST LINING)	11,708	LF	\$3.00	\$35,124.00
34	TOTAL BASE BID (IN FIGURES)	\$660,458.50			

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions. If the product of the Estimated Quantity and Bid Unit Price indicated in the Bid Price column is incorrect, then the Bid Unit Price will govern to determine the actual Bid Price. If the quantity is in excess of the estimate quantity, no increase in price will be permitted unless approved, in writing, by the Project Manager before such quantity is used in the Project. If the quantity is less than the estimated quantity, the city will be given a credit on such price.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities in-place, determined as provided in the Contract Documents.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

From: Bernie McMullen, Interim City Manager *Bernard McMullen*

DATE: June 9, 2022

SUBJECT: Approve Intergovernmental Agreement (IGA) with Fayette County Board of Education (BOE) For Improvement of Stagecoach Road
June 16th City Council Meeting Agenda

Recommendation:

Staff recommends that City Council authorize the Mayor to execute the attached IGA with the Fayette County Board of Education.

Discussion:

The IGA with Fayette County BOE for the reconstruction and paving of Stagecoach Rd. has been coordinated with City Staff and is scheduled for approval by the BOE at their June 13, 2022 Workshop meeting. The BOE has requested this item be placed on the June 16th agenda to minimize delays between completion of this project and start of the new School Year in August. Under the agreement the City will pay the BOE \$750,000; \$375,000 at the start of construction and \$375,000 at the completion of construction. The BOE will be responsible for all funding of the project not provided by the City. Under the agreement the BOE will do the rough grading for the cart path along Stagecoach and the City will complete the path paving.

The City Engineer has reviewed and approved the plans for the project.

Budget Impact:

The funds for this project are available in Cash Reserves.

Attachments:

1. IGA Improvement of Stagecoach Rd.
2. Bostic Property Legal Desc ROW Exhibit B_r1 pdf
3. ROW Exhibit-8.5x11 pdf

DRAFT

STATE OF GEORGIA

COUNTY OF FAYETTE

INTERGOVERNMENTAL AGREEMENT

FOR IMPROVEMENT TO STAGECOACH ROAD

This Intergovernmental Agreement is entered into on the date of the last signature by and between Peachtree City, Georgia ("City"), a municipal corporation duly created by the State of Georgia; and the Fayette County School District ("BOE"), a public school district established pursuant to the Constitution of the State of Georgia of 1983.

WITNESSETH

WHEREAS, the primary function of the BOE is to provide for education of students in Fayette County and the primary function of the City is to provide municipal services such as building and maintaining roads to its residents; and

WHEREAS, the City and BOE believe the new Booth Middle School will benefit the students and citizens of the City for decades to come; and

WHEREAS, the City and BOE desire certain roadway improvements to that certain roadway known as Stagecoach Road to promote additional safe means of transportation to and from the school; and

WHEREAS, the BOE has a vested property interest in a portion of Stagecoach Road; and

WHEREAS, the City and BOE desire to coordinate their efforts and work together in the construction of certain roadway improvements to Stagecoach Road, within the corporate limits of the City; and

WHEREAS, the City and BOE desire to allocate certain costs associated with the roadway improvements to Stagecoach Road and the maintenance of such road; and

WHEREAS, the City and BOE further desire to provide for alternative access and transportation to and from the new Booth Middle School via a multi-use path; and

WHEREAS, the BOE has entered into an agreement to purchase a strip of property adjacent to Stagecoach Road to facilitate the roadway improvements, such property designated as the "Bostic Property" attached hereto as Exhibit "A"; and

WHEREAS, the owner of the Bostic Property has required the BOE to make certain

improvements to its remaining property in exchange for selling its property to the BOE and the City has agreed to approve such improvements to the Bostic Property, as more particularly shown on Exhibit "B" and incorporated herein by reference; and

NOW, THEREFORE, for and in exchange of the consideration set forth herein, the sufficiency of which is acceptable, the parties agree as follows:

- 1) Scope of Services. For purposes of this Agreement, the term "Project" shall mean the reconstruction and paving of Stagecoach Road, together with all drainage, curbing and guttering and related improvements necessary for the proper construction of said road in accordance with those certain Engineering Drawings prepared by Integrated Science & Engineering, Inc., titled Stagecoach Road Extension, as shown as Exhibit "C" <https://ise.sharefile.com/share/view/s0775f4a5e2a143a284fb72888a67a3ca/fo401694-ea32-4b8a-99c6-610f5b7d708a> and dated 5/4/2022, (the "Engineering Drawings") and additional drawings that will provide for a drive and parking lot on the Bostic property, as shown on Exhibit "B"; provided however, that the temporary driveway from the Bostic property onto Stagecoach Road shall be closed upon completion of the Project. The responsibilities for each party, with respect to the Project are as follows:
 - (a) The City. The City shall approve without additional permits or other licenses the construction of the project including the replacement driveway/parking lot on the Bostic property at no cost or expense to the BOE. The City shall pay the sum of Seven Hundred Fifty Thousand Dollars (\$750,000.00) to BOE, which amount shall represent the full and final financial contribution from City to BOE for the costs of the Project of which \$375,000 will be paid at the beginning of the project and \$375,000 will be paid upon completion
 - (b) BOE. The BOE shall be responsible for providing all funding for the Project that is not otherwise provided by the City. The BOE shall be responsible for negotiating and payments related for any relocation of utilities within the Project area, and for submitting for bid and entering into any contracts reasonably required for the completion of the Project, including, but not limited to, the construction of curbing, guttering and drainage facilities associated therewith.
- 2) Maintenance. The City and BOE agree that Stagecoach Road shall, upon completion of the Project, be conveyed to and made a part of the road system of the City and as such, shall be completely and solely within the City's jurisdiction and control. As such, the BOE shall convey all its right, title and interest in said right-of-way of Stagecoach Road to the City upon completion of the Project via Quitclaim Deed generally in the form attached hereto as Exhibit "D" (draft to be produced at a later date), subject to the terms and conditions set forth in this Agreement. The maintenance and repair of Stagecoach Road shall be the sole responsibility of the City up to the limits of right-of-way ownership. Notwithstanding the foregoing, the BOE shall, at its sole expense, for a period of two (2) years beginning on the date the Quitclaim Deed referenced herein,

maintain and keep in good repair Stagecoach Road.

- 3) Compliance with City Ordinances. The BOE and the City and their designees shall comply with all of the ordinances of the City relative to construction and building of the Project, including but not limited to specification for roads, soil erosion and stormwater.
- 4) Starting and Completion Dates. The Project shall commence promptly upon final approval of the Engineering Drawings, which approval shall not be unreasonably withheld or delayed by the City.
- 5) Multi-use path. BOE shall dedicate to City an easement for the construction, maintenance, and use by the City as a multi-use path, which path shall be designed used and maintained in accordance with City standards, ordinances and regulations of such paths. The path location shall be delineated on project drawings.
- 6) Entire Agreement. This Agreement encompasses the entire agreement between the parties only as to the issues set forth herein, and shall not affect any other agreements between the City and BOE. No modifications shall be binding unless such are reduced to a writing executed by all of the parties.
- 7) Severability. Should any portion of this Agreement be found by the arbitrator or court of competent jurisdiction to be invalid, the offending portion shall be struck and the remaining Agreement shall be read as if the offending portion was never included.
- 8) Multiple Counterparts. This Agreement may be written in multiple counterparts, each which shall be regarded as an original.
- 9) Term. The term of this Agreement shall be for a period not to exceed five years or until the terms of the Agreement have been accomplish at which point it shall terminate.

IN WITNESS WHEREOF, the parties, by and through their representatives who have been properly authorized to enter into this Agreement, hereby affix their hands and seals on the date written below.

CITY OF PEACHTREE CITY

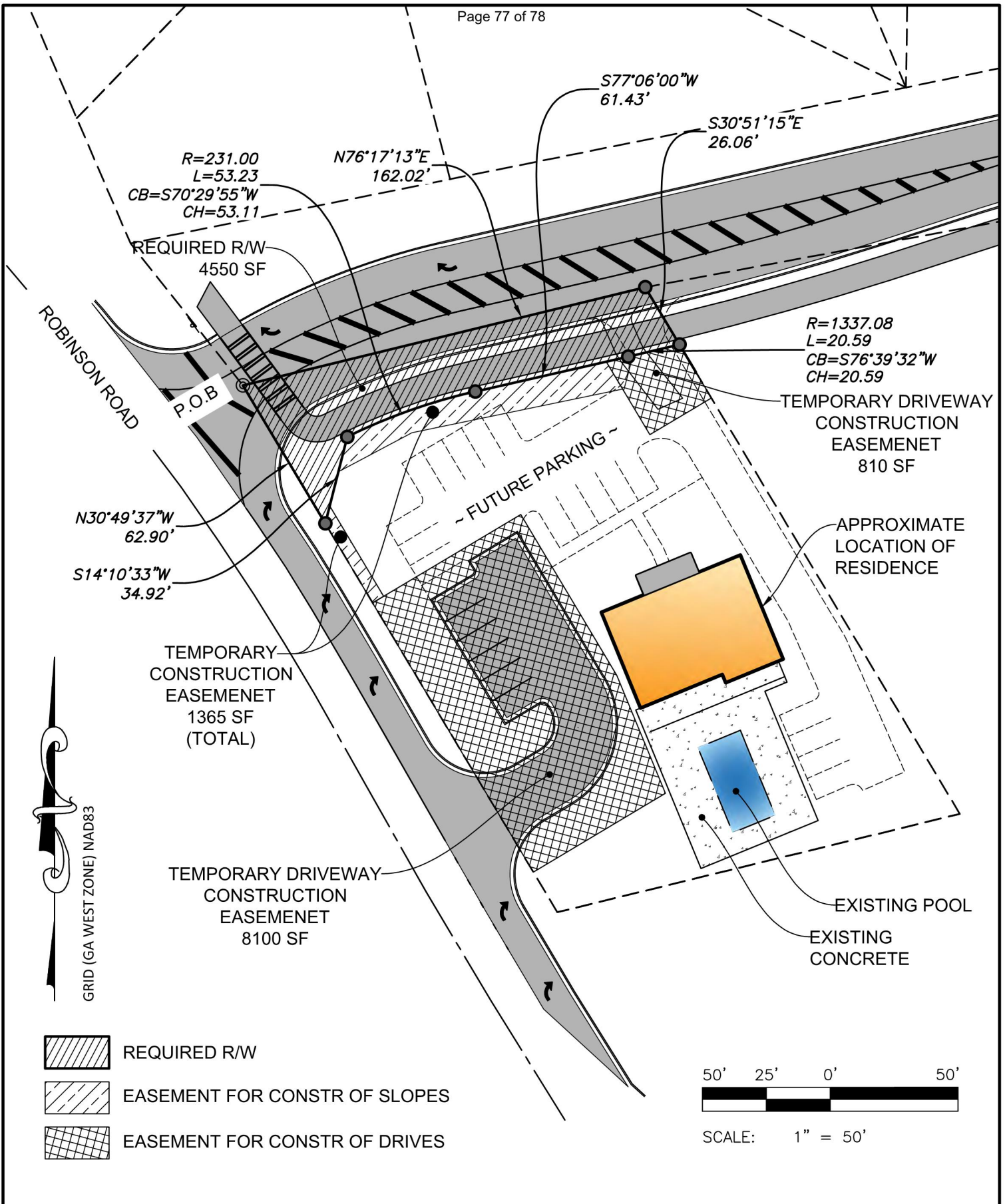
By: _____
Kim Learnard, Mayor

Date: _____

FAYETTE COUNTY BOARD OF EDUCATION

By: _____
Chairman

Date: _____



DRAWING NO.
1
SHEET NO.
of 1

EXHIBIT "A"
BOSTIC PROPERTY
R/W PLAN

STAGECOACH ROAD EXTENSION

LAND LOT 68 OF THE 7TH DISTRICT, CITY OF PEACHTREE CITY,
FAYETTE COUNTY, GEORGIA

INTEGRATED
Science & Engineering

1039 SULLIVAN ROAD, SUITE 200, NEWNAN, GEORGIA 30265
(P) 678.552.2106 | (F) 678.552.2107
CDA No. PEFO00625 | Exp. 06/30/2022

Exhibit B
LEGAL DESCRIPTION
RIGHT-OF-WAY
Bostic Property

All that tract or parcel of land lying and being in Land Lot 68 of the 7th Land District of Fayette County, Georgia, as shown on Exhibit A, and being a part of the land described in Deed Book 385 Page 969 in the Office of the Clerk of the Superior Court of Fayette County, Georgia, with the acquisition being more particularly described as follows:

BEGINNING at the point of the intersection of the southerly right-of-way of Old Stage Coach Road and the westerly right-of-way of Robinson Road, said point being the POINT OF BEGINNING;

Thence running North 76 degrees 17 minutes, 13 seconds East a distance of 162.02 feet to a point;

Thence leaving said right-of-way along a line South 30 degrees 51 minutes 15 seconds East a distance of 26.06 feet to a point;

Thence along a curve to the left having a radius of 1337.08 feet and an arc length of 20.59 feet, being subtended by a chord of South 76 degrees 39 minutes 32 seconds West a distance of 20.59 feet to a point;

Thence along a line South 77 degrees 6 minutes 0 seconds West a distance of 61.43 feet to a point;

Thence along a curve to the left having a radius of 231.00 feet and an arc length of 53.23 feet, being subtended by a chord of South 70 degrees 29 minutes 55 seconds West a distance of 53.11 feet to a point;

Thence along a line South 14 degrees 10 minutes 33 seconds West a distance of 34.92 feet to a point on the right-of-way of Robinson Road;

Thence along said right-of-way line of Robinson Road North 30 degrees 49 minutes 37 seconds West a distance of 62.90 feet to the POINT OF BEGINNING.

Containing 4,550 square feet or 0.10 acres, more or less.