City Council of Peachtree City
Agenda
June 16, 2011
7:00 p.m.

I. **Call to Order**

II. **Pledge of Allegiance**

III. **Announcements, Awards, Special Recognition**

IV. **Citizen Comment**
Any member of the public attending the meeting may comment on any issue or item that is not included on the agenda. The time limit is two (2) minutes.

V. **Agenda Changes**

VI. **Minutes**
March 21, 2011, Workshop
June 2, 2011, Regular Meeting

VII. **Monthly Reports**

VIII. **Consent Agenda**
1. Consider Surplus of Dive Team Equipment
Request to surplus equipment due to disbandment of Fire Department Dive Team
2. Consider Donation from Dog Park
Dog Park Association requests Council accept donation of covered children's play area inside Dog Park

IX. **Old Agenda Items**
05-11-04 Consider Recommendation for New Air Supported Structure Contract for Kedron / Report on Concrete Testing
Staff recommendation regarding options for bubble

X. **New Agenda Items**
06-11-05 Consider Bid for Bunker Gear
Recommendation to accept bid from Municipal Equipment Company
06-11-06 Consider Resolution of Support for Hearthside at Peachtree City Senior Apartment Community Funding Application
NorSouth requests a Resolution of Support from Council to include with their Housing Tax Credit funding application
06-11-07 Consider Letter of Support for Woodsmill Apartment Community Funding Application
WDM, LLC requests a Letter of Support from Council to include with their Housing Tax Credit funding application for proposed rehabilitation of Woodsmill Apartment Community on Wisdom Road
06-11-08 Consider Request for Additional Funding for Tree Removal
Recommendation to increase funding by $20,000 due to severe storms
06-11-09 Consider Cancellation of July 7 Meeting
Request to cancel meeting due to holiday week and lack of agenda items

XI. **Council/Staff Topics**
Hot Topics Update

XII. **Executive Session**

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

MINUTES OF JOINT WORKSHOP
WITH MEMBERS OF THE CITY COUNCIL OF PEACHTREE CITY
AND PLANNING COMMISSION
March 21, 2011

A joint workshop with members of the City Council of Peachtree City and the Peachtree City Planning Commission was called to order in the City Hall Council Chambers at 7:45 p.m. on March 21, 2011. Those present were Mayor Don Haddix and Council members Kim Learnard, Vanessa Fleisch, Erik Imker, and Doug Sturbaum; Planning Commission Chairman Patrick Staples and Commissioners Horace Batiste and David Conner. Also present were the City Manager, Mr. Jim Pennington; the City Attorney, Mr. Ted Meeker; the Community Development Director, Mr. David Rast; the Planning Coordinator, Mr. Anthony Bernard; the Economic Development Coordinator, Mr. Joey Grisham; and the Recording Secretary, Ms. Jennis Rice.

Mr. Jim Pennington, the new City Manager, introduced himself and said how glad he was to be in Peachtree City.

Mr. Rast explained that the purpose of this workshop was to solicit input from the Planning Commission and City Council relative to a schematic site plan that had been submitted for a potential development on the Line Creek Office Park tract within the 54 West Corridor. He proceeded to give an overview of the Corridor and to review some of the issues that were identified several years ago as a part of the 54 West Corridor study and some of the recommendations of that study.

Mr. Rast explained that in the late 1990's, the Atlanta Regional Commission (ARC) came out with their Livable Centers Initiative (LCI) program. Peachtree City was one of 12 communities selected to participate in the first round of funding. The purpose of this program was to provide seed money for these jurisdictions to look at corridor studies, transportation studies, activity center development, and essentially to do some long-range planning for specific areas throughout the metro-Atlanta area.

As a part of this, the City looked at the 54 West Corridor, extending from SR 74 to the city line. During this time, SR 54 was still a two-lane road and the Department of Transportation (DOT) had been in litigation for a number of years with the Clean Air Act which had essentially put all road-building on hold. The funds were there for the road-widening project and the construction plans were done but DOT was not moving forward with any construction. This gave Staff time to develop a master plan for that particular corridor. Prior to the LCI funding, Staff had been meeting with DOT for a couple of years to discuss some elements they wanted to see incorporated within the construction plans, i.e., the tunnels underneath the highway on either side of the railroad bridge and some other design elements; and DOT was able to do this.

Mr. Rast further stated that for years, the 54 West Corridor had been designated as a major retail or regional retail shopping area. Some of the earlier plans for the city identified hundreds of acres on the north and south sides of SR 54 that had been identified for retail and commercial growth, and the term "regional" was used in those documents. As the city was evolving, that area contained the major assemblage of retail property within the city.

While Staff was working on this plan, RAM Development (now Capital City Development) acquired the Huddleston tract where the Home Depot and Wal-Mart had been developed. They were also acquiring some of the undeveloped retail acreage on the north side of SR 54, and Staff was able to work with them as they began planning those developments. At the time, these tracts were primarily small tracts of land (less than one acre), and there was a feeling that development would be outparcel after outparcel with no uniformity. This was one of the reasons an overall master plan was prepared for this corridor.

The plan itself was funded partially by the City and partially by RAM Development since it was something that was going to impact their property. Staff and the citizen advisory group that was formed met with an architect to develop some design guidelines. Ultimately, the plan was presented to and endorsed by City Council and then forwarded to ARC for their review. The study area was primarily the north and south sides of SR 54. The West Village, as it was known at the time, was now Wilksmoor and essentially was all of the property that extended west of SR 74 between the highway and Line Creek. The property north of Centennial that was annexed into the city was not included in the study. These were the acreages that were included:

- 186 acres of industrial property;
- 215 acres of commercial property;
- 781 acres of residential property; and
- 353 acres of greenbelt and open space.

Most of this property was already developed and did not include significant amounts of raw land. The advisory group was looking at what was on the ground and how they could work with that to develop and incorporate a master plan to combine all of that property. The primary focus was the area just north and just south of SR 54, primarily because everything else had been developed.

The advisory group identified a mission statement as well as some very simple goals and objectives. At the time, SR 54 West was carrying about 36,000 cars per day and the group was concerned about adding more cars to that roadway because it was felt it was primarily an east-west connector between Fayette and Coweta counties.

The advisory group also looked at the following items:

- Transportation and circulation;
- How the existing and proposed developments in the corridor could be connected without putting everyone out on a state highway;
- Consistency in land use and zoning; and
- Continuity between what was already built and what was proposed; this was of highest importance.

Mr. Rast further stated that the elements that were included in the plan were:

- Integration of the multi-use path system.
- The secondary road system.
- Limiting curb cuts on SR 54. (DOT had approved a total of 17 curb cuts other than the existing road access points which would have created that many more movements and potential accident locations on the highway.) Staff worked with RAM Development to reduce that number to what was out there today.
- Inter-parcel access. There were three pretty significant undeveloped tracts of land at the time, the Line Creek Baptist Church, Line Creek Office Park, and Peachy Clean tracts. The intersection of SR 54 and Huddleston Road was also identified as having the potential of assembling several of the small existing retail and light industrial businesses in that area to create some type of larger development.
- Alternate transportation. One of the first things that was identified was a commuter rail station with housing, shops, etc. Though no longer on the plan, it created quite a stir at the time.
- Architectural standards had been adopted as had standards for landscaping, site lighting, and signage.
- It was hoped the gateway features would be implemented as part of the 54 West Multi-Use Bridge project.

Mr. Rast went on to explain how the goals and objectives were incorporated into the master plan:

- The secondary access road was envisioned for the north side of SR 54, primarily to provide access to all the retail development along SR 54 as well as a way to get from MacDuff to Home Depot and Wal-Mart and down to Huddleston without having to get on SR 54.
- The path system had been expanded and everything was inter-connected through this development.
- One of the concepts for the access road on the south side of SR 54 was an access road inter-connecting what was now the MacDuff Crossing development through the Line Creek Office Park tract to Planterra Ridge. The verbiage on the document recommended a future connection to Huddleston Road and the redevelopment of the corner of Huddleston.
- There were existing signals at SR 54 and SR 74, The Avenue, Huddleston Road, Home Depot/Wal-mart and Planterra, and MacDuff. As a part of the master plan, a light was also included at the intersection that would serve the proposed Line Creek retail development.

Mr. Rast described the Line Creek Office Park tract and the surrounding properties. He noted that Cardiff Park was immediately to the south and actually shared a property line with the office park tract. Cardiff Park was initially zoned GC General Commercial and was rezoned to LUR Limited Use Residential several years ago. A potential access road inter-connection was also shown with all of the paths inter-connecting all of the developments. One of the things the advisory group had tried to do with the path system was look at all of the residential development north and south of SR 54 and how people could potentially get to this area without using their automobiles.

Mr. Jim Lowe of LAI Engineering and Mr. Vince Riggio of Trinity Development were in attendance to present their proposal for this property. Mr. Lowe said they appreciated this opportunity to meet with everyone and Mr. Rast's history lesson.

Mr. Lowe explained that their firm had designed Wal-Mart, Home Depot, Best Buy, PetSmart, all the shops in the front, Fischer Crossing, the DRI for Fischer Crossing as well as the traffic studies for SR 74 and 34. He knew this area pretty well from a design and development standpoint. He was also the engineer who worked for two-plus years on the Capital City Development project. In addition to his development experience around the nation, Mr. Lowe also brought a very intimate knowledge of what had been discussed during the past three years with the Planning Commission, City Council, the attorneys, and the HOAs. This plan was what they felt was reasonable and prudent with the underlying tone of the design, which was to maintain Line Creek Drive. It also had the caveat that they were requesting to vacate, swap, or use some other mechanism for Line Creek Circle.

Mr. Lowe said they referred to this plan as Phase II of McIntosh Village. The Overlay District developed in 2004 referred to this as being part of the overall retail development of the area. He noted that this plan did not ask for a lot of concessions:

- They were complying with the Zoning Ordinance.
- They were meeting the City's size limitations for the individual tenants.
- They were trying to maintain Line Creek Drive.
- They were below the 175,000 SF approved for this site several years ago.
- They were proposing to maintain the same setback conditions that were previously imposed, i.e., 75' undisturbed to Cardiff Park. In addition to the undisturbed, they wanted to enhance the existing landscaping to provide a better buffer which would include berming, fencing, and some other creative things.

Council Member Imker wanted to clarify the ground rules and the reason for this meeting. City Council had invited the Planning Commission to this workshop so they could understand that the Planning Commission would give the approval or denial of this development because the developer was meeting all of the requirements of the zoning. However, the Planning Commission needed to know whether City Council would give any consideration to trading or swapping Line Creek Court.

Mayor Haddix opened the floor to public comment. He stated that he was aware that an e-mail had been circulated stating that there was a plan to connect this development to Planterra Way. That was not correct and asked that no comments be made relative to the secondary road.

Ms. Caren Russell of Planterra Ridge subdivision asked if she could address Mayor Haddix's comment as the connection to Planterra Way was on the master plan for this site. Ms. Russell explained that the e-mail that was sent to Planterra Ridge residents stated emphatically that the developer was not looking to connect to Planterra. However, at the Planning Commission meeting on March 14, it was mentioned that eventually that concept might be proposed and considered.

Ms. Russell wanted the Council members and the Planning Commissioners to know, for the future, how the subdivision felt about this proposal. Mayor Haddix said that was not the purpose of this workshop and that he could contradict her because he brought up the LCI when the previous Council was discussing this and it was displayed. He thought they were getting sidetracked because connecting to Planterra Way was not the purpose of this workshop. He said this was a legitimate topic but not for this workshop.

Ms. Russell stated that the residents wanted to be sure City Council was aware of the subdivision's feelings about it. Mayor Haddix said they were aware because at least two of the Council Members were members of Council during 2008 and 2009 when the previous proposal was discussed. Ms. Russell said she would like for this to go on record; Mayor Haddix told her to consider it on record that they opposed the connection to Planterra Way.

Ms. Russell said she would like to give the specific reasons which would take about five minutes. Mayor Haddix did not want to get off track; the stated purpose of this meeting was to discuss the abandonment of the culs-de-sac and the proposed golf cart crossing on SR 54. This would be Council's input to the Planning Commission because all of the rest of the development was strictly under the Planning Commission's jurisdiction. Ms. Russell said she guessed they would send e-mails to City Council. She just thought this would be a good opportunity for her to demonstrate the legitimate traffic problem both visually and with what she said. Mayor Haddix understood her position but repeated that this was not the purpose of the workshop.

Ms. Russell proceeded to state her position on the development. She had worked for two years with Mr. Lowe and others on the Capital City Development plan. That plan included a Kohl's store which would have contributed to the city's sales tax and budget issues. Currently, there were 174,000 SF of vacant retail which consisted mainly of small mom and pop stores. She felt the proposed plan was greatly needed as shown by Fresh Market's entry into Peachtree Crossing; a draw was needed to keep the mom and pops going. This plan showed retail spaces that would accommodate a regional store that would be that draw in Peachtree City and Fayette County to help support not only this development but the ones across the street and others. She wished the media and other sources could get away from references to "big boxes" or "medium boxes" and instead ask what would make a proposed development successful. She commended the developer on this plan and had no problems with connecting this development to the one to the west so there would be a flow of traffic without going on SR 54. She also noted that the restaurant shown was a sit-down and not a drive-thru. She was very much in favor of working with this plan and hopefully making it better … as long as it did not connect to Planterra.

Mayor Haddix suggested Ms. Russell e-mail not only City Council but also the Planning Commission and the City Manager.

Ms. Russell added that their residents could not get out of their subdivision between 4 p.m. and 6 p.m. Mayor Haddix was aware that there were a lot of problems generated from this area. He also had problems getting out of his development onto SR 54.

Mr. Tim Lydell, a resident of Cardiff Park who lived on the other side of the wall from the proposed development, had spent a great deal of time during the past few years trying to get something else in place here. Cardiff Park's concerns were three-fold:

1. That this development not degrade the property values of their homes.
2. That it be a nice-looking facility that looked like Peachtree City at one of the entrances to the city.
3. That it bring economic value to Peachtree City.

The only real problem they had with this plan was that it was at-grade and would be more visible to Cardiff Park which would affect their property values. They had spoken to Mr. Lowe and he had agreed to most of the items in the Development Agreement/Special Use Permit that was issued for the Capital City development.

Mr. Lydell also stated that he had a concern with the way the plan was laid out relative to where the road came through in the front. This was the road that could potentially go out on Planterra Way. He felt this would take away a lot of parking spaces which would be directly related to the square footage that could be put on this land. If the road was anything like the access road on the other side of SR 54, it would not be usable by pedestrians or golf carts.

Cardiff Park had no problem with the road going away, provided the developer paid a legitimate price for it. However, they did have a problem with another road that was shown on the plan because it would dead-end at someone's door. He thought it was imperative that this area be part of the 75' setback.

Other than the items mentioned, Mr. Lydell said their subdivision did not have any real problems with this plan. They were looking for the developer to be true to his word, to give them the 75' bermed setback, to set a limit on the times that vehicle noise was permitted, and that the lighting not interfere with Cardiff Park.

Mr. Eric Snell, a resident of Planterra Ridge subdivision, had worked with Mr. Rast for many years on different projects, the first of which was the traffic study for SR 54. He thought it was necessary to consider worst-case scenarios and that everyone would agree that SR 54 going east or west in that connection area was very difficult traffic wise. It was difficult on the collectors, and changes were being made to developments to try to compensate for that. The LCI presentation was not an edict; he thought it was a prepared idea and was not being adhered to everywhere across the entire scope of the region. Whether there was a round-about or not, there had obviously been modifications made on both sides throughout the years. Relative to Ms. Russell's comments about the cut-through, Mr. Snell was concerned when the developer talked about getting rid of a road and looking for compensation but being nebulous about it. Would that compensation potentially be another cut-through?

Mr. Snell further stated that he knew the road could not go the other way because that was the Line Creek Nature Area which was given to the city under the auspices that a road not be cut across it. He also knew that Peachtree City Development Corporation (PCDC) gave the city the land going into Planterra Ridge as long as there was a greenbelt there with the thought that it would never be developed.

Mr. Snell's request would be that the developer give three feet of the greenbelt to the Southern Conservation Trust (SCT) in perpetuity. This would ease a lot of the concerns of a lot of residents.

In response to a question from Council Member Learnard, Mr. Snell pointed to the greenbelt. He stated that there obviously was a setback in there so if the developer did not intend to build on it or connect to it, why not donate the land to SCT so they could protect it? The residents were concerned that at some time in the future, there would be a request for some kind of compensation for the road. At this time, the residents did not know what that compensation might be and it was possible it could be approved sometime in the future and there would be no discussion about it. That was the reason the concern was being voiced.

Mr. Lydell said he had spoken with Council Member Learnard about the developer having to buy this land. They were concerned about connectivity in the whole area. He thought it would be a good idea for the City to sell this land to the developer so they could build on it but earmark the money for the gateway bridge. That way the money would not have to come from the taxpayers. He thought the developer would be more than happy to donate the three feet.

Ms. Phyllis Aguayo, a resident in Stoneybrook subdivision, said she was trying to keep an open mind as this parcel had been looked at over and over again. As far as she was concerned, the two most important considerations were:

1. Since there was no step-down zoning here as there was in other places, what were the residents going to experience? This was a commercial parcel that was backing up to residential.
2. This aesthetics of the Corridor were not as appealing as many had hoped they would be; it looked very commercial with buildings very close to the road. The only solace left was the wooded area. This would be lost when this development was built. How this looked from SR 54 was very important and would impact the people who lived there. It would be nice if something of the concept of buffers was retained.

Ms. Aguayo thought the Planning Commission and City Council already knew how the citizens felt about the size of the buildings in this development. She agreed that it was important to have a draw and an anchor, but the quality of the anchor was more important than the size. Although there were many small businesses that depended on an anchor to draw, it was usually the quality of the business that drew the customers as much as the anchor. Many new, big anchor-type stores could detract by taking business away from the small mom and pop stores. She was hoping the Planning Commission would review this initial concept with an eye toward getting more buffer, possibly one less store so there could be more trees. If there was going to be a restaurant, it would be nice if it did not have outdoor seating in a parking lot. Rather than rushing into making a commitment about the roads, she thought it was important to get a better idea of what was actually going to be there.

Mr. Phil Mahler of Planterra Ridge subdivision thought the City should give up both Line Creek Drive and Line Creek Circle. He did not think there was any reason the City should be responsible for a road in the middle of a shopping center. Taking away Line Creek Drive would allow the engineer to change the configuration and lower the four regional stores and that lower elevation would present fewer problems for Cardiff Park. He did not understand why the City wanted to retain control of that road.

Mayor Haddix stated that the two aspects that concerned Council were the road abandonment and crossing to the other side of the road. The rest of it was a Planning Commission issue. As far as abandoning the road was concerned, he said the Official Code of Georgia Title 32-7-2 said you could not abandon a road that had public purpose. In the LCI and the Peachtree City Transportation Plan, these roads had a purpose. They were part of the southern secondary road. The Code did not allow for preference or what you thought; it said if there was a public purpose, it could not be abandoned.

Mayor Haddix also referenced case law involving the City of Marietta vs Henderson which said a road could not be abandoned to enable a developer or a private individual. He thought it was clear that the purpose here was to abandon Line Creek Circle to build a bigger development. He did not think there was any way to escape the fact that the request was to enable a developer. It did not matter what the last Council did; it did not make it legal. Their stated purpose was clear: They wanted the money and they wanted a big box development. That did not fit the criteria.

Mr. Conner asked if the developer could purchase the road. Mayor Haddix said the City would first have to abandon it.

If that was the case, Ms. Russell thought the attorneys would have told the City Council it was illegal to do so during the negotiations with Capital City Development. Mr. Snell wondered if the City was one vote away from being sued by Capital City Development. Mr. Meeker stated that determining whether there was still a public purpose for the road was at Council's discretion. He said this was what he had told the previous Council and what he had also told this Council at this meeting. Mr. Meeker thought a development could go on this property with or without the road. Abandoning the road might give them some additional options.

Mr. Meeker said he did not know that because he had not seen what the development would look like with the road still there. The true thing was to determine whether there was still a public purpose to that road.

Mayor Haddix thought that because it was contained in the City's Transportation Plan and the LCI, a public purpose was stated within our own documentation.

In response to an inaudible comment Ms. Russell made, Mayor Haddix said it did not matter and the law did not get into that. The law said "if there was a public purpose" and there was a stated public purpose in our own documentation. We could not simply walk away from that stated purpose.

Mr. Meeker apologized for contradicting one aspect of the Mayor's comments. However, because of interruptions and distance from the microphone, his comments were inaudible.

Mayor Haddix said he was not arguing with that point but what he was saying was that the Peachtree City Transportation Plan showed Line Creek and Line Creek Circle as a segment of the south secondary road. It was specified by name in a city document and therefore the City's own Transportation Plan stated public purpose. He did not see how you could get around that.

Mr. Meeker said he would review the Transportation Plan. Mayor Haddix assured him it was in there.

Mr. Snell pointed out that Ms. Russell had been relegated to not even mention the south road that was drawn but now the mayor was bringing it back up. Mayor Haddix said this was because they were not talking about actually building the road; they were talking about the legality of abandoning the road. He said these were two different issues.

Mr. Snell needed some clarification. The City had approved the LCI which meant they had approved a road which went all across the line Creek property and connected to Planterra Way. Mayor Haddix disagreed; what he said was it was a legal point. The law said if there was a public purpose, you could not abandon it. The LCI combined with the Peachtree City Transportation Plan, which identified these roads as part of the secondary road, established a public purpose. It did not mean it was going to be built; it just meant for the legality of what this law said, there was a public purpose for this road.

Mr. Snell asked if this could be done at any point if Council decided to build this road through. He noted that it seemed Mayor Haddix was saying that legally Council had already approved it. Mayor Haddix pointed out that it was not this Council; it had been approved for a long time. He added that the City did not have the money to do it so it would not be happening in the foreseeable future.

Mr. Snell did not think anyone knew that the LCI continued to be modified throughout. The north side did not look like what was on the LCI. That created a legal doctrine of approval for everyone.

Mayor Haddix thought Mr. Snell was worried about the road. Mayor Haddix was saying that the road was not in the plan and was not even being considered.

Mr. Lowe said it was an interesting situation because as a civil engineer who had a survey company of about 30 men, he spent about five days a week abandoning roads all over the state of Georgia. It was a very, very, very common situation and was not unusual. In looking at the purpose of the road, he pointed out that this road was completely surrounded by the property that would be owned by Trinity Development. What would be the purpose of this road? It would be a road going nowhere and serving one man. He noted this was an engineer's and a surveyor's position. He was not an attorney so he would need Mr. Meeker to determine whether what he was saying was wrong or right. This was a very common situation and looked just like roads he abandoned all over the state of Georgia. It seemed like a very reasonable request on their behalf.

Mr. Lowe wanted to call a time out. They were trying to build something where, as Ms. Aguayo had said, people in the city would want to come and enjoy the shopping experience. They thought this was a great part of the community and they were excited about their plan. He was not sure where they could go about the legalities of right-of-ways unless they brought their attorney in to give his opinion about how to vacate right-of-ways in the state of Georgia. If needed, they would be glad to bring in some right-of-way experts from around the state.

Council Member Imker appreciated the Mayor's legal knowledge of this area but wanted to ask the City Attorney to help Council resolve this issue. If the majority of Council determined that this court was no longer of public interest, did the Council have the authority to say so and then abandon it?

Mr. Meeker stated the following:

- Georgia law said that Council had to make the determination that there was no longer a public purpose.
- This was the same thing he told Council a couple of years ago.
- Neither the developer nor their attorneys could make the City abandon the road; it was City Council's decision whether or not there was public purpose served by this road.
- He meant no disrespect to Mr. Riggio or Mr. Lowe, but just because they owned all of the adjacent property, there was no guarantee that whatever they showed at this meeting or whatever was ultimately approved by the Planning Commission would ever be built.
- Georgia Law did not give a lot of guidance as to what true public purpose was.

Mayor Haddix noted that there was no guarantee we would win if someone took us to court. He referred to a case in northern Georgia a few years ago where a city and Wal-mart lost a case because a road was illegally abandoned. Mr. Meeker understood that and added that anytime a case went to court, you never knew exactly what the end result would be.

Council Member Imker thought the next step would be to take a straw poll of Council to determine whether or not they thought the road had a public purpose. This meeting was called so the Planning Commission could find out whether Council was willing to consider the option of giving, selling, trading, or some other consideration of that property.

Mr. Meeker said the response should be to let the Planning Commission know whether Council was or was not willing to consider abandoning the road. He noted that this would not be saying that if and when this item came before Council on an agenda, Council would not have the right to say "no" at that time.

Council Member Learnard thought "worlds were about to collide" because Mr. Lowe and Ms. Aguayo had stated the same objective, that we would like this to be a place that looked like Peachtree City and where people would like to come. This told her that this had not only the potential to work, but to work well.

Mayor Haddix said there would obviously be differences of opinion and he agreed with that. He then added that he had one other point to his presentation which was crossing SR 54. He asked Mr. Lowe what kind of light they were proposing.

Mr. Lowe stated that idea was simple. The overlay district spoke volumes on connectivity between the whole area and specifically about McIntosh I and McIntosh II. They had looked at the connectivity between the two developments and how it operated on the north side and were trying to bring the same connection to the south side. The reality was that people would want to cross at the mid-point. They were not looking at a full traffic signal but rather a mid-block crossing, something that DOT did approve and they had standard details on their website about how to do this on a state road.

Mayor Haddix pointed out that the only problem with that was that GDOT did not allow golf carts to cross SR 54 or SR 74. He said if they had allowed it, the City would have saved a whole lot of money by not building a lot bridges and tunnels. The mayor did not care what kind of intersection Mr. Lowe was looking at; DOT would not allow the golf carts to cross.

Mr. Lowe stated that this was one component of a big development. They wanted to be able to discuss this idea, but he was not sure this had bearing on the review of the right-of-way.

Council Member Sturbaum asked whether there would be a decel lane at the secondary turn-in to the small stand-alone retail building "E" next to SR 54 and next to the detention pond. Mr. Lowe said they would do whatever the DOT asked them to do. In concept, they felt the functionality of that piece wanted to have its own entrance and exit, right-in and right-out.

Mr. Staples pointed out that the developer had already heard a lot of these questions from the Planning Commission. It was agreed the plan still needed a lot of work in terms of connectivity.

Mr. Snell asked whether they were proposing a cart path separate from the sidewalk on SR 54 between Planterra and this development.

Mr. Lowe said they absolutely were and apologized that this plan did not show it. However, they actually brought the cart path from Line Creek all the way to Planterra, down Planterra Way to connect to an existing stub near Cardiff Park and then a spin-off to the Planterra cart path.

Council Member Fleisch thought this was a huge disappointment for the last retail area to be developed in the city. She did not want this development to look like Mac I; she thought it should look like the rest of the city. In this respect, approving the road abandonment concerned her. She thought it should be blended out, that there should be more vegetation, something to make it look like the rest of the city.

Council Member Fleisch was also concerned about the strip mall shown on the plan which she felt was representative of a lot of the retail vacancies that already existed in the city. She thought there could be more vacancies of the smaller footprints and was also concerned about the economic viability of the four anchors, especially in light of what was planned for the rest of the city and the development of the Fischer Crossings development just outside the city limits in Coweta County. She asked for Mr. Grisham's opinion.

Mr. Grisham had been to the International Council of Shopping Centers (ICSC) show a couple of weeks ago. He said there were a lot of developers who were "hot on Peachtree City" and several had expressed an interest to be here. He thought it would be "incredibly viable" at this point. The difference between this strip center and, for instance, the strip center at Westpark was that there were pretty good anchors at this center and at Westpark, Verizon was the anchor. That was a major difference. Mr. Grisham added that this was the city's "retail sweet spot" with Home Depot and Wal-mart across the street with 40,000 to 45,000 cars per day. This made a lot of sense.

Mr. Lowe added that if they were allowed the privilege of moving forward, they would work closely with the City relative to the concerns about the north side and would try to improve them with the development on the south side. He reiterated the benefit of the major tenants that would be a part of this development compared to MacDuff Crossing which did not have any major draws. They also felt this development would have a positive impact on MacDuff Crossing because it would create some more major tenants in the region of that center. If the centers were connected, it would help even more.

Mr. Staples had a recommendation given what was already there. If the parties who had responsibility for preserving and maintaining Line Creek would be open to a discussion whereby there would be cross traffic in return for dramatically enhancing the entrance area and not stepping on anything else, he would love to see Council, Staff, and Mr. Grisham strategically plan that. His fear was that this shopping area that was already developed was destined to fail. Regardless of what ultimately went in this area, the cross-connectivity would be critical. He implored everyone to keep this on the front burner.

Mayor Haddix asked whether anyone had spoken to Pathway Communities about this proposed development. Mr. Staples' response was inaudible.

Ms. Aguayo said people could probably understand why she was sometimes skeptical. She had been coming to city meetings for 25 years, hearing promises and seeing wonderful plans that did not come to fruition. She thought MacDuff Crossing and Lexington Circle were perfect examples of this. She did not think she was the only one who thought MacDuff Crossing was ill conceived and unattractive from the road, and she thought Lexington Circle spoke for itself.

Ms. Aguayo thought that if she were on Council, before she would even consider abandoning a road for a development, she would want to know what we would be getting for our roads. She would not want to see a concept; she would want to have a pretty good idea about what was going to be there if they gave up the roads. She would also want to know how that could be set in stone. She would also look at the corridor and ask what could be done here that would go beyond just being a shopping center because we had so many shopping centers. Her experience had been that we really needed to do our homework before a decision was made and before we facilitated something, i.e., giving up the roads, we should be sure it would be worth doing.

She hoped the Planning Commission would start making demands for the right kind of buffers, connectivity, pedestrian access, attractive trees in the parking areas, and something that would make people want to do more than just shop there. She thought they should make it special and consider the things they could do to help them along. If this development was to be like what was already there, she did not think we needed anymore of that.

Ms. Russell pointed out that the developer and the architect had so much history with this property, and they knew from discussions about the previous development that the residents' concerns were that:

- The development look like The Avenue;
- There be places where people could sit;
- It be pedestrian friendly;
- The stand of pine trees remain; and
- The existing pines trees and possibly the whole development be tied into Line Creek so the landscaping would be natural looking.

Ms. Russell thought the developers also needed to know the intent of City Council on Line Creek Circle before they could go back and redraw this plan. They were under a time limit which was what necessitated this meeting being moved up from April 5. She agreed with Mr. Grisham and noted that Fresh Market had a very successful opening here. She also believed there were retailers who would be a draw to the city and be different. If this center were chopped up, there would be another nail salon and another tanning salon. There was already 174,000 SF of small spaces that needed to be rented out. This was an opportunity to show off the city with some more regional draws like Fresh Market, e.g., The Container Store, Restoration Hardware, etc.; and they were willing to work with us. What was needed now was to know whether City Council was willing to work with this so the plan could move forward and the Planning Commission and the citizens who were interested in making this a better development could move on and do their work with this.

Mr. Conner thought, from an economic development standpoint, the connectivity with the northern road was tremendous. He was curious how traffic would be impacted if there was no northern road. He thought it would just funnel more traffic through the main intersection. However, if a southern road was put in, it would help alleviate some of the traffic that went through the main intersection. He also thought connecting those two junior anchors to a relatively poor performing MacDuff Crossing would be huge relative to economic development. He thought they should take everything below the first four-way stop out of the city's hands and move it so that instead of a parking lot, it would be the Line Creek Alternate (or some other name). It should go at least to the property line so the bones and structure would be in place for 50 years from now when this area would be redeveloped. By putting the bones and structure in place now, redevelopment could be meaningful.

Mr. Conner stated that another benefit of abandoning the lower part of Line Creek Drive was that doing so would allow the developer to take the road down significantly and drop the buildings so the sight line would be a lot better from Cardiff Park. He thought they would still want berms, extra plantings, undisturbed buffers, etc. To him, this just made sense.

Mr. Conner further stated that if the round-about was getting people flustered, he did not care about the round-about. However, ultimately, he thought the southern road needed to go all the way to Huddleston Drive. It was all about planning for future redevelopment. If we did not plan for it now, we would not get it in the future.

Mayor Haddix reminded those in attendance about the original debate on this property. This was one of the issues he and Council Member Sturbaum had pushed on. The road with the outlet to put the secondary road in place was part of the final plan. He thought Mr. Conner was talking about doing basically the same thing, and he agreed. If they were going to abandon the circle, it made no sense for the city to keep the rest of the road at their expense. He also thought allowing for the connection in the future also made sense. All this added up to the Planning Commission determining what they wanted to do before bringing it back to Council so they would know exactly what they were looking at.

Mr. Staples wanted to make sure the Planning Commission was hearing from Council what they needed. While in disagreement, what he heard was that there could be consideration for giving up not only the road that was requested but also potentially giving up all roads. As they went through the planning process, he thought it was pretty clear that abandonment of both roads gave more flexibility.

The opinions of the Council members relative to their considering abandoning the roads were as follows:

Council Member Imker

- His position was contingent on what the final plan looked like, but he was prepared to not only abandon the court but also the road itself.
- He saw no reason for the city to spend money maintaining a road into a private development.
- He really liked the idea of getting a 3' easement to go into the Line Creek Nature Area so there would be no future road cutting across to Planterra.

- He did not want to see a traffic light for crossing SR 54, not even a blinking light for pedestrians, because he did not want it to evolve into a traffic light in the future.

Council Member Learnard

- She was willing to consider it and her willingness to consider came so easily because she knew Mr. Lowe and Mr. Riggio were the ones who had previously worked with these neighbors.

Mayor Haddix

- He would look at the plan but he still did not think this was legal although that was always subject to a court of law.
- From past experience, there had to be a reversion clause so that if the development fell through, the roads would come back to the city.
- He favored the potential of having a connector for the secondary road because it had proved valuable on the north side.
- He felt SR 54 was a failed road. When it got really bad, people would not worry whether there was a secondary road; they would go down Planterra Way anyway.
- It did not make any sense to him to keep a portion of the road as a city expense if they were going to abandon any part of it.
- He totally agreed with swapping it out with the potential of the street going across SR 54 in the future.
- We could force the issue but then we would be getting into eminent domain.
- He would rather have the street there and legally accessible.
- The simpler route would be swapping it out.

Council Member Sturbaum

- He would look at the plan.
- He would like to take a look at the road going into MacDuff Crossing.
- He would also like to see the results of the conversation with Pathways.

Mr. Conner thought the concept of taking the gravel road entrance off the highway and turning it back into the Nature Area was a positive that should be pointed out to Pathways. The little road cutting across would be less square footage than what they were giving up and consequently would add to the nature area.

Mr. Snell thought they would be going from a one-lane going up to a two-lane road going across which would mean more land would be given up.

Council Member Fleisch

- Originally she was fine with the court but now thought they should abandon the bottom part as well since doing so would allow the developer to change the elevation so the development would be less visible to Cardiff Park residents.
- If this development was built at grade, she was concerned about Cardiff Park resale values.
- The developer should make the area where the dead-end was located more aesthetically pleasing.
- The 3' buffer should be deeded to the city.

Council Member Learnard asked what the plan was for trucks to get to the back of the four junior anchors. Mr. Lowe said it was Line Creek Drive.

Council Member Imker did not think the backs of the buildings would be visible to the residents of Cardiff Park because of the wall, the berm, and the trees. He also pointed to the areas of the site that would provide room for truck maneuvers.

Mr. Lowe stated that if Council wanted to eliminate both roads, they would be willing to deed the entire 75' in perpetuity to a greenbelt to the city as a land swap option to secure that buffer.

Mr. Grisham asked, from a retail standpoint, whether there would be a safe way to turn left out of Line Creek. Mr. Lowe thought there was a safe way to turn left out of Line Creek but added that it would ultimately be more advantageous to the community to have a signalized entrance at MacDuff. He did not know whether the swap idea was a reasonable option for the city, but they would work the acreages out.

Mr. Conner wondered if planning for future development would be a reason to hold on to the roads. Some of the classes the Development Authority had taken at Georgia Tech talked a lot about doing smart things today for future development. If the City did not own the roads, who would determine what the parcels around them could be used for, from a traffic standpoint, in the future? If they owned the streets, they could control how the parcels were laid out.

Mr. Conner thought that if the city did not have the southern road in the future, we would be giving up a real chip at the table for future development along the highway up to Huddleston. There was so much potential. Mayor Haddix agreed with Mr. Conner. They both noted that it might be 10, 20, or 100 years or it might never happen but they both thought it was important to preserve the option.

Ms. Russell asked what the residents' venue would be to discuss their feelings about the round-about and Planterra. Council Member Learnard asked Ms. Russell what their objections were.

Was it just because it was so difficult to get out of Planterra to that lighted intersection? Ms. Russell said it was because the round-about was currently so close to the light that she could not leave her subdivision between 4:30 p.m. and 6:00 p.m. to get out on SR 54 and turn right.

Council Member Learnard asked how it would be if it were not a round-about but just an intersection. Ms. Russell said stop signs would be needed because the traffic backed up past the tennis center. The issue was people not being able to get out of Planterra because of people from the industrial park who cut through going home to Coweta County.

Mayor Haddix understood Ms. Russell's concerns but reminded her about the huge debate during the previous plan review relative to a through street and people coming up Huddleston, making a left turn on the secondary, and going through. He also noted that the big factor was that all of Peachtree City had to be considered, not just Planterra.

Ms. Russell noted that Planterra Ridge was the largest subdivision and the problem was their not being able to exit their subdivision during peak afternoon hours. This was the current reality in spite of the fact they had been told this would stop once the widening of SR 54 and SR 74 were complete.

Mayor Haddix stated that he was not arguing about what Ms. Russell said but pointed out that everything that occurred in Wilksmoor Village impacted everyone else. He lived across the street from City Hall, and the Wilksmoor traffic impacted him and everyone else as the traffic would back up past the Wyndham Conference Center. He thought synchronizing the traffic lights had made traffic worse. When holding a meeting like this one, it was necessary that people from Planterra Ridge, Cardiff Park, and all over Peachtree City be there. This was the reason this issue could not be resolved at this meeting.

Ms. Aguayo was not speaking for SCT, but she noted that even if they were to decide that it would be all right, the land was given to them in perpetuity with deed restrictions by PCDC which was now Pathway Communities. When the other parcels were being developed, they did not think they were up to Peachtree City standards enough for them to even consider giving up that road.

Mayor Haddix pointed to another aspect of Georgia State Law regarding deed restrictions. He noted that a lot, although not all, deed restrictions expired after 20 years.

Mr. Meeker pointed out that the Line Creek strip between MacDuff Crossing and this property was actually city-owned property that was managed by SCT, but there was a deed restriction from PCDC on the property. Ms. Aguayo noted that even if the Trust were to say that it was OK with them, she would be surprised because what kind of nature center wanted to be in a shopping center? The Trust could agree, but the ultimate decision belonged to Pathways.

Mr. Lowe said there was a real specific reason why the site plan submitted to the City did not show a connection east or west; it was because they were not asking for that. This might be something to look at in the future. He added that this situation was unusual because this property was owned by the bank and the developers had been put on a very tight time frame. This meeting was called to determine whether City Council would consider vacating these roads. Mr. Lowe explained that they did not want to have a situation where they would spend a significant amount of time, effort, and money and then get to City Council and find out they were not willing to vacate the roads.

Mr. Lowe and Mr. Riggio both felt they had received some pretty good feedback from those attending this meeting, and they had a good sense about City Council's "willingness to consider."

In response to a question from Mayor Haddix, Mr. Conner stated that the next step would be for them to present their revised sketches to the Planning Commission. If the plans were approved, they would then go to City Council. Mr. Meeker clarified that the Planning Commission would be approving the plan subject to Council's approval of the abandonment. For the record, Mr. Meeker emphasized that Council had indicated a "willingness to consider" the abandonment, and this was not an approval. When the plan was presented to City Council, they still had the authority to say "no."

Mr. Staples sensed Mr. Riggio and Mr. Lowe's frustration with their time frame but noted that the plans, the abandonment, and the quality of the development were all inter-related.

There being no further business, the workshop ended at 9:33 p.m.

Don Haddix, Mayor

Patrick Staples, Chairman
Planning Commission

Jennis Rice, Recording Secretary

City Council of Peachtree City
Minutes of Meeting
June 2, 2011

The City Council of Peachtree City met Thursday, June 2, 2011, in the City Hall Council Chambers. Mayor Don Haddix called the meeting to order at 7:00 p.m. Council Members present: Erik Imker, Kim Learnard, and Doug Sturbaum. Council Member Vanessa Fleisch was out of town.

Agenda Changes
Sturbaum moved to move agenda items 06-11-03 Consider Amendment to CAR 8-3, Funding for Non-profit Organizations and 06-11-04 Consider Reclassification of Fire Marshal Position to the front of the New Agenda Items. Learnard seconded. The motion carried unanimously.

Minutes
Learnard moved to approve the May 19, 2011, regular meeting minutes as written. Sturbaum seconded. The motion carried unanimously.

Consent Agenda

1. **Consider Adoption of 2011 Partial Plan Update to Comprehensive Plan**
2. **Consider Radar Permit**
3. **Consider Revised Resolution – Sunday Package Sales**

Haddix noted there was an additional document on the dais – the memo from the City Attorney regarding the revised resolution.

Sturbaum moved to approve the Consent Agenda as listed. Learnard seconded. The motion carried unanimously.

New Agenda Items
06-11-03 Consider Amendment to CAR 8-3, Funding for Non-profit Organizations
The proposed amendment would increase the annual amount for non-profit funding from $25,000 to $27,000. Sturbaum moved to approve the amendments to CAR 8-3, Funding for Non-profit Organizations. Imker seconded. The motion carried unanimously.

06-11-04 Consider Reclassification of Fire Marshal Position
The proposed reclassification would change the pay grade of the Fire Marshal from Grade 85 to Grade 86, with an annual budget impact of $356. Sturbaum moved to approve the reclassification of the fire marshal position from Grade 85 to Grade 86. Imker seconded. The motion carried unanimously.

06-11-01 Consider Records Management Ordinance and CAR
06-11-02 Consider Ordinance Amendment – Meeting Minutes/Meeting Recordings
Imker asked if the last two agenda items could be combined. Administrative Services Director Nikki Vrana said they were connected, explaining the City had always followed the Secretary of State's record retention schedule. City Clerk Betsy Tyler and Deputy City Clerk Pam Dufresne had met with divisional representatives to identify records the City wanted to keep longer than the state recommended. She continued that Council was concerned about the retention of audio and video files, noting the Secretary of State's office recommended audio files be purged after the meeting minutes were approved, which staff recommended for electronic storage issues.

Imker said he saw no reason not to keep the audio/video recordings of the meetings indefinitely. He continued that the space required for the recordings was miniscule and saving them would be a one-step process, put them on two memory sticks and send one outside for safety purposes and leave one for use in-house. The cost and effort would be miniscule. Vrana said an external hard drive could be purchased that would be easier to keep up with than a flash drive. Systems Administrator Matt Robinson said the cost of a terabyte was approximately $100, and the average meeting file was 150 megabytes. Vrana clarified that the recommendation to keep the recordings was only for City Council meetings, not for any of the commission or authority meetings.

Learnard agreed with Imker. Sturbaum said he also had concerns about purging the recordings.

Imker moved to approve the City Records Management Ordinance and City Administrative Regulation (CAR). Learnard seconded. The motion carried unanimously.

There was a brief discussion regarding the wording of the CAR, including changing the retention to "Permanent in electronic format." Imker asked if the remaining cassette tapes could be changed to an electronic file. Vrana noted the tapes were approximately four years old. Imker said those could be destroyed, and the retention should begin with the electronic recordings.

Sturbaum noted the retention for the City Council meeting packets needed to change to "Permanent" to match the suggested retention.

City Attorney Ted Meeker said the CAR was not considered in the previous motion, asking for a motion to reconsider.

Imker moved to reconsider agenda item 06-11-01. Sturbaum seconded. The motion carried unanimously.

Meeker suggested approving both agenda items with the following revisions – on page 35 of the Council packet change the following in the Records Retention Supplement: the first box should read "City Council Meeting Audio/Video Recordings," the description would be "audio/video recordings," the City retention would be "Permanent in electronic format," and the last box would change from "Temporary, short-term" to "Permanent." The retention classification for "City Council Meeting Packet" would change from "Temporary, short-term" to "Permanent."

Imker moved to approve both agenda items with the following revisions on page 35 of the Council packet – change the following in the Records Retention Supplement: the first box should read "City Council Meeting Audio/Video Recordings," the description would be "audio/video recordings," the City retention would be "Permanent in electronic format," and the last box would change from "Temporary, short-term" to "Permanent." The retention classification for "City Council Meeting Packet" would change from "Temporary, short-term" to "Permanent." Sturbaum seconded. The motion carried unanimously.

<u>Council/Staff Topics</u>

Hot Topics

City Manager Jim Pennington gave the following updates:

Lake McIntosh – dam construction was on schedule, as well as the wetlands projects they were working on in conjunction with the lake. It would take a year after the dam was completed to fill the lake depending on how much water was withdrawn.

The Department of Transportation had forwarded the unconstrained project list to the Regional Roundtable and the City projects were included.

Walgreen's – the access road had been opened, but was intermittently closed. Problems were found with the soil on the site. Learnard added that the cart path access was cut off in the area, but carts were using the area anyway. Pennington said the contractor hoped to start on the curbing in a few weeks, but wanted to remind people it was a construction zone and to be cautious. Imker asked if the contractor could be notified that the cart path should be opened by July 4. Pennington said that had been done.

Library – the contractor and architect were working on a plan for securing the exterior veneer brick to the wall behind it; however, the structural integrity of the wall behind the veneer had to be verified. Staff was working on proposals for this work. Haddix said it tied back into the issues the City thought had been resolved with the Library renovation.

City Hall pressure washing and sealing – there had been some issues with flaking that put the process behind schedule, but the problems had been taken care of.

Pennington reported that there were no longer 30 black rebar posts in the ground at a residence on Evesham. The posts were placed in the City's cart path right-of-way and had been removed by Public Works.

The July 7 Council meeting would be cancelled. It would be included as an agenda item on June 16.

Pennington said there was no report yet on the Kedron bubble issue. The engineers were still testing. He said time was creeping rapidly as far as having the issues resolved by the time the bubble needed to go up in October. Staff had looked at alternatives, and there were good and bad things about all of them. The costs were about the same.

Sturbaum moved to enter into executive session at 7:27 p.m. to discuss pending or threatened litigation and personnel. Learnard seconded. The motion carried unanimously.

Learnard moved to reconvene in regular session at 8:32 p.m. Imker seconded. The motion carried unanimously.

There being no further business, Sturbaum moved to adjourn the meeting. Learnard seconded. The motion carried unanimously. The meeting adjourned at 8:33 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

2011 City Event Calendar

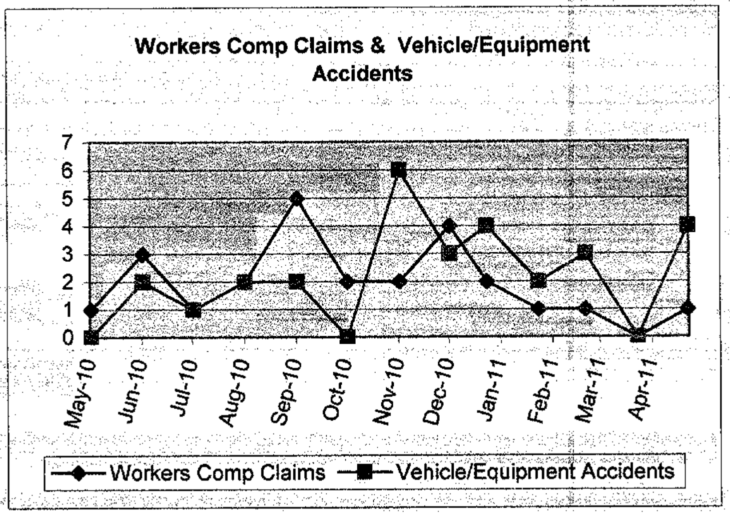
		June
		6/2 – City Council Meeting, 7 pm 6/4 – Library Used Book Sale, 10-5 6/7 – Council Workshop (Tentative), 6:30 6/11 – Youth Triathlon – Flicks @ The Fred: How to Train Your Dragon 6/16 – City Council Meeting, 7 pm 6/18 – Jo Dee Messina @ The Fred 6/20 & 21 – City Council Budget Workshop, 6:30 p.m.
July	**August**	**September**
7/2 – The Swingin' Medallions @ The Fred 7/4 – Independence Day – City Offices Closed - Parade, Fireworks 7/5 – Council Workshop (Tentative), 6:30 7/7 – City Council Meeting, 7 pm 7/16 – Kool & the Gang @ The Fred 7/21 – City Council Meeting, 7 pm 7/21-24 – Twilight Theater: Wizard of Oz @ The Fred 7/30 – Big Shot: Ultimate Billy Joel Experience @ The Fred	8/2 – Council Workshop (Tentative), 6:30 8/4 – City Council Meeting, 7 pm 8/5 – Bryan Adams @ The Fred 8/12 – Tour of Faith Concert featuring John Waller Band @ The Fred 8/13 – Flicks @ The Fred: Princess and the Frog 8/18 – City Council Meeting, 7 pm 8/20 – 10,000 Maniacs/Edwin McCain @ The Fred 8/27 – Departure: Journey Tribute Band @ The Fred	9/1 – City Council Meeting, 7 pm 9/2-3 – Twilight Theater: Footloose @ The Fred 9/5 – Labor Day – City Offices Closed 9/6 – Council Workshop (Tentative), 6:30 9/9-10 – Twilight Theater: Footloose @ The Fred 9/15 – City Council Meeting, 7 pm 9/17 - Motley Inc. & Atomic Punks: Motley Crue/Van Halen Tribute @ The Fred 9/24 – Slippery When Wet: Bon Jovi Tribute @ The Fred **9/27 – Fireball Run Adventurally in Peachtree City**
October	**November**	**December**
10/4 – Council Workshop (Tentative), 6:30 10/6 – City Council Meeting, 7 pm 10/15 – Whose Live Anyway @ The Fred 10/20 – City Council Meeting, 7 pm 10/29 - Not so Frightful Storytelling & Halloween Party @ The Fred 10/31 - Halloween	11/1 – Council Workshop (Tentative), 6:30 11/3 – City Council Meeting, 7 pm 11/8 – Municipal Election 11/17 – City Council Meeting, 7 pm 11/24 & 25 – Thanksgiving Holiday, City Offices Closed	12/1 – City Council Meeting, 7 pm 12/3 – Hometown Holiday 12/6 – Council Workshop (Tentative), 6:30 12/15 – City Council Meeting, 7 pm 12/23 & 26 – Christmas Holiday, City Offices Closed *(City offices will be closed on Monday, January 2, for the New Year's holiday)*

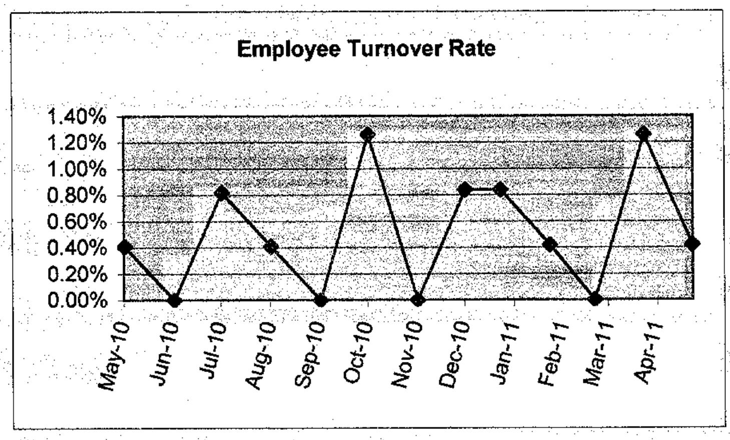
*Note: Items in **BOLD** are new additions*

Updated 6/9/2011

Administrative Services
Monthly Report

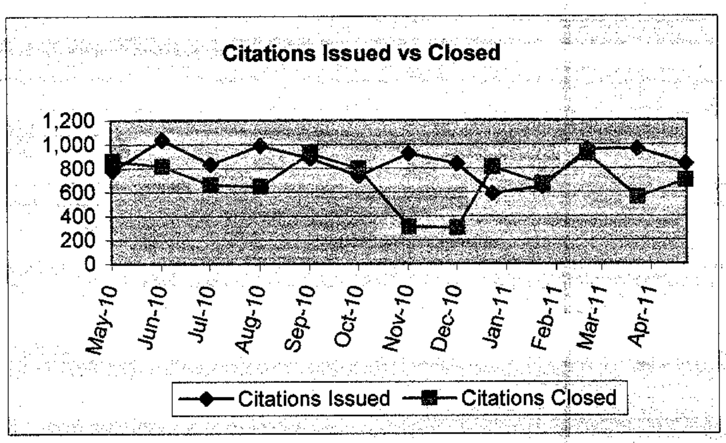
Human Resources & Risk Management

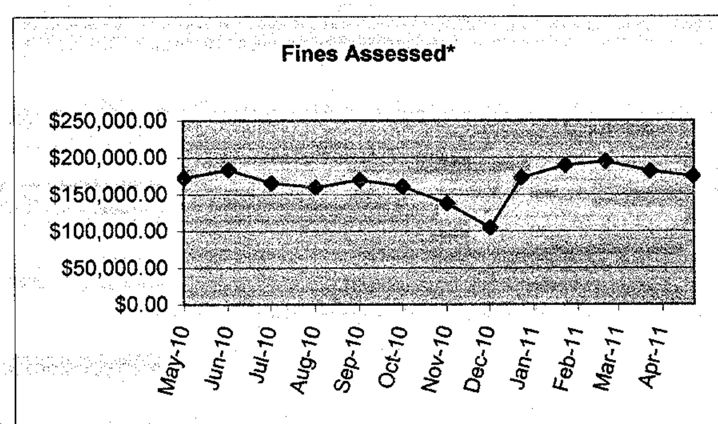


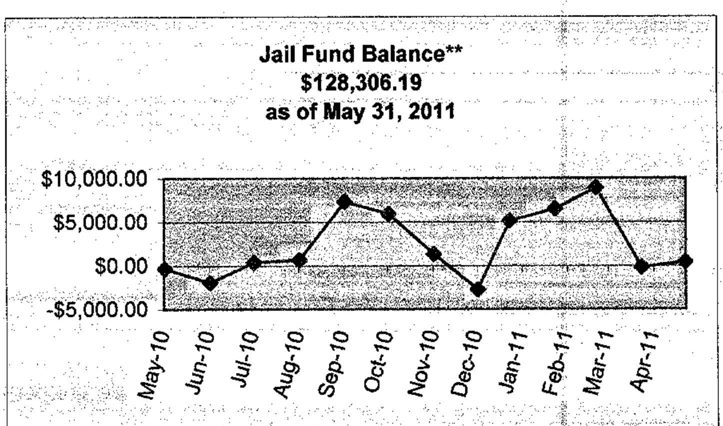


NOTE: The 11 terminations YTD for FY 2011 include four retirements.

Municipal Court







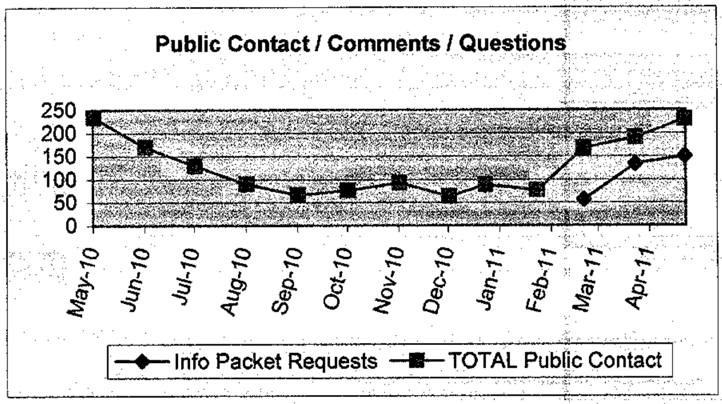
* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines &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

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

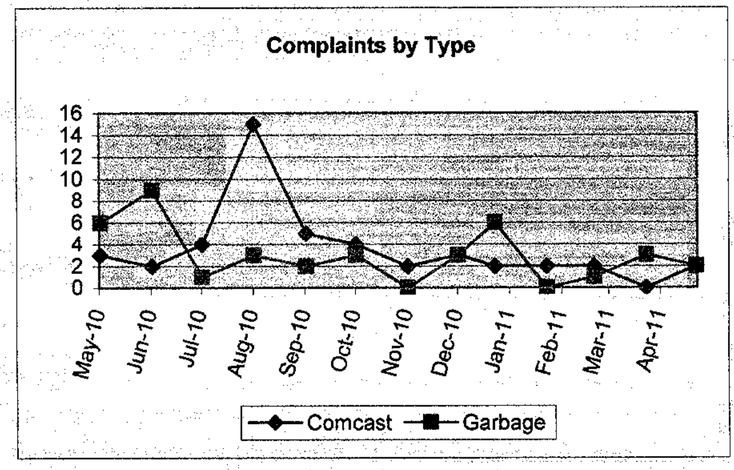
Administrative Services

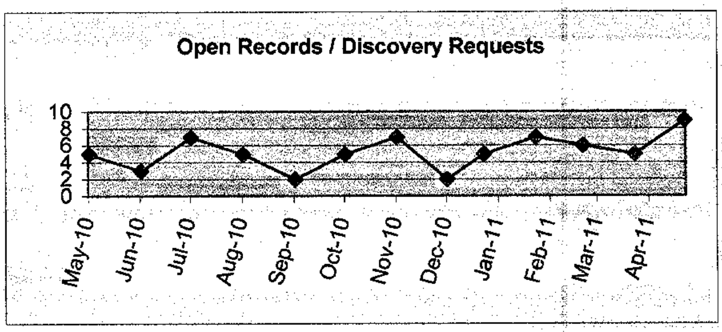
Monthly Report

Public Information



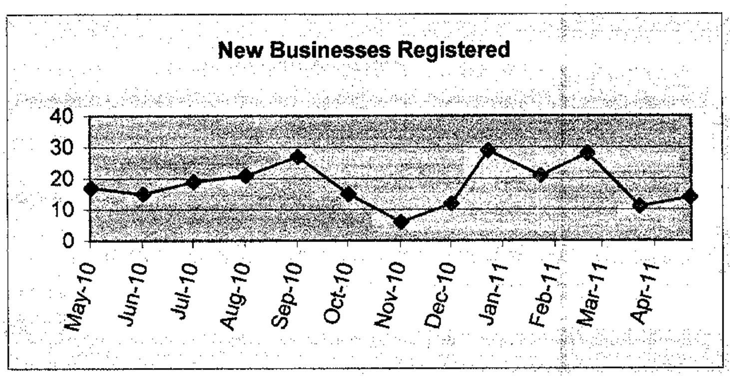
NOTE: Packet Request form added to web site 3/21/2011

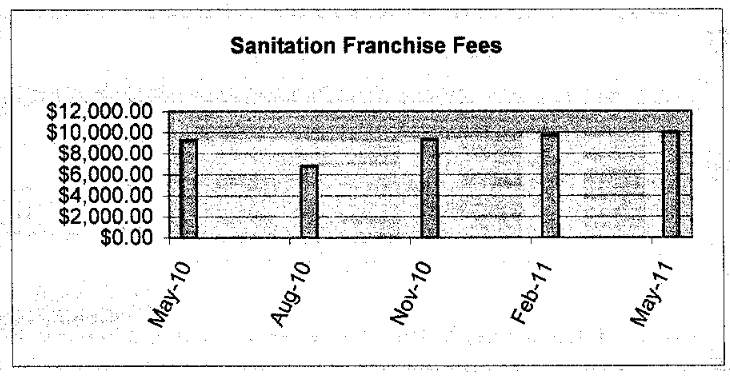


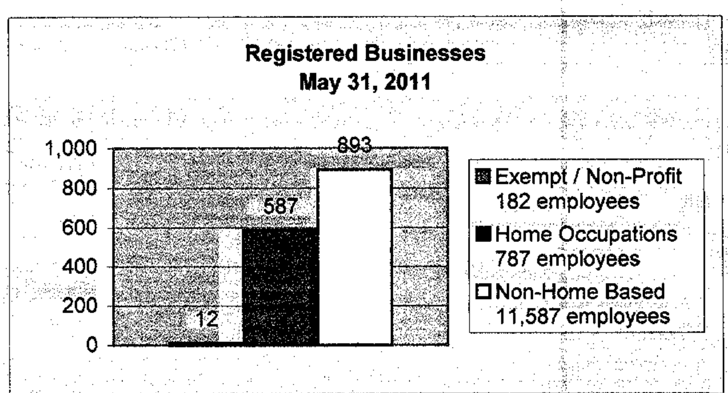


NOTE: Comcast spike in August partially related to digital conversion. Garbage spike Summer 2010 related to CLM/Waste Industries route mergers.

City Clerk







NOTE: August 2010 fees reflect an adjustment due to a 4-month payment in February

Total Registered Businesses:	**1,492**
Total Employment from Registered	**12,556**

Top 10 Employers by # of employees:

1. NCR
2. Cooper Lighting
3. Panasonic
4. Hoshizaki
5. Wal-Mart
6. Kroger (Kedron)
7. Kroger (Braelinn)
8. World Airways
9. Alenco
10. Randstad

NOTE: 12% drop in businesses and 4% drop in employement in May reflect closing of annual Occupational Tax renewals. Final numbers may changed based on completion of follow-up by Code Enforcement of remaining 172 businesses. Net increase of 37 businesses based on 12-month history of new businesses registered.

As of: 06/07/2011

City Council Monthy Report

DEPARTMENT: COMMUNITY DEVELOPMENT
SUPERVISOR: DAVID RAST

FISCAL YEAR: 2011
CREATOR: KATHY THOMAS

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD FY 2011	OCT of FY 2010	OCT of FY 2009
BUILDING DEPARTMENT															
RESIDENTIAL BUILDING PERMITS															
Single Family Units:	1	0	1	1	2	0	3	1					9	NA	NA
Single Family C.O.'s	4	0	4	0	3	1	0	1					13	NA	NA
Multi Family Units:	0	0	0	0	0	0	0	0					0	NA	NA
Multi Family C.O.'s	0	0	0	0	0	0	0	0					0	NA	NA
Miscellaneous*:	27	25	14	15	18	55	48	37					239	NA	NA
INSPECTIONS:	154	135	123	67	157	177	182	177					1,172	NA	NA
NON-RESIDENTIAL BUILDING PERMITS															
New Construction:	0	0	0	1	1	0	0	0					2	NA	NA
Non-Residential C.O.'s	2	7	4	6	2	4	3	7					35	NA	NA
Expansion\Renovation\Tenant Finish:	15	13	3	2	6	8	4	16					67	NA	NA
Miscellaneous*:	0	1	0	0	0	0	0	2					3	NA	NA
INSPECTIONS:	82	108	84	70	76	87	62	71					640	NA	NA
DEVELOPMENT PERMITS	2	0	2	1	0	0	3	1					9	NA	NA
POPULATION ESTIMATE^	36,811	36,811	38,627	38,627	38,640	38,642	38,642	38,644	38,644	38,644	38,644	38,644	38,644	NA	NA
BUILDING PERMIT FEES	$35,243	$40,721	$8,266	$20,152	$16,784	$19,391	$41,048	$23,188					$204,793	NA	NA
PLANNING DEPARTMENT															
Sign Permits:	$430	$255	$500	$200	$400	$665	$325	$100					$2,875	NA	NA
Banner/ Special Event Permits:	$215	$260	$130	$285	$185	$245	$570	$180					$2,070	NA	NA
New Construction Plan Reviews:	$959	$960	$0	$0	$300	$1,111	$0	$300					$3,630	NA	NA
Other Plan Reviews\Permits±:	$1,690	$150	$648	$50	$102	$300	$900	$1,998					$5,838	NA	NA
Resubmittals:	$0	$200	$200	$100	$0	$0	$0	$0					$500	NA	NA
Fire Department Permit Fees:	$1,671	$1,200	$1,088	$200	$500	$450	$1,018	$1,400					$7,527	NA	NA
TOTAL PLAN REVIEW FEES	$4,965	$3,025	$2,566	$835	$1,487	$2,771	$2,813	$3,978	$0	$0	$0	$0	$22,440	NA	NA
TOTAL FEES COLLECTED	$40,208	$43,746	$10,832	$20,987	$18,271	$22,162	$43,861	$27,166	$0	$0	$0	$0	$227,233		

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

^ Based on 2.09 people per residenital CO

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

As of: 06/07/2011

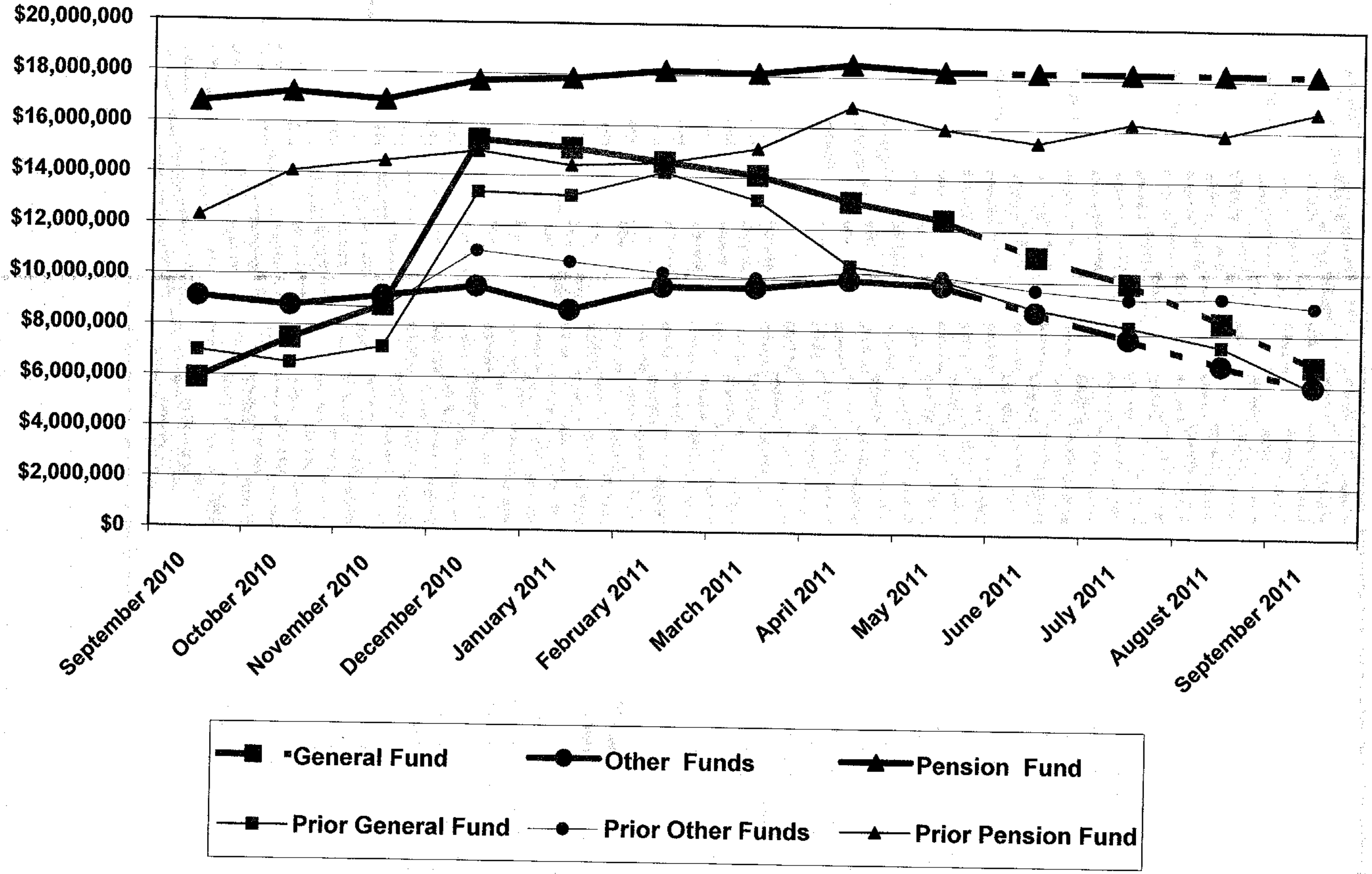
City Council Monthy Report

DEPARTMENT: COMMUNITY DEVELOPMENT
SUPERVISOR: DAVID RAST

FISCAL YEAR: 2011
CREATOR: KATHY THOMAS

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	COMPARISON CHART YTD FY 2011	OCT of FY 2010	OCT of FY 2009
HOUSING CODE OFFICIAL															
RESIDENTIAL															
New Foreclosure Listings:	32	33	33	35	36	21	27	24					241	N/A	N/A
Foreclosure Inspections:	133	45	52	47	72	38	43	27					457	N/A	N/A
Vacant Structures:	25	33	5	13	13	11	6	7					113	N/A	N/A
Rehab Notices:	9	16	2	10	18	12	12	14					93	N/A	N/A
Rehab Inspections:	13	27	14	19	12	30	22	12					149	N/A	N/A
Neighborhood Assessments:	7	97	147	26	82	29	114	42					544	N/A	N/A
Citations Issued:	0	0	0	0	0	1	2	0					3	N/A	N/A
Notices of Violation:	0	2	2	8	3	3	13	6					37	N/A	N/A
Citizen Compliants:	1	5	4	8	2	4	10	5					39	N/A	N/A
ARB Review:	14	0	3	3	11	10	6	4					51	N/A	N/A
COMMERCIAL															
New Foreclosure Listings:	3	1	1	1	1	3	0	1					11	N/A	N/A
Foreclosure Inspections:	3	4	2	3	6	5	3	2					28	N/A	N/A
Rehab Notices:	1	1	3	0	3	1	0	3					12	N/A	N/A
Rehab Inspections:	5	4	4	2	2	3	1	2					23	N/A	N/A
Citations Issued:	0	0	0	0	0	0	0	0					0	N/A	N/A
Notices of Violation:	0	0	0	0	2	0	0	0					2	N/A	N/A
Citizen Compliants:	0	1	3	0	0	0	0	0					4	N/A	N/A
INDUSTRIAL															
New Foreclosure Listings:	0	1	0	0	0	0	0	0					1	N/A	N/A
Foreclosure Inspections:	0	1	1	1	1	1	0	0					5	N/A	N/A
Rehab Notices:	0	0	0	0	1	0	0	0					1	N/A	N/A
Rehab Inspections:	0	0	0	0	1	1	0	0					2	N/A	N/A
Citations Issued:	0	0	0	0	0	0	0	0					0	N/A	N/A
Notices of Violation:	0	0	0	0	0	0	0	0					0	N/A	N/A
Citizen Compliants:	0	0	2	0	0	0	0	0					2	N/A	N/A

CITY OF PEACHTREE CITY
FISCAL YEAR 2011 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



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

CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE EIGHT MONTHS ENDED MAY 31, 2011

PERCENTAGE OF BUDGET YEAR COMPLETED 66.7% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2011 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	$ 11,725,013	$ 11,314,312	$ (410,701)	96.50%
Franchise Taxes	2,554,036	2,183,930	(370,106)	85.51%
Local Option Sales Tax	6,587,035	4,266,074	(2,320,961)	**64.76%**
Other Sales & Use Taxes	691,547	447,628	(243,919)	**64.73%**
Business Taxes	2,174,768	2,128,935	(45,833)	97.89%
Licenses & Permits	691,371	543,972	(147,399)	78.68%
Intergovernmental/Grants	356,050	214,516	(141,534)	**60.25%**
Charges for Services - Other	887,698	597,589	(290,109)	67.32%
EMS Billings	513,625	351,198	(162,427)	68.38%
Fines & Forfeitures	1,151,239	924,294	(226,945)	80.29%
Investment Income	64,417	37,100	(27,317)	**57.59%**
Donations	13,914	610	(13,304)	**4.38%**
Other Revenue	114,667	81,657	(33,010)	71.21%
Other Financing Sources	335,421	193,348	(142,073)	**57.64%**
Total General Fund Revenues	$ 27,860,801	$ 23,285,163	$ (4,575,638)	83.58%
Surplus Carryover	(2,074,245)			
Total General Fund	$ 25,786,556			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2011 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	$ 285,367	$ 220,101	$ 65,266	**77.13%**
Administrative Services	1,174,593	701,037	473,556	59.68%
Financial Services	981,731	651,292	330,439	66.34%
Police Services/Code Enforcement	6,176,051	4,132,457	2,043,594	**66.91%**
Fire/EMS Services	5,872,345	3,810,195	2,062,150	64.88%
Public Works	3,133,634	1,906,992	1,226,642	60.86%
Leisure Services	3,920,357	2,416,684	1,503,673	61.64%
Community Development Services	1,034,233	607,834	426,399	58.77%
Tourism Activity	99,135	75,365	23,770	**76.02%**
Non-Divisional:				
Unemployment Insurance	15,000	(3,943)	18,943	-26.29%
Council Contingency	-	-	-	0.00%
Non-Profit Organizations	23,130	23,130	-	**100.00%**
Transfer to Development Authority	-	-	-	0.00%
Development Authority Debt Service	139,624	118,732	20,892	**85.04%**
Transfers to Other Funds	3,130,878	2,238,300	892,578	**71.49%**
Liability Insurance	95,540	54,658	40,882	57.21%
Litigation Services	25,000	58,613	(33,613)	**234.45%**
General Administration/Miscellaneous	39,060	292	38,768	0.75%
Budgeted Savings	(359,122)	-	(359,122)	0.00%
Total General Fund	$ 25,786,556	$ 17,011,739	$ 8,774,817	65.97%

HOTEL/MOTEL FUND REVENUES

Description	2011 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	$ 780,667	$ 563,099	$ (217,568)	72.13%

HOTEL/MOTEL TRANSFERS OUT

Type	2011 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	$ 260,222	$ 187,700	$ 72,522	**72.13%**
Transfer to Tourism Association	520,445	375,399	145,046	**72.13%**
Total Hotel/Motel Transfers Out	$ 780,667	$ 563,099	$ 217,568	**72.13%**

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF MAY 31, 2011

SUMMARY OF OVER $10,000 EXPENDITURES APPROVED BY CITY MANAGER
MAY 2011

Description	Vendor	Award	Date
Golf Cart Decals for 2011 Renewal Process	Printcrafters	$ 26,640.00	05/03/2011
Radios	TransComm Communication	17,144.00	05/03/2011
Station 84 Change order #4	Triad Construction Co.	27,000.00	05/20/2011
Station 84 Change order #5	Triad Construction Co.	18,735.00	05/24/2011

PURCHASING REPORT
FOR MONTH ENDED May 31, 2011 AND May 31, 2010

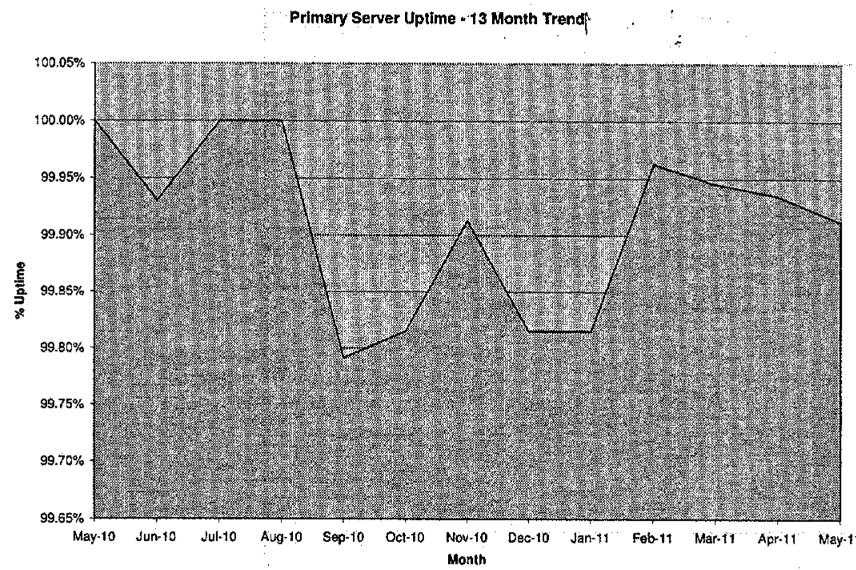
Activity	Fiscal Year 2011	Fiscal Year 2010
Purchase Orders / Requisitions Processed	284	207
City Store Requisitions Processed	15	13
Sealed Bids Requested	3	0
Requests for Proposals	0	0
Bids Awarded	2	0
Requests for Proposals Awarded	1	0
Contracts Prepared	2	2
Electronic Auction	10	25
Fixed Assets Purchased	1	2
Fire Dept. Radios		

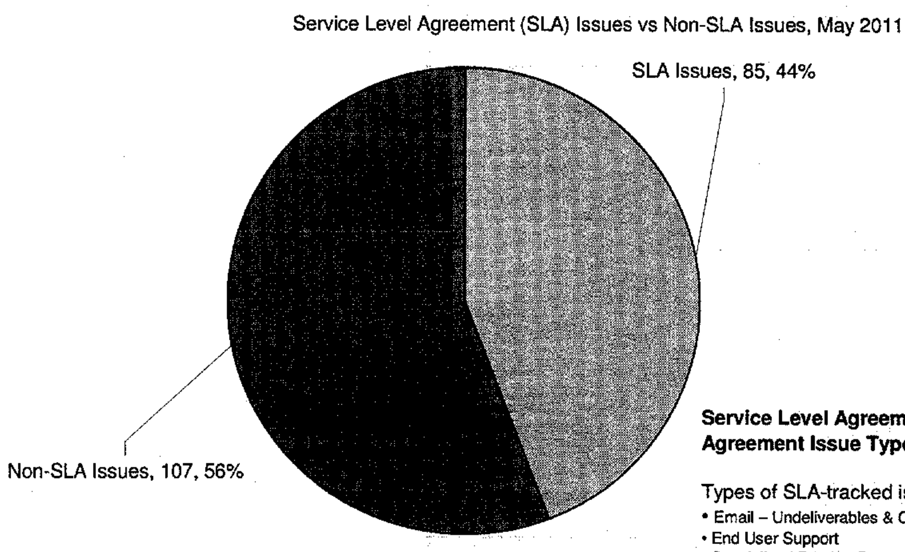
CITY OF PEACHTREE CITY
DONATIONS RECEIVED
MAY 2011

POLICE		
Connie & John Graham	K-9	$50.00
TOTAL MONTH OF MAY 2011		$50.00

City of Peachtree City
Information Technology Statistics and Trends
For Period Ending May 31, 2011
Report Date – June 6, 2011

Server Uptime and Technology Issue Statistics





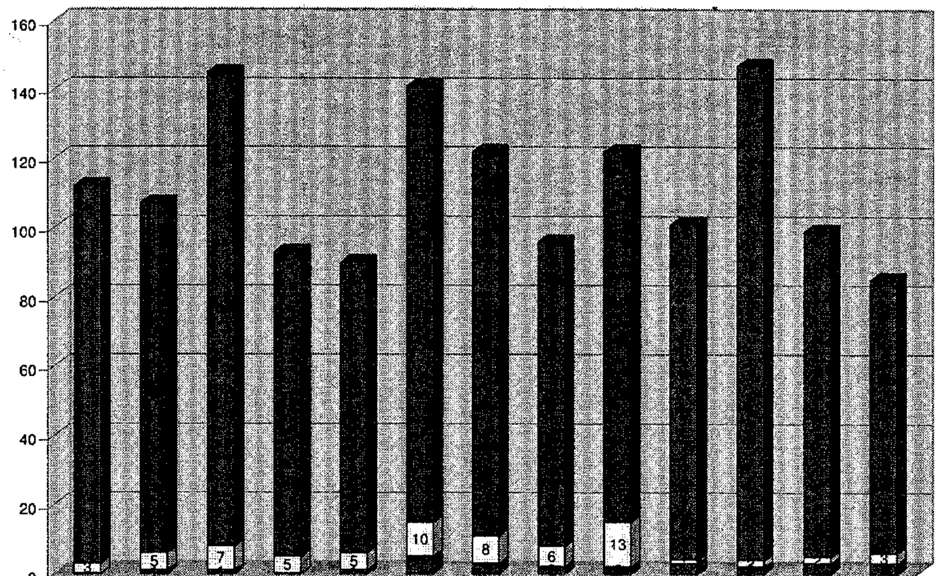
Service Level Agreement (SLA) vs. Non-Service Level Agreement Issue Types

SLA Issues
Non-SLA Issues

Types of SLA-tracked issues:
- Email – Undeliverables & Quarantines
- End User Support
- Specialized Printing Requests
- Telephone System Issues & Requests
- Virus/Spyware Infection
- Outages

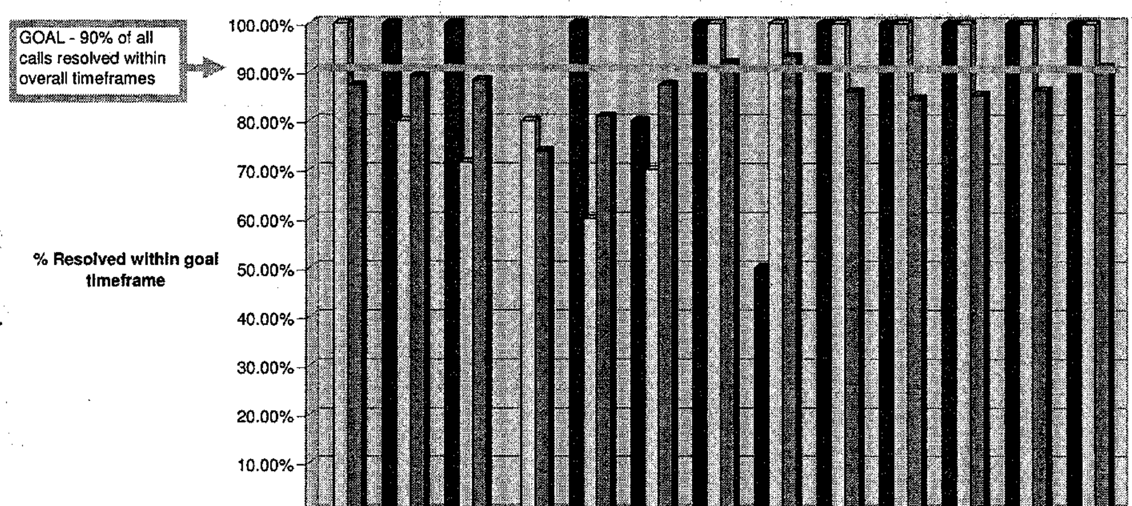
Types of non-SLA issues:
- AV Setup Requests
- Custom Database/Web App Maintenance
- GIS Requests
- Maintenance
- Projects
- Requests Not Technical in Nature
- Training Requests
- Video Requests

Issue Volume by Severity/Impact - SLA Tracked Support Calls - 13 Month Trend



	May 2010	Jun 2010	Jul 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	January 2011	February 2011	March 2011	April 2011	May 2011
Number of "Normal" Issues	109	101	137	88	84	128	111	88	107	97	143	94	79
Number of "Important" Issues	3	5	7	5	5	10	8	6	13	1	2	2	3
Number of "Emergency" Issues		1	1		1	5	3	2	2	3	2	3	3

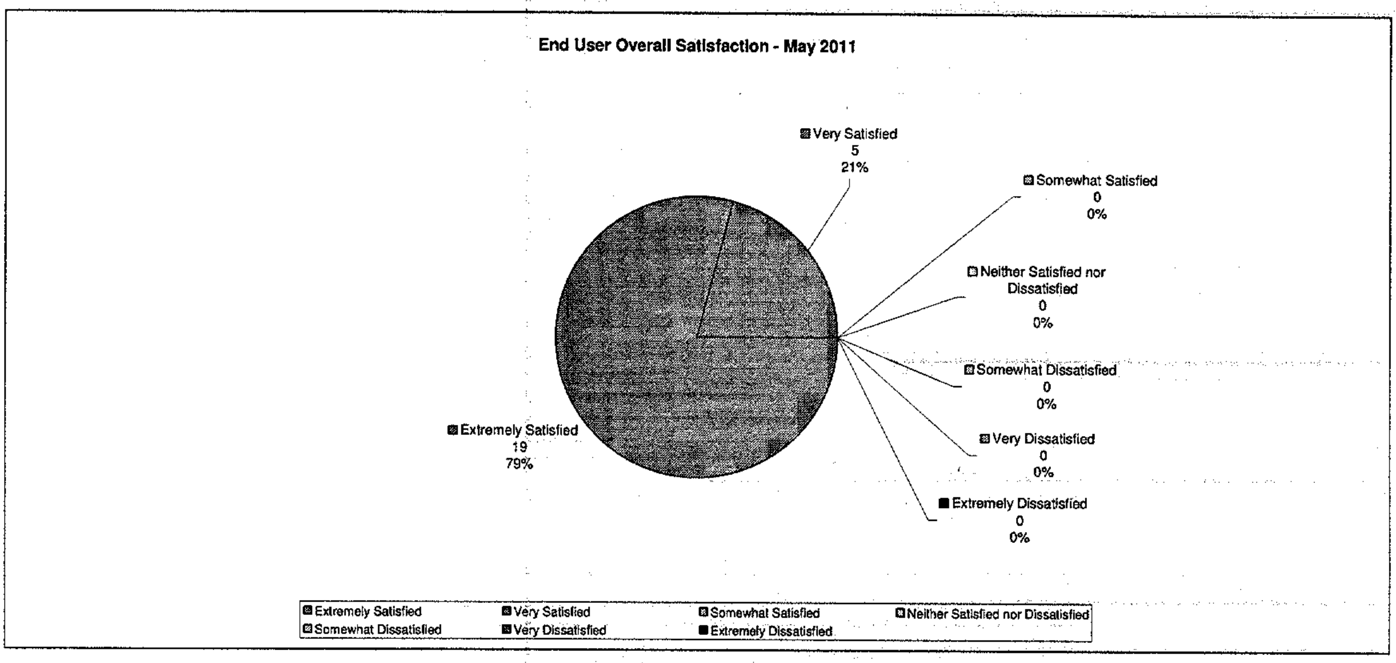
SLA - Call Resolution Goal Analysis - 13 Month Trend



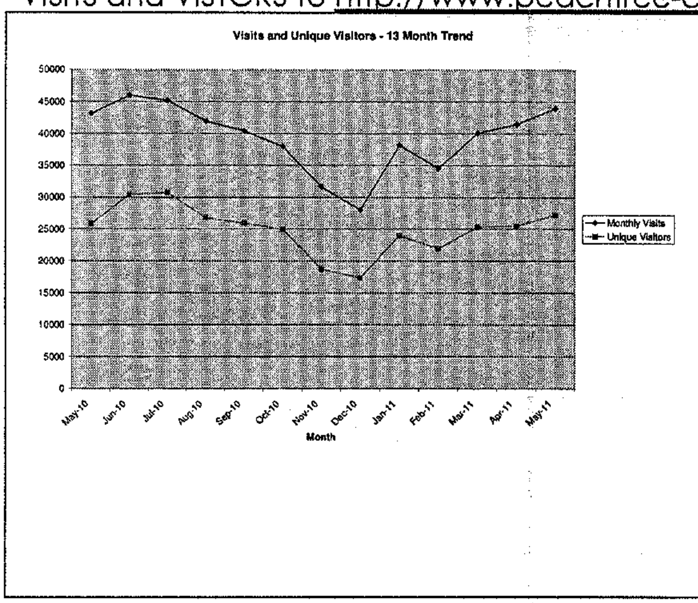
	May 2010	Jun 2010	Jul 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	January 2011	February 2011	March 2011	April 2011	May 2011
Emergency Issues - % Resolved within 1 hour		100.00%	100.00%		100.00%	80.00%	100.00%	50.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Important Issues - % Resolved within 4 business hours	100.00%	80.00%	71.43%	80.00%	60.00%	70.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Normal Issues - % Resolved within 12 business hours	87.16%	89.11%	88.32%	73.86%	80.95%	87.30%	91.89%	93.18%	85.98%	84.54%	65.31%	86.17%	91.14%

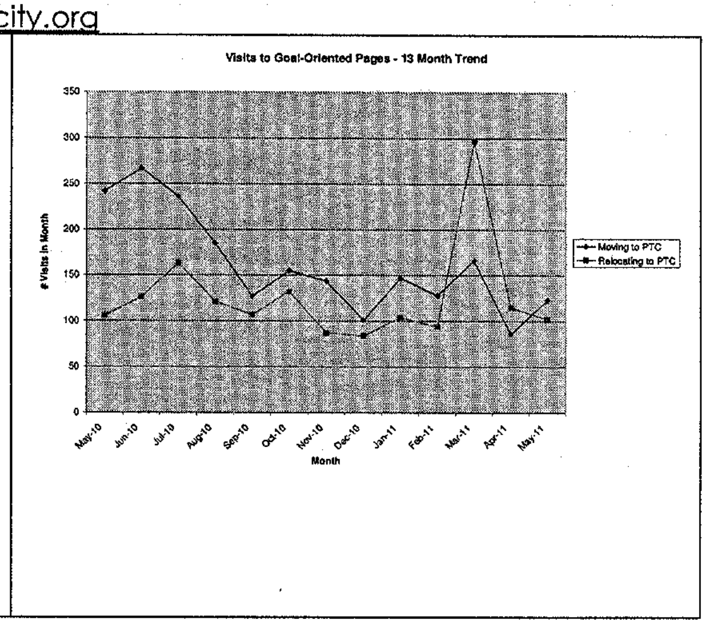
Peachtree City IT Statistics (continued)

End User Satisfaction Statistics



VISITS and VISTORS to http://www.peachtree-city.org





PEACHTREE CITY FIRE/RESCUE
MONTHLY REPORT
May 2011

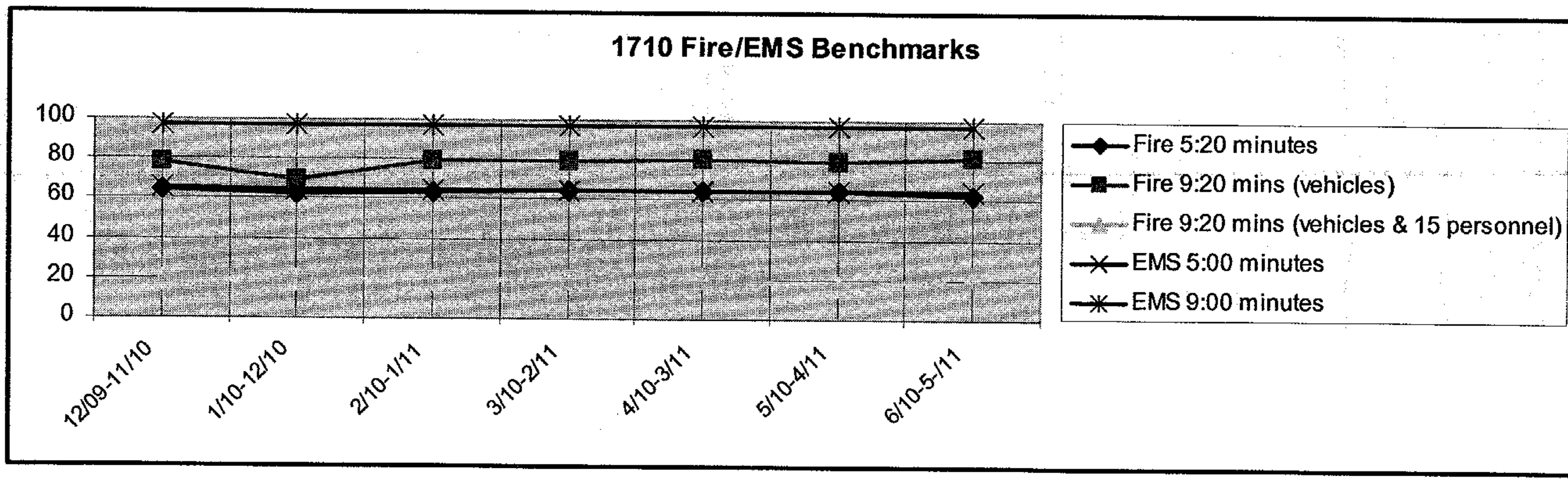
<u>RESPONSE BENCHMARKS</u> (June 10 – May 11)

A) _62.1%_ B) 80.7% C) 21.5% D) 63.9% E) 96.8%

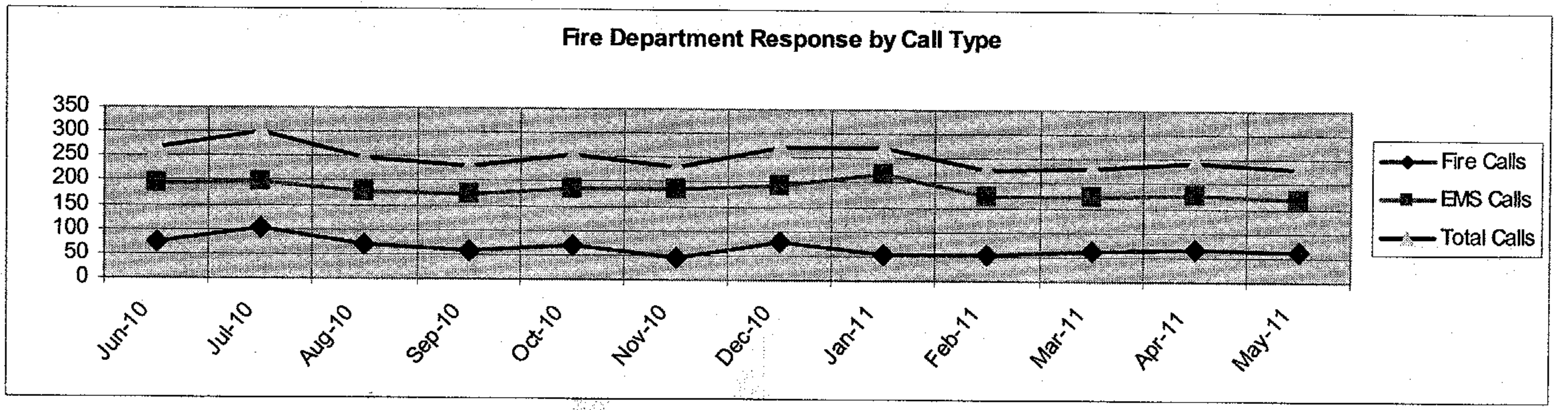
Benchmarks are based on NFPA 1710 Standards as follows:

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

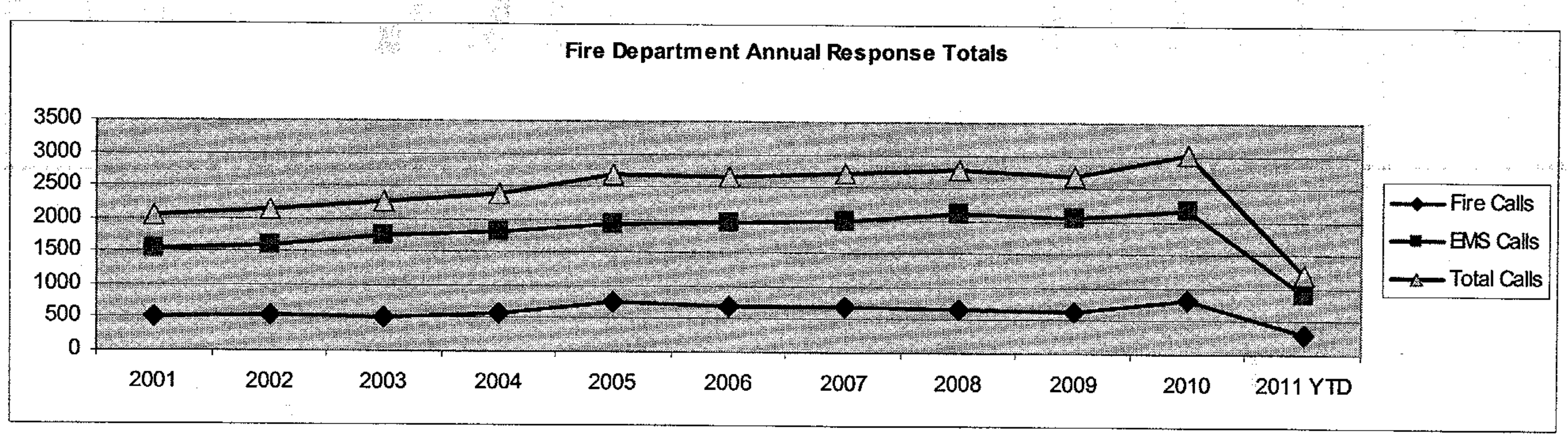
<u>RESPONSE BENCHMARKS</u> (6 MONTH LOOK-BACK)



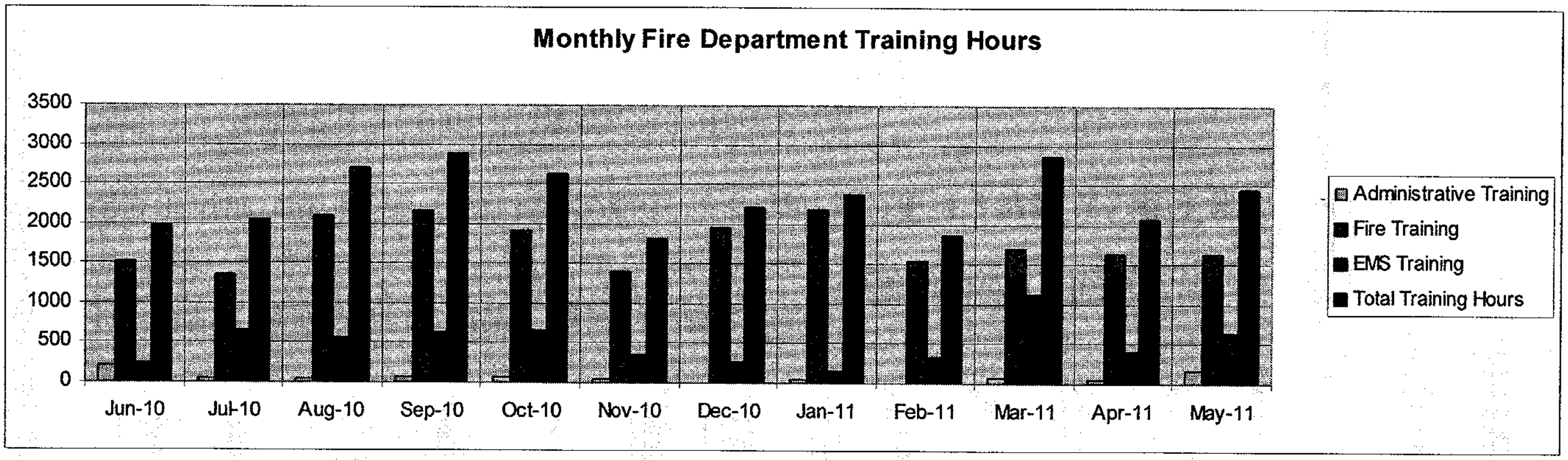
MONTHLY RESPONSES (Last 12 Months)



TOTAL ANNUAL RESPONSES (PAST 10 YEARS)

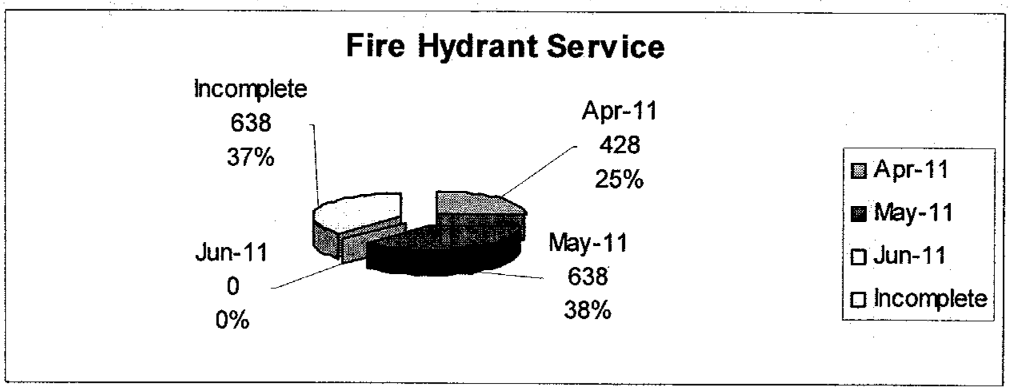


TRAINING HOURS (Last 12 Months)



QUARTERLY FOCUS AREA

Every Quarter the Fire Department has a different focus. This area of the monthly report will show where the department is in accomplishing its goal or requirement. The following are the focus areas and how many items must be completed or done per quarter. The charts will change with the quarter changes.



GOALS

Jan-Mar (Inspections-1011)
Apr-Jun (Hydrants-1704)
Jul-Sep (Pre-Plans- 1225)
Oct-Dec (Public Education-3500)

CITY OF PEACHTREE CITY
Leisure Services Monthly Report
As of May 31, 2011
With Comparisons to May 31, 2008, 2009, & 2010

RECREATION REVENUE	ACTUAL THRU MAY 2008	2009	2010	ORIGINAL BUDGET FY 2011	BUDGET ADJUSTMENTS	CURRENT BUDGET FY 2011	ACTUAL THRU May 2011
Program Fees - Recreation	$ 111,133	$ 113,634	$ 96,278	$ 187,533	$ -	$ 187,533	$ 115,815
Programs Fees - Kedron	81,251	73,336	85,300	130,116	-	130,116	131,639
Program Fees - Gathering Place	19,298	21,934	18,602	26,105	-	26,105	13,303
Facility Rental - Recreation	11,630	3,720	4,205	9,612	-	9,612	5,714
Facility Rental - Kedron	2,479	2,411	8,224	7,169	-	7,169	6,475
Facility Rental - Gathering Place	4,457	4,143	5,526	5,676	-	5,676	5,455
Program Fees - Pool Revenue	43,865	49,082	68,334	135,660	-	135,660	82,494
Program Fees - Rec Pool Revenue	2,763	1,073	3,433	34,650	-	34,650	*449
		-					
Library Fines & Fees	30,776	28,697	28,055	45,030	-	45,030	27,989
	$ 307,652	**$ 298,030**	**$ 317,957**	**$ 581,551**	**$ -**	**$ 581,551**	**$ 388,884**

***Late May USA Pools Deposits will reflect in June report**

Recreation Programming Notes Nearly all summer camp sessions for entire summer are filled. Camp revenue at $84,808 through May 31. Summer rentals of outdoor recreation parks and facilities continue at a high rate, with company picnics gaining more momentum as well as weddings, family reunions and birthdays. 12 rentals for rooms & gym at Kedron. Currently nearly $71,000 ahead of last year in total revenue, all categories. **Upcoming** Youth Triathlon June 11; several June softball and LAX tournaments; July 4th activities (on Monday July 4).

Library Notes: Friends of the Library held successful book sale, raising $1,275, which will go back into supporting library operations. Monthly foot traffic into library up more than 6,000 from last year this time (162,210 to 155,875 last year); number of volunteer hours has doubled from this time last year (2,481 to 1,200 last year).

PEACHTREE CITY POLICE DEPARTMENT
2011 MONTHLY REPORT

	MAY 2011	APRIL 2011	2011 Calendar Year to Date	2010 Calendar Year to Date
PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary				
TOTAL PART I CRIMES	**36**	**22**	**163**	**191**
DUI ARRESTS	13	17	84	80
DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)				
TOTAL DRUG ARRESTS:	10	10	49	35
OTHER ARRESTS				
PROPERTY CRIMES	19	13	84	100
PERSON CRIMES	6	6	28	45
CITY ORDINANCES	46	55	225	212
TRAFFIC OFFENSES	39	20	130	176
OTHER	47	33	177	239
CALLS ANSWERED:	**6,296**	**5,776**	**28,332**	**22,521**
TRAFFIC:				
CITATIONS ISSUED	846	965	3,971	4,151
WARNINGS	1,043	1,162	5,107	5,528
ACCIDENTS	113	81	437	431

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	9
HWY 54 / PLANTERRA WAY	5
HWY 54 / HUDDLESTON	3
HWY 74 / ROCKAWAY ROAD	3
PEACHTREE PARKWAY / WALTBANKS RD	3

Code Enforcement Monthly Report May 2011

Case Types	New Cases	Notice of Violations		Citations	Unfounded
		Reactive	Proactive		
Cleanliness of Premises (Grass)	58	10	48	0	0
Cleanliness of Premises (Trash)	13	1	12	0	0
Cleanliness of Premises (Automobiles)	5	1	4	0	0
Parking Restrictions	13	0	13	0	0
Accessory Use to Dwellings	4	0	4	0	0
Signs Violations	9	1	8	0	0
Miscellaneous	25	5	19	0	1
Subtotals		18	108		
TOTALS	127	126		0	1

Signs Confiscated	50
Tree Removal Permits Processed	82
Total Trees	309

Public Works Monthly Reports

Activity Description	Unit	May-11	FY2011 YTD	Annual Goal
General				
Average time to complete vandalism repairs once notified	Days	1	1	3
Average time to respond to a citizen complaint and assign action	Days	2.2	5.8	5
Streets				
Street Patching	Hrs.	98	1,420	2,500
Street Crack Sealing	Hrs.	94	160	435
Street General Maintenance	Hrs.	313	3,767	2,000
Storm Water Maintenance	Hrs.	397	3,121	12,480
Cart Paths				
Cart Path Paving	Ft.	1,744	10,478	21,000
Cart Path Litter Removal	Hrs.	696	1,514	1,250
Time to remove trees on paths once reported	Days	1	1.7	2
Cart Path Drainage Maintenance	Hrs.	140	1,871	1,450
Cart Path General Maintenance	Hrs.	1,023	5,039	3,250
Signs				
Average time to respond to traffic sign maintenance issues	Days	1	1	2
Signs Changed over to new reflectivity and mixed letter standard (completion date 2018)	Each	25	125	500
Contracted Services				
Time for contractor to remove trees once notified	Days	2.5	2.8	3
Time for landscaping and mowing contractor to fix an issue once notified	Days	3.6	1.8	2
Time for contractor to remove dead animals and debris for road once notified.	Days	1	1	1
Fleet Maintenance				
Average time to complete a preventative maintenance on a Light Car/Truck	Hrs	2.3	4.1	3
Average time to complete a preventative maintenance on a Heavy Truck	Hrs	6	5.2	6
Average time to complete a preventative maintenance on a Heavy Equipment	Hrs	N/A	0	6
Ratio of time spent on preventative matenance versus other repair items		2 to 1.46	0	2 to 1

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

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)
Term of Appointment

March-11
Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Kai Wolter *07/15/2010 - 12/31/11*	11	11	11	0		**100%**
Mark Ballard *Until no longer Recreation Commission Chairman*	11	11	11	0		**100%**
Sherri Smith Brown *7/15/10 - 12/31/11*	11	11	10	1	09/15/2010	**91%**
Tim Dunlap *1/1/2011 - 12/31/2012*	11	11	7	4	10/20/2010 11/15/2010 01/19/2011 05/18/2011	**64%**
Don Haddix *1/1/11 - 12/31/11*	11	5	5	0		**100%**
Bill Rial *1/1/11 - 12/31/2012*	11	11	9	2	07/21/2010 04/20/2011	**82%**
Becky She *7/15/10 - 12/31/11*	11	11	8	3	11/15/2010 3/19/2011 04/20/2011	**73%**

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term
Term of Appointment

May 2011
Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Patrick Staples *10/1/96 - 9/30/12*	16	16	16	0		**100%**
Lynda Wojcik *10/7/10 - 9/30/13*	16	16	13	3	05/10/2010, 09/13/2010, 03/21/2011	**81%**
Joe Frazar **RESIGNATION TENDERED 4/3/11** *10/1/09 - 9/30/12*						
Horace Batiste *10/7/10 - 9/30/13*	16	9	8	1	03/21/2011	**89%**
David Conner *10/7/10 - 9/30/13*	16	9	9	0		**100%**
Frank Destadio **APPOINTED TO FULFILL JOE FRAZAR'S UNEXPIRED TERM** *4/21/11 - 9/30/12*	16	9	7	2	01/25/2011, 03/21/2011	**78%**

COMMISSION/AUTHORITY ATTENDANCE RECORD

LEISURE SERVICES COMMISSION

May 16, 2011

Five (5) year terms

Name & Date of Appointment	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Mark Ballard *1/8/08 - 12/31/12*	10	10	10	0		**100%**
Joe Keubler *12/18/09 - 12/31/13*	10	10	10	0		**100%**
Vince Obsitnik *1/1/11-12/31/15*	10	10	7	3	9/27/10 1/24/11 3/21/11	**70%**
Eric Snell *1/1/10-12/31/14*	10	10	8	2	8/16/10 5/16/11	**80%**
Shayne Robinson *1/1/09-12/31/11*	10	10	10	0		**100%**

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **Jim Pennington, City Manager**
Paul Salvatore, Financial Services Director PS jc
Janet Camburn, Assistant Financial Services Director jc
Angela Egan, Purchasing Agent AE
Edwin Eiswerth, Fire Chief EFE

FROM: **Peki F. Prince, Assistant Chief of Training and Special Operations**

DATE: **June 7, 2011**

SUBJECT: **Surplus and Donation of Dive Team Equipment**
June 16, 2011 City Council Consent Agenda

Recommendation: Staff recommends that Council declare existing Dive Team equipment and related items as surplus property and authorize the City to donate it to Henry County Fire Department.

Discussion: With the recent disbandment of the Peachtree City Fire Department Dive Team the upkeep and storage of related Dive Team equipment will pose a potential liability to the Department as well as a financial burden. Keeping "dive team" related items and equipment poses a liability issue for the Department and City in the event of an actual dive rescue or recovery operation. This coupled with the financial burden of testing and maintaining the equipment has led the Fire Department to recommend donating the Department's Dive Team related items and equipment to Henry County Fire Department.

Henry County Fire Department is aware of the disbandment of the Peachtree City Dive Team. Henry County Interim Fire Chief Bill Lacy has submitted a letter to Chief Ed Eiswerth requesting any items or equipment that we feel is not of use for our other Specialty Teams. Henry County recognizes that they are the closest Dive Team to Peachtree City and is looking forward to continuing our current relationship of mutual assistance.

Budget Impact: Decrease in Dive Team equipment maintenance funding.

Attachments (2)
Letter of request from Henry County Fire Department
Inventory of items and equipment eligible for donation

Henry County Fire Department
110 Zack Hinton Parkway
McDonough GA, 30253
770-288-6600

William Lacy – Interim Fire Chief
Brad Johnson – Division Chief /Operations

Ike McConnell – Division Chief/Training
Joe Kelley – Division Chief/Prevention

March 14, 2011

Ed Eisworth
Fire Chief
Peachtree City Fire Department
105 N Peachtree Pkwy.
Peachtree City, GA 30269-1732

Chief Eisworth,

I understand that you have recently disbanded your dive team and are planning to disperse the equipment to another agency. Our Dive Team is very much interested in this offer. I have spoken to our County Manager and he too is supportive of this action.

As in the past, Henry County Fire Department stands ready to assist area departments with response needs in all disciplines including Underwater Search and Recovery. Please let me know how I can help facilitate the transfer of this equipment.

Sincerely,

William D. Lacy

cc Butch Sanders

Dive Team Equipment List

ID #	NAME	Manufacturer	MODEL	Serial Number	Size	Remarks	Status	Last Service	Next Service
B1	BCD	Seaquest	Pro QD	A11	XL	Air2 S/N 01136050	In Service	9/4/10	9/4/11
B2	BCD	Seaquest	Pro QD	B04	XL	Air2 S/N 0714305685	In Service	2/8/11	2/8/12
B3	BCD	Seaquest	Pro QD	A57	XL	Air2 S/N 0401019715	In Service	2/8/11	2/8/12
B4	BCD	Seaquest	Pro QD	B29	Large	Air2 S/N 031017592	In Service	9/4/10	9/4/11
B5	BCD	Seaquest	Pro QD	A89	Large	Air2 S/N 15196093	In Service	9/4/10	9/4/11
B6	BCD	Seaquest	Pro QD	A67	Large	Air2 S/N 0401006583	In Service	2/8/11	2/8/12
B7	BCD	Seaquest	Pro QD	A83	Large	Air2 S/N 0301004032	In Service	2/8/11	2/8/12
B8	BCD	Seaquest	Pro QD	B77	M/L	Air2 S/N 0201000278	In Service	9/1/10	9/31/11
B9	BCD	Scuba Pro	Superhawk NT	None	Medium	Air2 S/N 36696058	In Service	2/24/10	02/31/11
C1	Cylinder	Luxfer	S080	P116971		AL 3000 PSI	In Service	8/16/10	8/31/11
C2	Cylinder	Luxfer	S080	P383066		AL 3000 PSI	In Service	8/16/10	8/31/11
C3	Cylinder	Luxfer	S080	P383219		AL 3000 PSI	In Service	8/16/10	8/31/11
C4	Cylinder	Luxfer	S080	P383228		AL 3000 PSI	In Service	8/16/10	8/31/11
C5	Cylinder	Luxfer	S080	P383234		AL 3000 PSI	In Service	8/16/10	8/31/11
C6	Cylinder	Luxfer	S080	P383236		AL 3000 PSI	In Service	8/16/10	8/31/11
C7	Cylinder	Luxfer	S080	P383526		AL 3000 PSI	In Service	8/16/10	8/31/11
C8	Cylinder	Luxfer	S080	P473764		AL 3000 PSI	In Service	8/16/10	8/31/11
C9	Cylinder	Luxfer	S080	P474000		AL 3000 PSI	In Service	8/16/10	8/31/11
C10	Cylinder	Luxfer	S080	P474003		AL 3000 PSI	In Service	8/16/10	8/31/11
D1	Dry Suit	Viking	Pro 1000	6027765	4	Red/Black Rubber	In Service	4/29/10	04/31/10
D2	Dry Suit	Viking	Pro 1000	6027850	3	Red/Black Rubber	In Service	4/29/10	04/31/10
D3	Dry Suit	Viking	Pro 1000	6031769	3	Red/Black Rubber	In Service	9/18/10	9/18/11
D4	Dry Suit	Viking	Unknown	67313	3	Green/Blue Rubber	Out Of Service	Unrepairable	Unrepairabl
D5	Dry Suit	DUI	Public Safety TLS350	103394		Black Trilaminate	In Service	9/18/10	9/18/11
Non-Contaminated Water Only Dry Suit									
D6	Dry Suit	Scuba Pro	?	?	M/L	Black	Out Of Service	Purchased 2005	?
F1	Full Face Mask	Ocean Tecnology Systems	Interspiro - MKII-G	412240		MK16 1st stage s/n 0410800478	In Service	2006?	ASAP
F2	Full Face Mask	Ocean Tecnology Systems	Interspiro - MKII-G	448112		Mk17 1st stage s/n 051340348	In Service	Purchased 2006?	ASAP
F3	Full Face Mask	Ocean Reef	Neptune Space Predator	502512		Mk16 1st stage s/n 0307401333	In Service	8/31/10	8/31/11
F4	Full Face Mask	Scuba Pro	MK16/R390	0410800528/0410800528			In Service	9/1/10	9/1/11
R1	Regulator	Scuba Pro	MK10 Plus/G250	14496638/29095224			In Service	8/31/10	8/31/11
R2	Regulator	Scuba Pro	MK10 Plus/G250	29095224/19896240			In Service	2/24/10	02/31/11
R3	Regulator	Scuba Pro	MK16/R380	0207504495/0207504495			In Service	8/31/10	8/31/11
R4	Regulator	Scuba Pro	MK10 Plus/R390	31897630/0410800478			In Service	9/1/10	9/1/11

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**City Council**
VIA:	**City Manager** **Finance Director** PS jc
FROM:	**Director of Leisure Services**
DATE:	**June 8, 2011**
SUBJECT:	**Consider Acceptance of Donation From Dog Park Association** *For June 16, 2011 City Council Meeting*

Recommendation: That Council approves a donation from the Dog Park Association of a covered children's play area inside the Dog Park. The total cost of the project, estimated at $1,284.09, will be paid for by the Dog Park Association.

Discussion: Per the attached letter from the President of the Dog Park Association and attached drawings, this structure will be placed in a fenced area inside the existing small dog area of the Dog Park. The purpose is to provide an area that affords parents the opportunity to separate children from the dogs. The 20 x 20 foot area will be open sided but covered with a shingled roof to provide shade and rain cover. Gates would make it accessible from both the large and small dog area. The Dog Park Association indicated they may eventually place small pieces of play equipment inside the enclosure. The Leisure Services Commission has reviewed the donation and recommends approval. If approved, the plan would be run through the normal building department process to ensure compliance with all applicable codes.

Budget Impact: There are no significant anticipated long-term maintenance costs associated with this donation.

Steve Brown
President, Peachtree City Dog Park Association
PO Box 3553
Peachtree City, GA 30269

Date: June 7, 2011

To: Mayor and Council

Regarding: Approval for construction of a roof for a play area at the Dog Park

In an effort to reduce liability at the park, the Peachtree City Dog Park Association is seeking approval for the construction of a covered and fenced playground area.

Some of our park patron families bring young children to the park along with their dogs. For the very young children, exposure to the dogs can be a hazard should the child wander from the parent(s) in the park. Dogs running at high speeds, not paying attention, can deliver a blow to a young child out of reach of parent.

Moreover, toddlers may feel inclined to grab large dogs, causing the dogs to retaliate out of fear.

Our rules regarding children under age 12 are well posted at the park (all must be within arm's reach of a parent). Please note we have not had any troubles to date concerning dogs and small children at the Dog Park. We are simply being proactive with the thought of creating an area where small children have access to play equipment apart from the dogs.

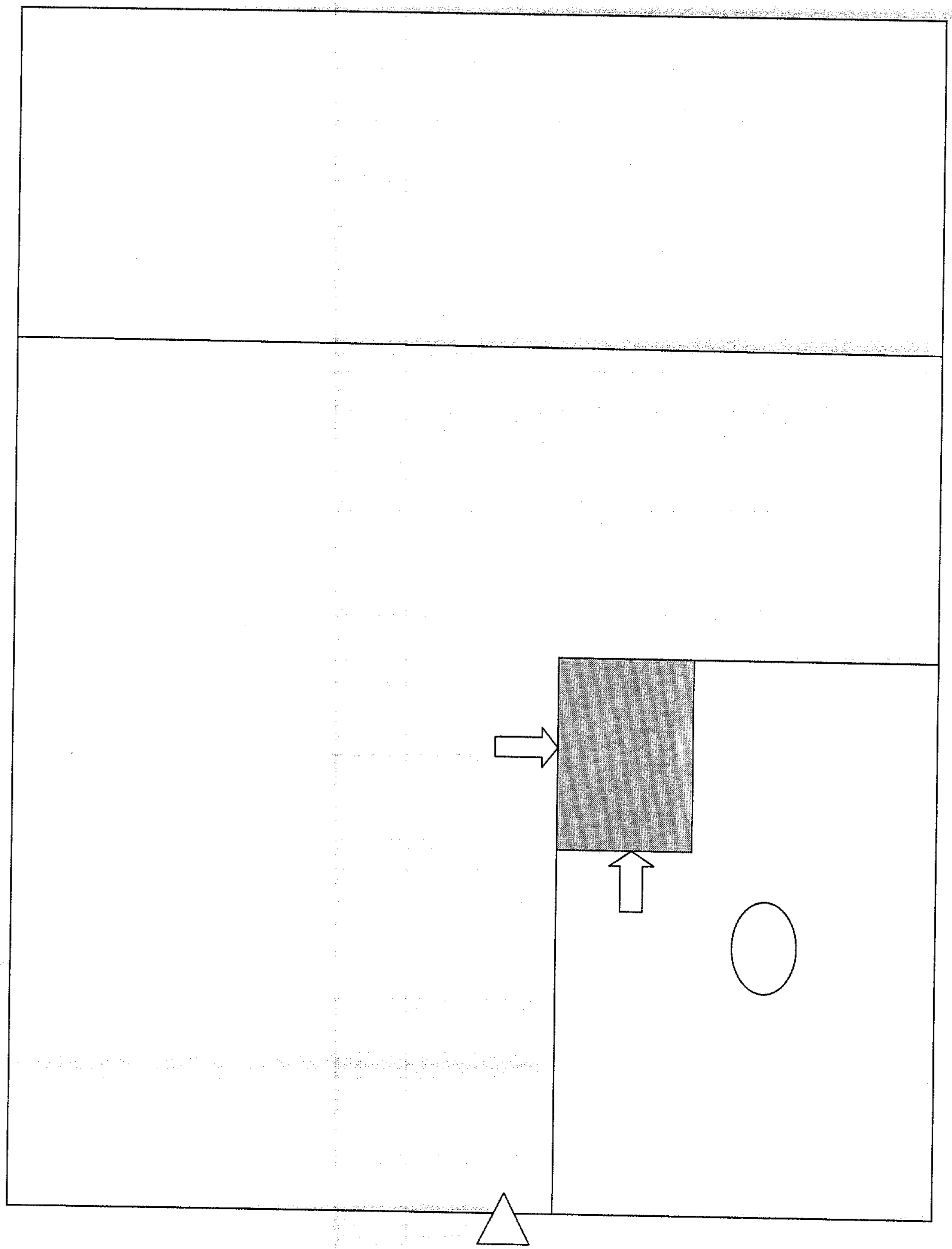
The play area would be enclosed with a fence and have gated access to both the small and large dog sections. The area would be covered with a pavilion-style roof to keep the small children out of the sun during the day.

The site for the project is the current inside corner of the small dog area.

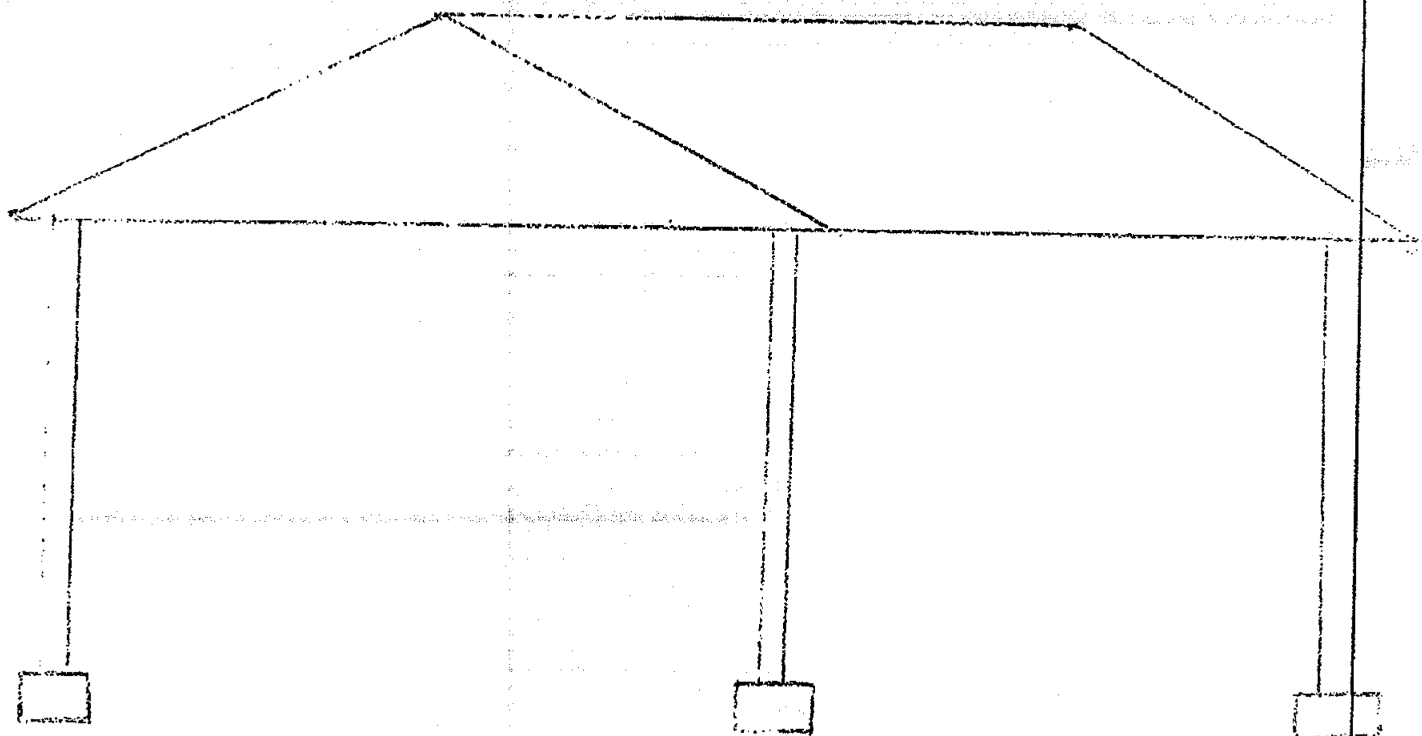
The project would by funded through the Peachtree City Dog Park Association.

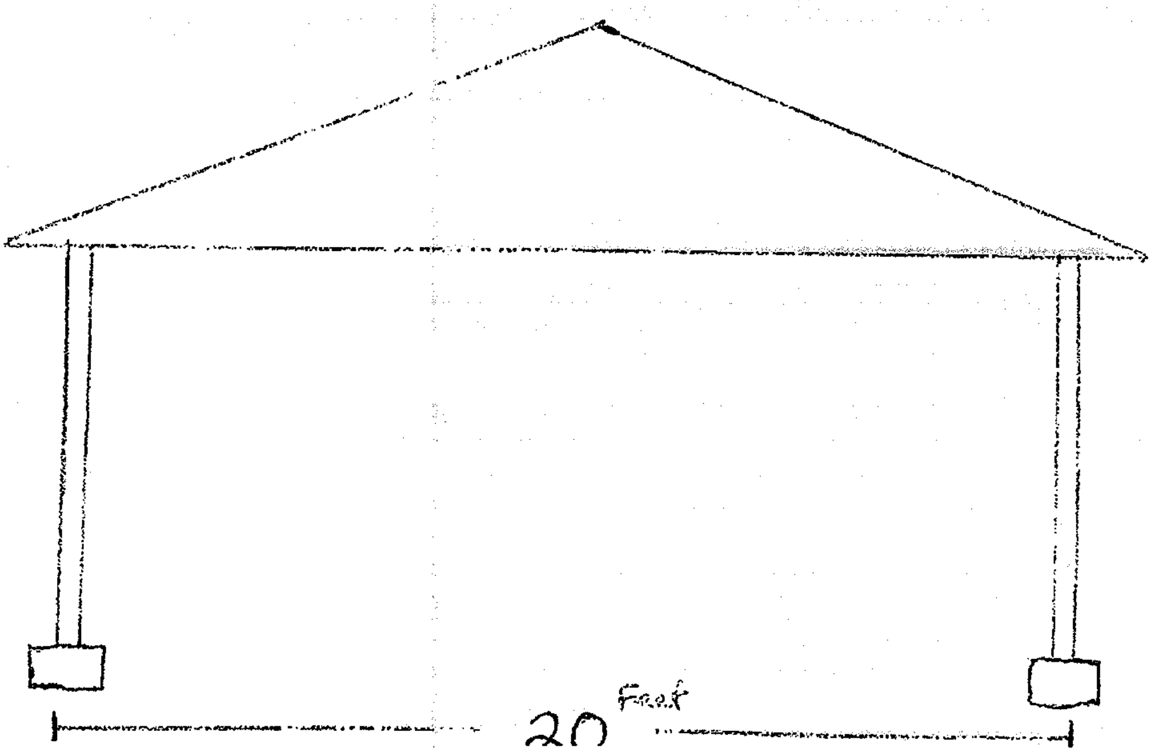
The project has been approved by the Leisure Services Commission by unanimous vote.

LOCATION OF PLAY AREA FOR SMALL CHILDREN

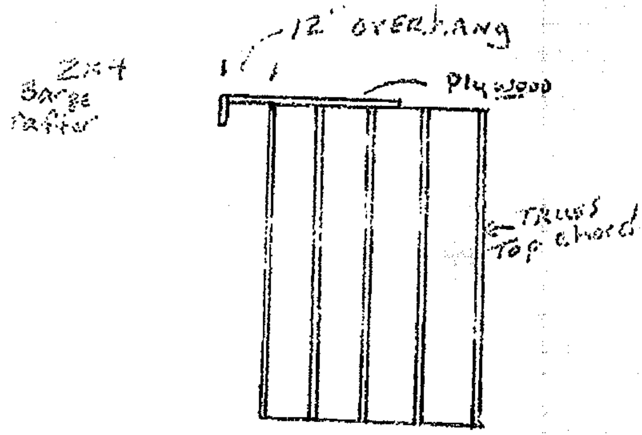


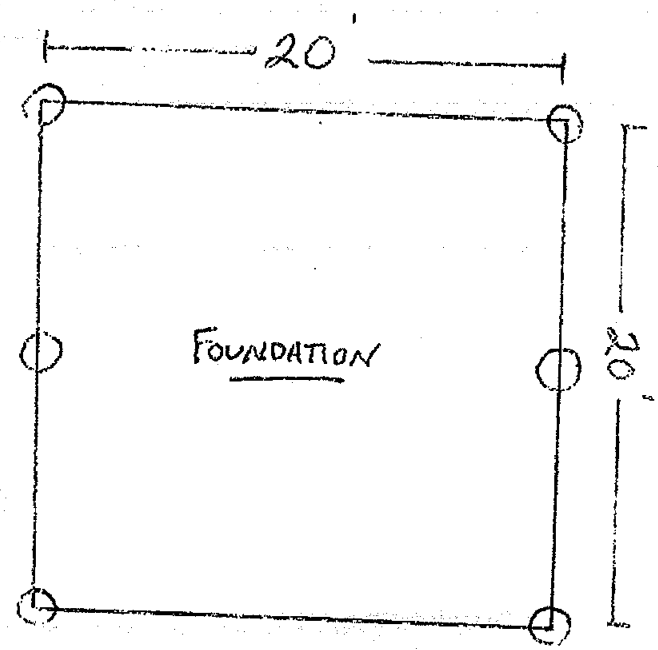
plans for Roof system

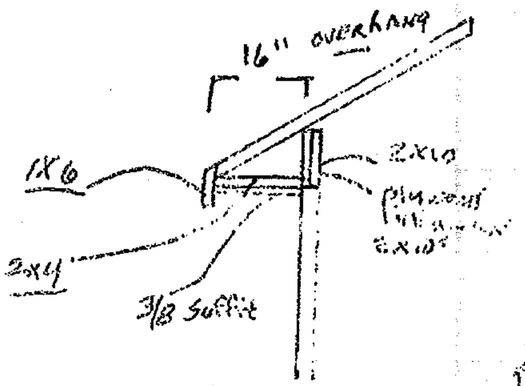


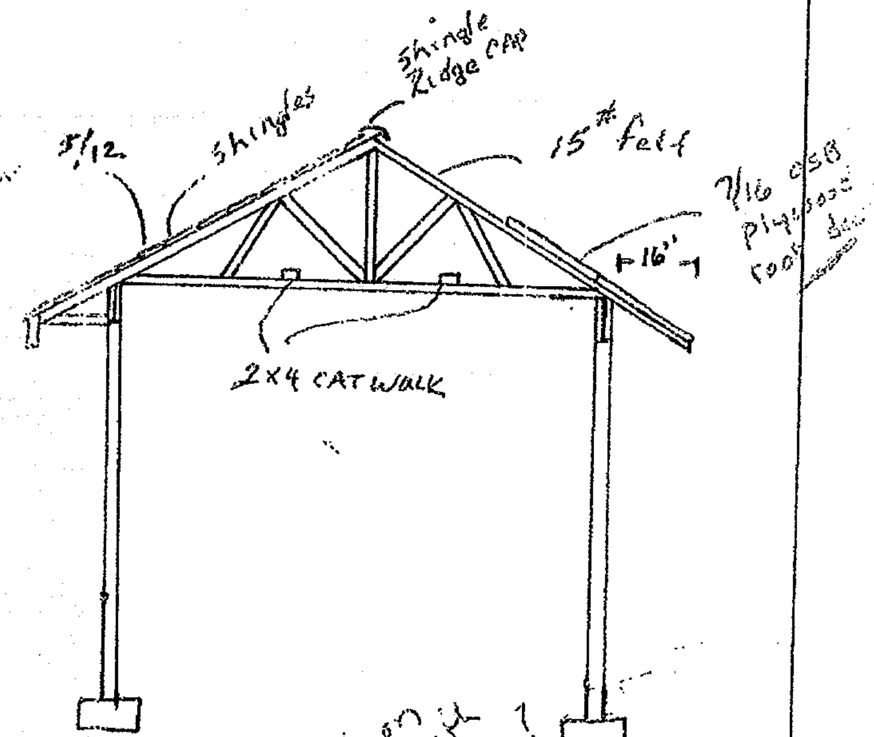


(A-2)

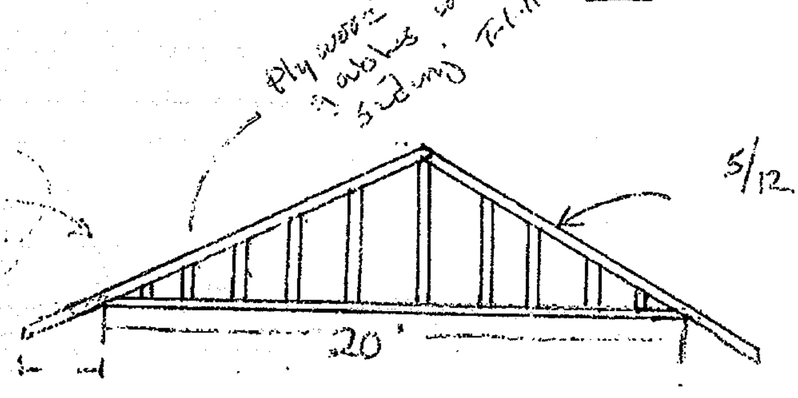








Attn: Gloria Fax: 770-271-9343



5/12 pitch 20' feet in length
from end to end of bottom chord.

04/29/2011 14:37 7709344960 BRAND VAUGHAN LUMBER PAGE 01/01

Strength lies within. BRAND VAUGHAN

3602 LAWRENCEVILLE HIGHWAY
P.O. BOX 1439 TUCKER, GEORGIA 30085-1439
770-414-9876 FAX: 770-414-8242

BUILDING MATERIALS
LUMBER MILLWORK ROOFING
DOORS WINDOWS HARDWARE
ENGINEERED LUMBER TRUSSES

SOLD TO
BRAND VAUGHAN PREFERRED CUSTOMER

TUCKER, GA

SHIP TO
RICK PORTER
FAX 404 366-4112
CELL 770 318-9340
, GA

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SLSMN	EXPIRATION DATE
0000C	PORTER	1%10TH, NET 25TH	04/29/11	011	04/30/11

ORDERED		U/M	DESCRIPTION	PRICE	AMOUNT
			**** QUOTE ****		
1		PC	7/16" 4X8' OSB		
7		PC	4X8-5/8" T-111 4"OC PINE SDG	6.990	6.99*
15		PC	2X4 14' SPF #3	27.200	190.40*
4		PC	3/8"4X8 GIS(AC) PINE PLYWOOD	3.830	57.45*
			THIS IS BC PLYWOOD!	15.930	63.72*
4		PC	1X6 16' SPF #2&BTR		
8		PC	2X10 12' YELLOW PINE #2	7.010	28.04*
6		PC	6X6 10' YT PINE #2 MCQ	6.690	53.52*
25		EA	H2.5 HURRICANE ANCHOR	20.350	122.10*
1		BAG	1/2" PLYWOOD CLIP (250/BOX)	0.350	8.75*
1		EA	50 LB BOX [illegible] CEMENT COATED	8.400	8.40*
1		EA	50 LB BOX 8 CEMENT COATED	65.870	65.87*
27		EA	20 YR.CERTAINTEED MOIRE BLACK	65.870	65.87*
2		RLL	15 LB FELT (432 SQ.FT PER RL)	18.350	495.45*
			************************************	16.760	33.52*
			This is an estimate only		
			While Brand Vaughan Lumber strives to adhere to plan specifications, we assume no liability for listed content.		
			************************************		

April 29, 2011 15:41:53 OT:150

****
* QUOTE *
****

SHIP VIA

PAGE 1 OF 1
0

MERCHANDISE	1200.08
OTHER	0.00
TAX 7.000% DEKALB	84.01
FREIGHT	0.00
TOTAL	1284.09

QUOTATION

CUSTOMER

(3.)

Job	Truss	Truss Type	Qty	Ply	RICHARD PORTER
ROOF	R1	COMMON	9	1	Job Reference (optional)

TRUSS TECH INDUSTRIES, BUFORD, GA 30518 (770) 2[illegible] 7.100 s Sep 25 2008 MiTek Industries, Inc. Wed Apr 27 09:56:35 2011 Page 1

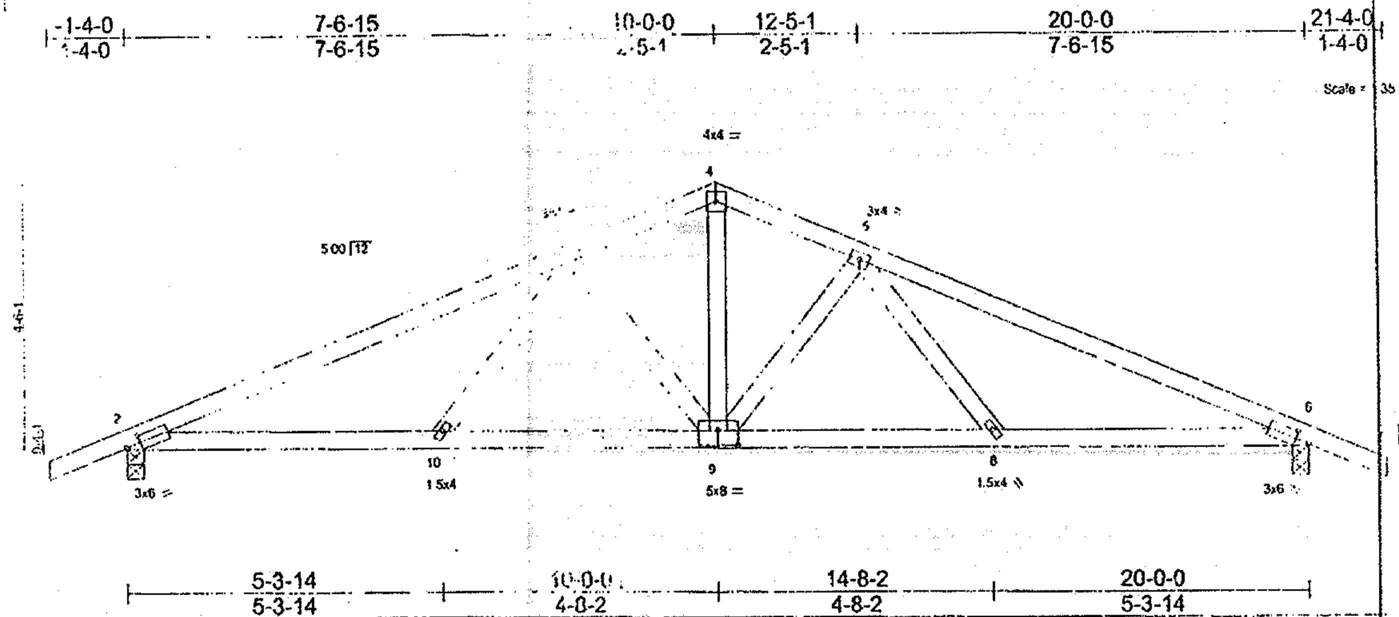


Plate Offsets (X,Y): [2:0-3-0,0-1-8], [6:0-3-0,0-1-8], [9:0-4-0,0-3-0]

LOADING (psf)		SPACING		CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plates Increase	1.15	TC	[illegible]	Vert(LL)	-0.05	9	>999	240	MT20	244/190
TCDL	10.0	Lumber Increase	1.15	BC	0.50	Vert(TL)	-0.13	2-10	>999	180		
BCLL	0.0	Rep Stress Incr	YES	WB	0.30	Horz(TL)	0.04	6	n/a	n/a		
BCDL	10.0	Code IBC2006/TPI2002		(Matrix)							Weight: 95 lb	

LUMBER
TOP CHORD 2 X 4 SYP No.2
BOT CHORD 2 X 4 SYP No.2
WEBS 2 X 4 SYP No.3

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-6-12 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 2=877/0-1-8 (input: 0-3-8), 6=877/0-1-8 (input: 0-3-8)
Max Horz 2=-72(LC 6)
Max Uplift2=-250(LC 5), 6=-250(LC 6)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-1501/278, 3-4=-1050/258, 4-5=-1050/258, 5-6=-1501/278
BOT CHORD 2-10=-217/1301, 9-10=-237/1193, 8-9=-180/1193, 6-8=-155/1301
WEBS 3-10=0/276, 3-9=-487/237, 4-9=-246/852, 5-9=-487/237, 5-8=0/276

NOTES (7)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 90mph; TCDL=5.0psf; BCDL=5.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed ; Lumber DOL=1.60 plate grip DOL=1.60
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=250, 6=250.
5) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
6) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
7) The seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown.

LOAD CASE(S) Standard

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**City Council**
VIA:	**City Manager** **Finance Director** **Purchasing Agent**
FROM:	**Director of Leisure Services**
DATE:	**June 8, 2011**
SUBJECT:	**Consider Updated Information, New Air Supported Structure (Bubble)** *For June 16, 2011 City Council Meeting*

Recommendation: That Council approves a staff recommendation to (1) reject the proposal from Arizon Companies Inc. to provide and install a new air supported structure (bubble) at Kedron; (2) proceed with necessary operations to reinstall the existing bubble; and (3) determine Council desire for staff to explore options other than a bubble in the future.

Discussion: The testing of the footing (a.k.a. grade beam) that was approved by Council at the May 5 meeting has been completed; however, the test results were inconsistent at the 11 test points, leading to a recommendation by the engineering firm to complete drilling tests around the full perimeters of both pools in order to field verify the location and condition of the footing. The additional cost for this drilling was not available to staff at the time Council packages were due. Staff will provide whatever updated information is available by the meeting night.

However, it is clear that some level of reconstruction/augmentation of the grade beam at specified and as-yet undetermined locations may be necessary, which would carry a significant cost that would drive the total cost beyond the $346,177 proposal. The additional testing and evaluation will also compress the time needed for fabrication, delivery, assembly and installation of the total project in time to put the bubble up in October. There has also been recent discussion about exploring alternatives other than an air supported structure, which will require additional time and research. For these reasons, staff believes it is prudent to proceed with plans to install the existing bubble.

Budget Impact:
Results of the testing thus far strongly indicated that required grade beam work will push the project beyond the proposed $346,177.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

To:	Mayor and City Council
Via:	Dr. Jim Pennington, City Manager nv for JP Paul Salvatore, Director of Finance P.S. Janet Camburn, Assistant Director of Finance Edwin Eiswerth, Fire Chief
From:	Ron Mundy, Battalion Cmdr. Training and Special Operations Division
Date	June 02, 2011
Subject:	Fire Department Firefighting Protective Gear Contract Award

Recommendation:
Staff recommends that the City Council approve a contract award for the purchase of firefighting protective gear to the lowest bidder meeting bid specifications, Municipal Equipment Co., Tifton, Georgia in the following amounts.

	Turnout Coat	Turnout Pant	Anticipated Sets	
Year 2011-2012	$1,188.00	$790.00	$69,230.00	(35)
Year 2013	$1,250.00	$831.00	$83,240.00	(40)
Year 2014	$1,315.00	$874.00	$87,560.00	(40)

Discussion:
This gear will replace the existing gear that has exceeded its manufacturers recommended life expectancy. Protective gear not meeting N.F.P.A. standards will be surplused.

Bids Received:

The following bids were received and opened at 1100 hours on June 02, 2011 by Angela Egan in the presence of Charlotte Burns.

Municipal Equipment Co., Tifton,

	Turnout Coat	Turnout Pant
Years 2011- 2012	$1,188.00	$790.00
Year 2013	$1,250.00	$831.00
Year 2014	$1,315.00	$874.00

NAFECO, Decatur, AL

	Turnout Coat	Turnout Pant
Years 2011 - 2012	$1,257.00	$799.00
Year 2013	$1,324.00	$842.00
Year 2014	$1,394.00	$886.00

Budget Impact:
The proposed firefighting gear meets the needs and specifications of the Department, and is currently budgeted for FY2011 in account number 100-3510-531725 in the amount of $75,175.66. The total amount for this purchase will be within the budgeted amount of $69,230.00 for 35 sets of protective gear.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager**

FROM: **Community Development Director** David

DATE: **June 9, 2011**

SUBJECT: **Consider adoption of Resolution of Support for the Housing Tax Credit funding application for the Hearthside at Peachtree City senior apartment community.**
June 16, 2011 City Council Meeting

Recommendation

That Council adopt the Resolution of Support for the Housing Tax Credit funding application for the Hearthside at Peachtree City senior apartment community and authorize the Mayor to forward this document to the Georgia Department of Community Affairs for consideration.

Background

NorSouth Development Company of Georgia, LLC (Applicant) is finalizing their application for the proposed Hearthside at Peachtree City senior apartment community on Newgate Road. This document will be submitted to DCA later this month for consideration as a part of the next round of Housing Tax Credit funding.

The 2011 Qualified Allocation Plan for tax credits gives priority to applications which have the support of the official governing body of the city in which the development will be located, and this support significantly increases the likelihood of the proposed development being awarded funding.

Budget impacts

There are no budget impacts associated with this request.

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION NO. ______________

A RESOLUTION TO SUPPORT THE PROPOSED DEVELOPMENT OF HEARTHSIDE AT PEACHTREE CITY SENIOR APARTMENT COMMUNITY AS PROPOSED BY HEARTHSIDE AT PTC, LP, AS OWNER, AS A HOUSING FOR ELDERLY PERSONS DEVELOPMENT

WHEREAS, the governing authority of the City of Peachtree City, Georgia, has been informed Hearthside at PTC, LP (The "Owner"), a Georgia Limited Partnership, is seeking housing tax credits as an integral part of the financing package for the development of ninety-six (96) housing units for elderly persons (age 62 years or older) to be located at 1000 Newgate Road in the City of Peachtree City, said project to be known as HearthSide at Peachtree City; and

WHEREAS, it is estimated that the planning, design, acquisition, construction and development of the proposed HearthSide at Peachtree City development will require expenditures currently estimated at over $14,000,000; and

WHEREAS, the proposed development of approximately 5.19 acres is zoned GR-17 General Residential as stated by the Developer; and

WHEREAS, the 2011 Qualified Allocation Plan for tax credits toward developments of the type described herein gives priority to any financing application which has the support of the official governing body of the city in which the development is located, and such priority significantly increases the likelihood of the proposed development becoming a reality; and

WHEREAS, the City of Peachtree City understands that the proposed development will be for housing for elderly persons (age 62 years or older) and include the following proposals, as presented by the Developer:

1. That the building exterior construction materials shall meet the requirements of the Zoning Ordinance and conditions of zoning;
2. That the site will be heavily landscaped including the parking area and the entrance/signage area;
3. That the estimated construction cost will be approximately $87,400 per unit;
4. That a number of amenities and supportive services will be incorporated into the development that will enable the residents to remain in an independent living environment for as long as possible, including a multi-purpose room with kitchen, computer/library center, fitness center, common laundry rooms, community gardens, secured building entries and elevator access to all units above the ground floor;

CITY OF PEACHTREE CITY
STATE OF GEORGIA
RESOLUTION NO. _______________

5. That 85% of the units will be leased at rents affordable to households at or below 60% of Median Income for the Atlanta MSA and 13% of the units will be available without income limits, on a market rate basis, and two units will be set aside for employee use; and
6. That all of the units and amenities will be accessible to physically disabled residents.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Peachtree City, and it is hereby resolved by the authority of the same, only for the purposes of the Developer's Application for Qualified Allocation Plan tax credit assistance, that:

The City of Peachtree City will support, to the extent allowed by state and local laws, including full compliance with all applicable local zoning and land use regulations, the proposed development of HearthSide at Peachtree City as proposed by Hearthside at PTC, LP, as Owner, as Housing for Elderly persons development and support of same shall be provided to the Georgia Department of Community Affairs by the transmittal of a letter from the Mayor, a copy of which is attached hereto. This support is provided for the project as outlined and shall not constitute an endorsement or approval of the proposal or approval of the development entity and its capacity to develop the project as outlined.

SO RESOLVED this 16th day of June, 2011.

Approved:

____
Don Haddix, Mayor

____

____

____

____

Attest: ______________________________
City Clerk

PEACHTREE CITY
PLAN TO STAY™

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

June 16, 2011

Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329-2231

RE: HearthSide at Peachtree City
1000 Newgate Road
Peachtree City, GA 30269

Dear Sir or Madam:

Hearthside at PTC, LP, the owner of the referenced proposed development, has notified Peachtree City, Georgia of its intention to develop and to apply to the Georgia Department of Community Affairs (DCA) for Housing Tax Credits (Credits) to finance the development of rental units affordable to low income elderly residents.

The purpose of this letter is to convey our understanding of the details of the project, as stipulated in the State of Georgia's 2011 Qualified Allocation Plan. The details are as follows:

Project name:	HearthSide at Peachtree City
Project address:	1000 Newgate Road Peachtree City, GA 30269
Acreage:	5.19 acres
Lot number:	Land Lot 134, 7th District, Fayette County, GA
Developer name:	NorSouth Development Company of Georgia, LLC
Owner name:	Hearthside at PTC, LP
Developer/Owner address:	2000 Riveredge Parkway, Suite 950 Atlanta, GA 30328
Total number of units:	96
Units reserved for residents at or below 60% of median income:	82
Project type:	New construction/ rental housing
Occupancy restrictions:	Elderly housing (restricted to age 62 or older)

At their meeting on July 16, 2011, the Mayor and Council approved a Resolution of Support for the proposed HearthSide at Peachtree City development and authorized me to transmit this document to DCA for consideration. The Resolution of Support indicates the Mayor and Council of the City of Peachtree City:

___ Opposes the proposed development as presented.

___ Is unopposed to the proposed development as presented.

___ Supports the proposed development as presented, as evidenced by the attached Resolution of Support.

___ Supports the proposed development as presented, as evidenced by the attached Resolution of Support or Letter of Support.

I understand that I will be notified by DCA when the Owner/ Developer submits its application for Housing Tax Credit funding and will be given 30 days to provide additional comments on the application.

Sincerely,

Donnie O. Haddix
Mayor

cc: *City Council*
City Manager
Directors and Chiefs
City Attorney
file

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor & Council Members**
VIA:	**City Manager**
FROM:	**Community Development Director** David
DATE:	**June 9, 2011**
SUBJECT:	**Consider adoption of Letter of Support for Housing Tax Credit funding application for the proposed rehabilitation of Woodsmill Apartments.** *June 16, 2011 City Council Meeting*

Recommendation

That Council adopt the Resolution of Support for the Housing Tax Credit funding application for the proposed rehabilitation of the Woodsmill Apartment community on Wisdom Road and authorize the Mayor to forward this document to the Georgia Department of Community Affairs for consideration.

Background

WDM, LLC (Applicant) is finalizing their application for the proposed rehabilitation of the existing Woodsmill Apartment community on Wisdom Road. The Applicant has indicated they plan to rehabilitate both the interior and exterior of each rental unit to include new appliances, paint, kitchens and baths, as well as renovations to the playground, community building and common areas. The apartment community would remain a part of the affordable housing program.

The Resolution of Support would be submitted to DCA later this month for consideration as a part of the next round of Housing Tax Credit funding. The 2011 Qualified Allocation Plan for tax credits gives priority to applications which have the support of the official governing body of the city in which the development will be located, and this support significantly increases the likelihood of the proposed development being awarded funding.

Budget impacts

There are no budget impacts associated with this request.

PEACHTREE CITY
PLAN TO STAY™

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

June 16, 2011

Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, GA 30329-2231

RE: **Woodsmill Apartments**
102 Wisdom Road
Peachtree City, GA 30269

Dear Sir or Madam:

WDM, LLC is the developer of the referenced proposed development and has notified Peachtree City, Georgia, of its intention to apply to the Georgia Department of Community Affairs (DCA) for Low Income Housing Tax Credit (Credit) and/or financing through the HOME Investment Partnerships Program (HOME) for the rehabilitation of rental units affordable to low income residents.

The purpose of this letter is to convey our understanding of the details of the project, as stipulated in the State of Georgia's 2011 Qualified Allocation Plan. The details are as follows:

Project Name:	Woodsmill Apartments
Project Address and/or Lot Number:	102 Wisdom Road Peachtree City, GA 30269
Developer Name:	WDM, LLC
Developer Address:	809 22nd Avenue Tuscaloosa, AL 35401
Total Number of Units:	50
Total Number of Units Set Aside for Low Income Residents:	48
Project Type:	Rehabilitation
Tenancy:	Family

I hereby certify that I am the chief elected official of the City of Peachtree City and have been authorized by City Council to forward this letter indicating our support of the referenced rehabilitation project as presented.

Finally, I understand that I will also be notified by DCA when the Owner/ Developer submits its application for Credit and/ or HOME funding and will be given 30 days to provide additional comments on the application.

Sincerely,

Donnie O. Haddix
Mayor

cc: *City Council*
City Manager
Directors and Chiefs
City Attorney
file

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **City Manager**
Financial Services Director RS jc
Assistant Financial Services Director jc

FROM: **Public Services Director**

DATE: **June 8, 2011**

SUBJECT: **Additional Funding Request for Tree Service**
June 16, 2011 Council Meeting

Recommendation:

Staff recommends that City Council allocate additional funding in an amount not to exceed $20,000 for tree removal.

Discussion:

In 2011 the City of Peachtree City has experienced several severe storms. As a result we have had to conduct tree removal to a higher extent. To date staff has reallocated an additional $8,000 from street supplies to cover these requirements. These funds and more required following the storms of May 26th. As such staff is requesting the council approve additional funding in the amount of $20,000 to cover the remainder of this Fiscal year. Any funding not use would be returned to the city reserves at the conclusion of this year. These funds are needed to prevent safety issues throughout the City. Any trees removed using these funds are outside the ability of City Staff and therefore must be removed by our outside contract.

Budget Impact:

The additional $20,000 would be disbursed from City General Fund Reserves.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

FROM: **James L. Pennington, City Manager**

DATE: **June 7, 2011**

SUBJECT: **Consider Cancellation of the July 7, 2011 City Council Meeting**
June 16, 2011 City Council Meeting

Recommendation:

That Council consider cancelling the July 7, 2011 City Council Meeting.

Discussion:

Due to the July 4th holiday and many residents' traveling during that week, staff has worked to schedule City Council agenda items around the July 7 meeting. At this time, there are no items on the agenda, allowing Council to consider cancellation of the meeting if you so desire.

Budget Impact:

This item has no budgetary impact.

City Council of Peachtree City
REVISED AGENDA
June 16, 2011
7:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition

IV. Citizen Comment

Any member of the public attending the meeting may comment on any issue or item that is not included on the agenda. The time limit is two (2) minutes.

V. Agenda Changes

VI. Minutes

March 21, 2011, Workshop
June 2, 2011, Regular Meeting

VII. Monthly Reports

VIII. Consent Agenda

1. Consider Surplus of Dive Team Equipment
Request to surplus equipment due to disbandment of Fire Department Dive Team

2. Consider Donation from Dog Park
Dog Park Association requests Council accept donation of covered children's play area inside Dog Park

IX. Old Agenda Items

05-11-04 Consider Recommendation for New Air Supported Structure Contract for Kedron / Report on Concrete Testing
Staff recommendation regarding options for bubble

01-11-09 Reconsider Modifications to Hotel/Motel Tax Distribution Structure
Added at request of Council Member Imker

X. New Agenda Items

06-11-05 Consider Bid for Bunker Gear
Recommendation to accept bid from Municipal Equipment Company

06-11-06 Consider Resolution of Support for Hearthside at Peachtree City Senior Apartment Community Funding Application
NorSouth requests a Resolution of Support to include with their Housing Tax Credit funding application

06-11-07 Consider Letter of Support for Woodsmill Apartment Community Funding Application
WDM, LLC requests a Letter of Support to include with their Housing Tax Credit funding application for proposed rehabilitation of Woodsmill Apartment Community on Wisdom Road

06-11-08 Consider Request for Additional Funding for Tree Removal
Recommendation to increase funding by $20,000 due to severe storms

06-11-09 Consider Cancellation of July 7 Meeting
Request to cancel meeting due to holiday week and lack of agenda items

06-11-10 Consider Reorganization & Elimination of Positions
Recommendation from City Manager

06-11-11 Consider Appointment of Members to Public Facilities Authority
Approved by Legislature, next step in creating authority

XI. Council/Staff Topics

Hot Topics Update

XII. Executive Session

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

FROM: **City Manager**

DATE: **June 15, 2011**

SUBJECT: **Consider Resolution and Ordinance Amendment – Hotel/Motel Tax**
June 16, 2011, City Council Meeting

Recommendation:

That Council discuss and re-consider the attached resolution and ordinance amendment and establish:

1. The rate of the tax (7%)
2. The percentage for the CVB for promoting Tourism, trade shows, and conventions (3%)
3. The percentage for CVB Capital Projects and Operating Costs for Tourism Product Development (1%)

Discussion:

In January, Council voted on the above item at the percentages noted, and the item was approved 3-2 (Haddix, Sturbaum).

Council Member Imker has requested that the item be placed on the June 16 agenda. Per City Code Section Sec. 2-33(e), a member of Council who voted on the originally prevailing side or who was absent at the time of the original action may place an item back on the agenda for reconsideration.

This item was not forwarded to the Georgia General Assembly during the regular 2011 legislative session. If Council agrees on the relevant percentages, this item could be introduced in the August special session of the General Assembly, after which an effective date would be set by Council.

Budget Impact:

The change originally adopted by Council in January 2011, if approved by the General Assembly, would have resulted in an estimated $130,000 in additional revenue for the City's General Fund each year.

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION No. __________

A RESOLUTION TO EXPRESS SUPPORT FOR AMENDING THE CITY'S HOTEL/MOTEL TAX STRUCTURE PURSUANT TO O.C.G.A. § 48-13-51; TO APPROVE THE PROPOSED LEGISLATION TO BE INTRODUCED IN THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA SO AS TO REVISE SUCH STRUCTURE; TO REPEAL CONFLICTING LAWS AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

WHEREAS, the City currently imposes a hotel/motel tax pursuant to O.C.G.A. § 48-13-51(a); and

WHEREAS, the City desires to impose a hotel/motel tax pursuant to O.C.G.A. § 48-13-51(b); and

WHEREAS, after review and study is appears to be in the best interest of the citizens of the City of Peachtree City to revised its hotel/motel tax structure in accordance with O.C.G.A. § 48-13-51.

THEREFORE, BE IT RESOLVED that the members of the Peachtree City Council do hereby encourage and support the members of the General Assembly to pass the legislation authorizing the City of Peachtree City to levy an excise tax pursuant to O.C.G.A. § 48-13-51(b) as set forth on Exhibit "A" attached hereto, or as modified.

BE IT FURTHER RESOLVED, that the Mayor shall be authorized to execute any and all documents necessary to accomplish the enactment of the legislation attached hereto as Exhibit "A" and that a member of the Fayette County Delegation of the General Assembly of the State of Georgia, to be selected by said Delegation, shall be authorized to advertise said intention to introduce such legislation on behalf of the City of Peachtree City; and that the City Manager, the City Attorney, and their designees shall be authorized to work with the duly elected Representatives to accomplish this purpose.

IT IS SO RESOLVED, this _____ day of January, 2011.

ATTEST:

______________________________	______________________________
Betsy Tyler, City Clerk	Don Haddix, Mayor
	______________________________
	Eric Imker, Mayor Pro-Tem
	______________________________
	Vanessa Fleisch, Council-member
	______________________________
	Doug Sturbaum, Council-member
	______________________________
	Kim Learnard, Council-member

CLERK'S CERTIFICATION

I, BETSY TYLER, City Clerk of the City of Peachtree City, do hereby certify that I am the keeper of the seal, minutes, and records of said City; that the attached is a true, correct, and exact copy of the original Resolution Number ________ as the same appears on record in the office of the City Clerk of the City of Peachtree City, Georgia; adopted January _____, 2011.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

Don Haddix
Eric Imker
Vanessa Fleisch
Doug Sturbaum
Kim Learnard

and that the following members were absent:

____

____

and that such resolution was duly adopted by a vote of:

Aye ___ Nay ___.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of the City this the ____ day of ___________________, 2011.

____

Betsy Tyler, City Clerk
City of Peachtree City, Georgia

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jim Pennington, City Manager

DATE: June 14, 2011

SUBJECT: Reorganization and Reduction-in-Workforce
Council meeting – June 16, 2011

Recommendation:

That Council approve:

1. A reorganization of City Divisions to eliminate Leisure Services and Community Development and to create a new division named Community Services;
2. A reduction-in-workforce eliminating the following positions effective July 1, 2011, to include the severance benefits outlined below – Leisure Services Director (1 position); Recreation Facilities Manager (1 position);
3. A reduction-in-workforce eliminating the following position effective June 17, 2011, Community Development Director (1 position);
4. The reclassification of the City Planner to Planning and Zoning Administrator (1 position); and
5. The creation of the Community Services Director (1 position) effective June 17, 2011.

Discussion:

Upon appointing me to the position of City Manager this year, the Mayor and City Council directed me to review the operations of the City with an eye toward improving the effectiveness and performance of the organization as a whole. As part of this process, I feel it best for the City to restructure several areas of operations. These changes will include moving the Engineering Department and the Recreation Parks Crews to the Public Services Division; and, combining the remaining functions of Leisure Services, except the Library, with the much-reduced Community Development Division to form a new Community Services Division. The Library will be realigned under the Administrative Services Division. In addition, the Parks Monitor and Housing Code Official will be reassigned to the Police Department. This reorganization has eliminated the need for the Leisure Services Director and the Recreation Facilities Manager within the existing Leisure Services Division, as well as the Community Development Director within the existing Community Development Division. The individuals potentially affected were notified on June 14, 2011, that this item would be on the June 16th Council agenda. Staff is recommending that these individuals be offered a severance package, contingent on signing a severance agreement, to include:

Director of Leisure Services:

a. Twelve weeks of severance paid out bi-weekly
b. Medical insurance for the employee until the end of severance (12 weeks), with COBRA option thereafter
c. Provide access to the Employee Assistance Program (EAP) for a period of three months after termination

Recreation Facilities Manager:

d. Six weeks of severance paid out bi-weekly
e. Medical insurance for the employee until the end of severance (6 weeks), with COBRA option thereafter
f. Provide access to the Employee Assistance Program (EAP) for a period of three months after termination

In addition to the above, Staff will provide both employees the following services:

a. Schedule individual meetings, prior to the effective date, between Human Resources and each affected employee to discuss and answer questions regarding retirement, benefits, and any other concerns
b. Provide references upon request
c. Provide information from the Department of Labor regarding unemployment
d. Provide information from a local temporary agency regarding potential temporary jobs through the agency
e. Provide information regarding services available through EAP
f. Information on any current or future job openings that will be filled within the City

Additionally, due to the elimination of the Community Development Director position, David Rast will be demoted to the newly reclassified Planning and Zoning Administrator position. David Rast will be appointed to serve as the Community Services Director on an interim basis.

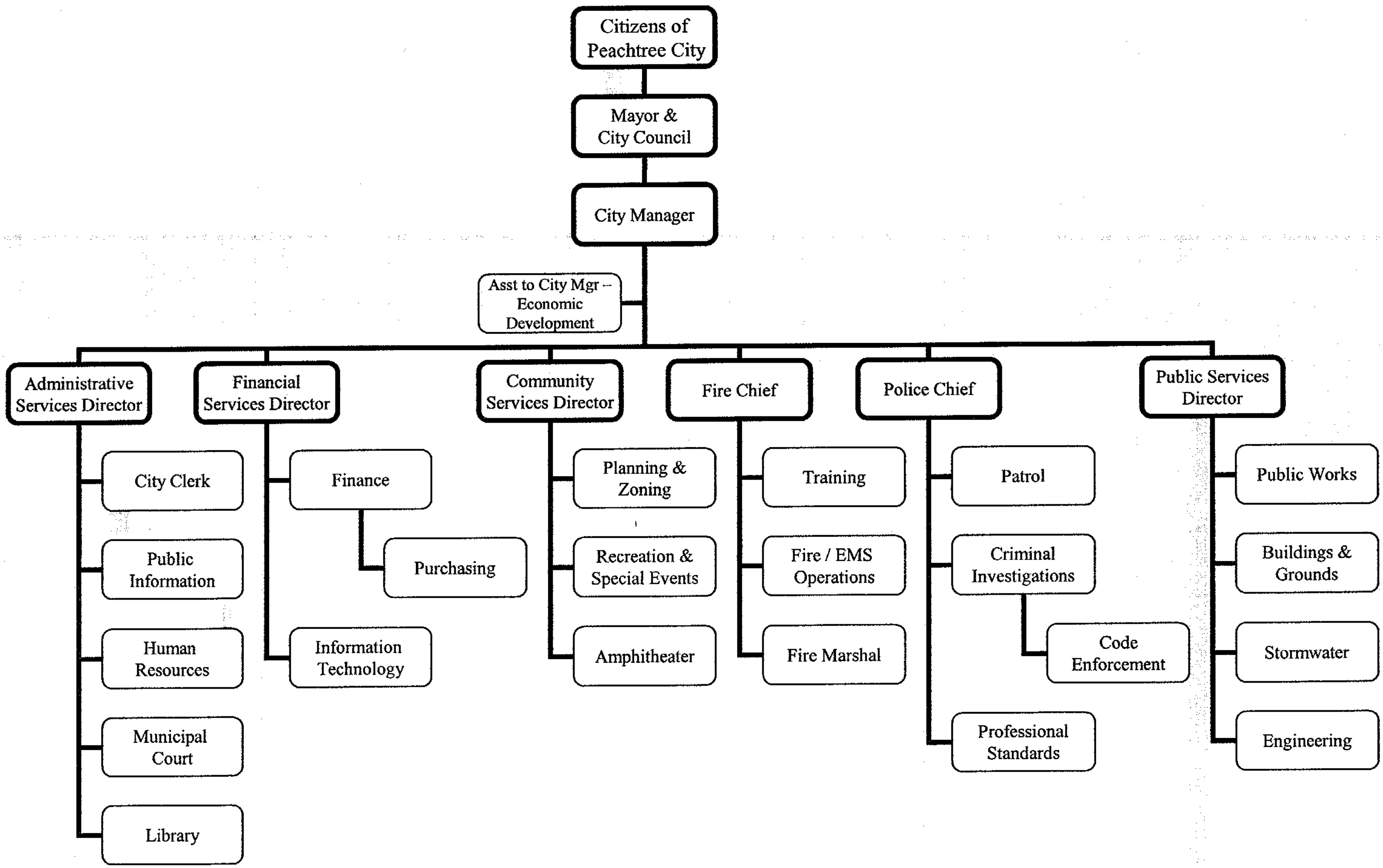
Budget Impact:

Due to the timing of the eliminations, the savings will be minimal if any. Savings will be discussed as a part of the FY2012 budget presentation workshops.

Attachment (s)

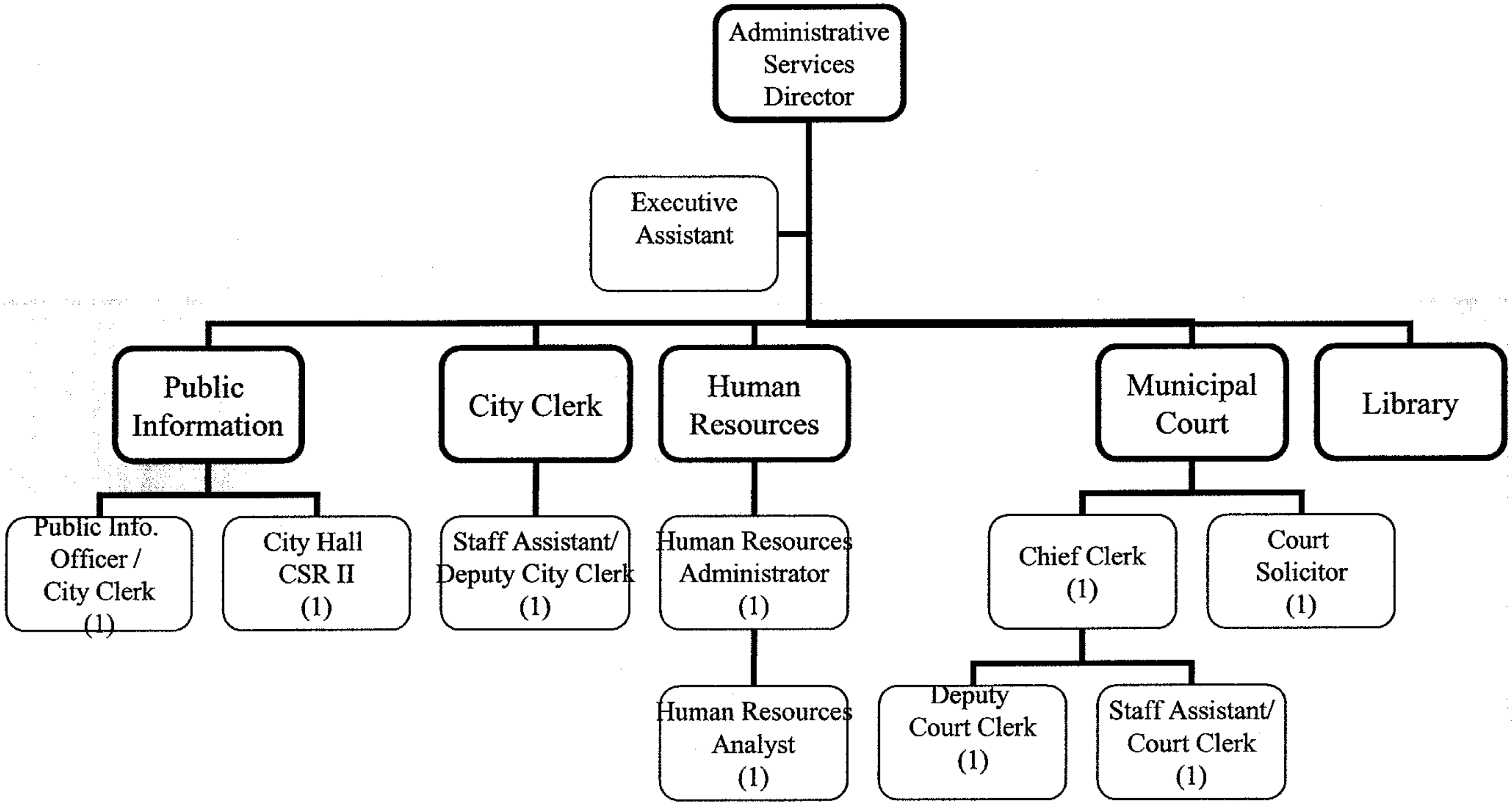
Peachtree City Organizational Chart

Proposed Reorganization 2011 / FY 2012



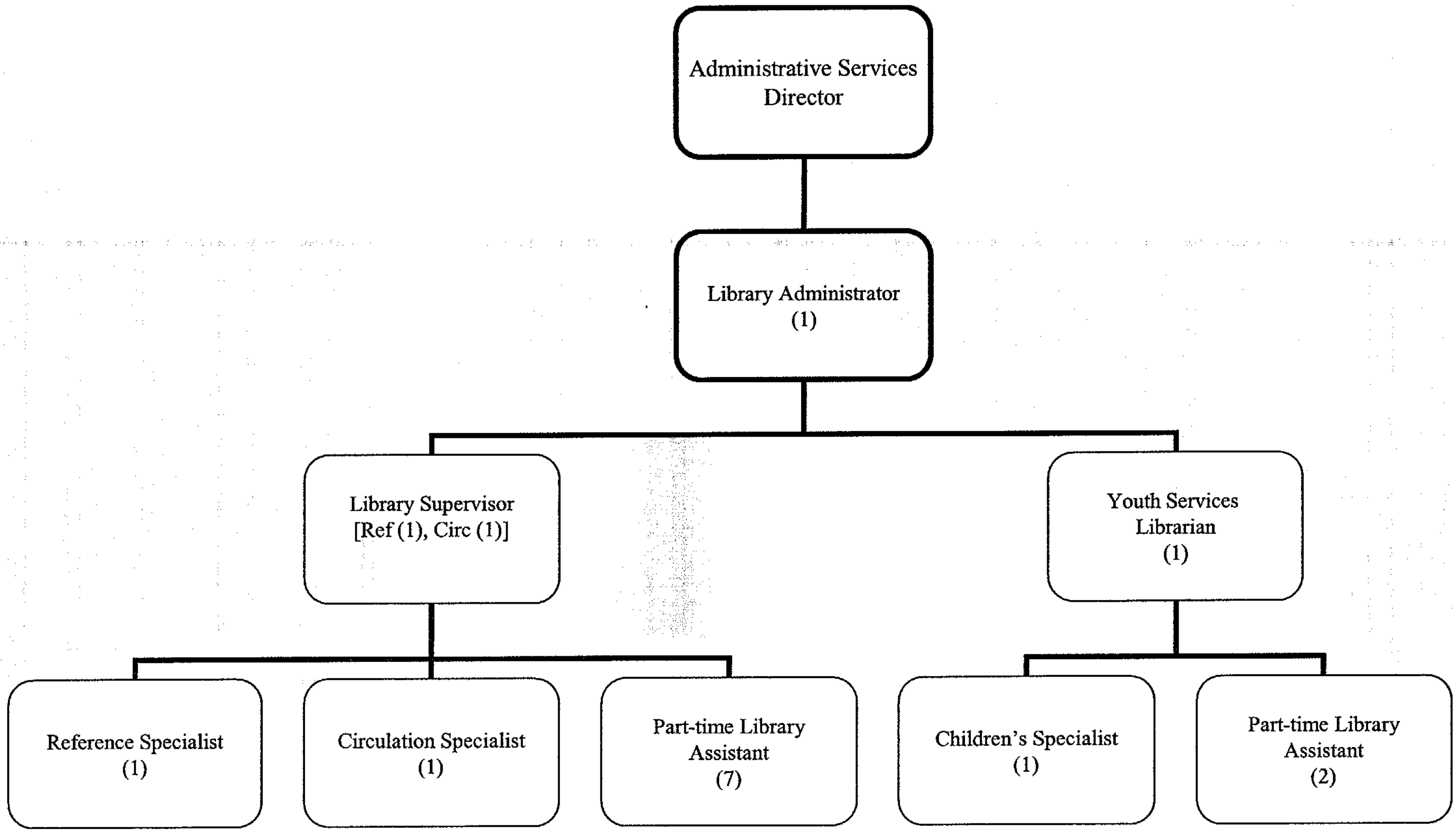
Administrative Services

Proposed Reorganization 2011 / FY 2012

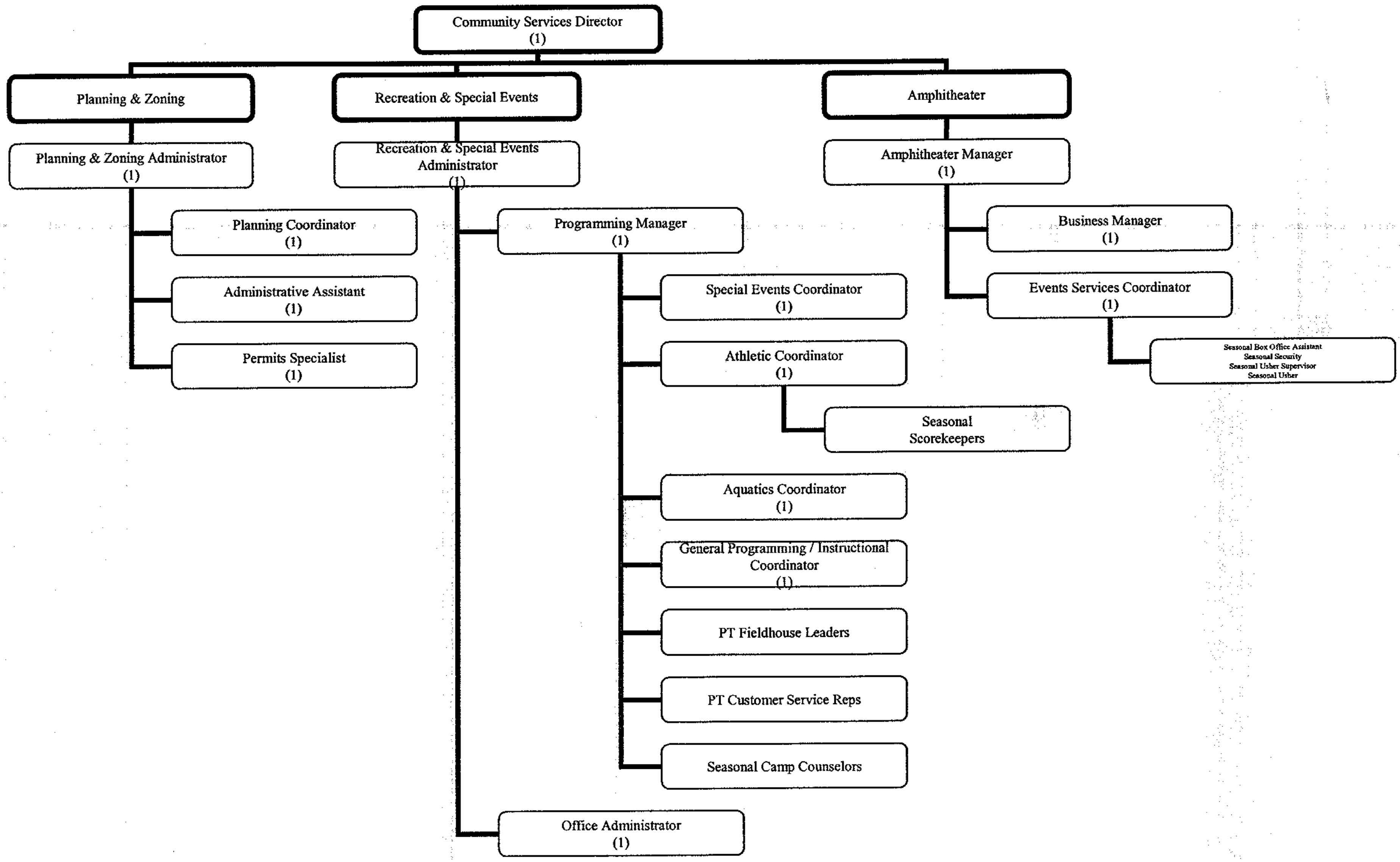


Administrative Services - Library

Proposed Reorganization 2011 / Proposed FY 2012

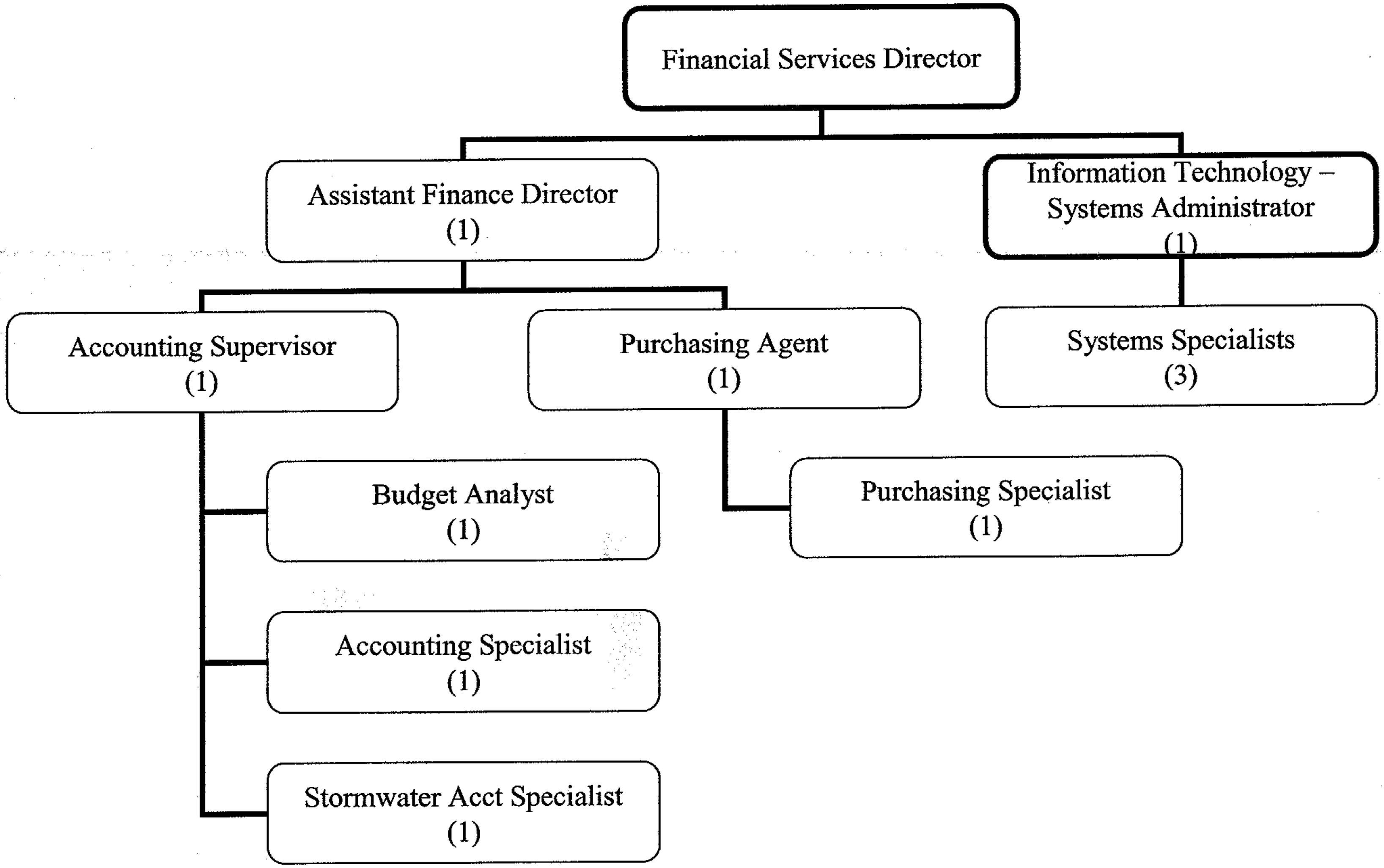


Community Services
Proposed Reorganization 2011 / FY 2012



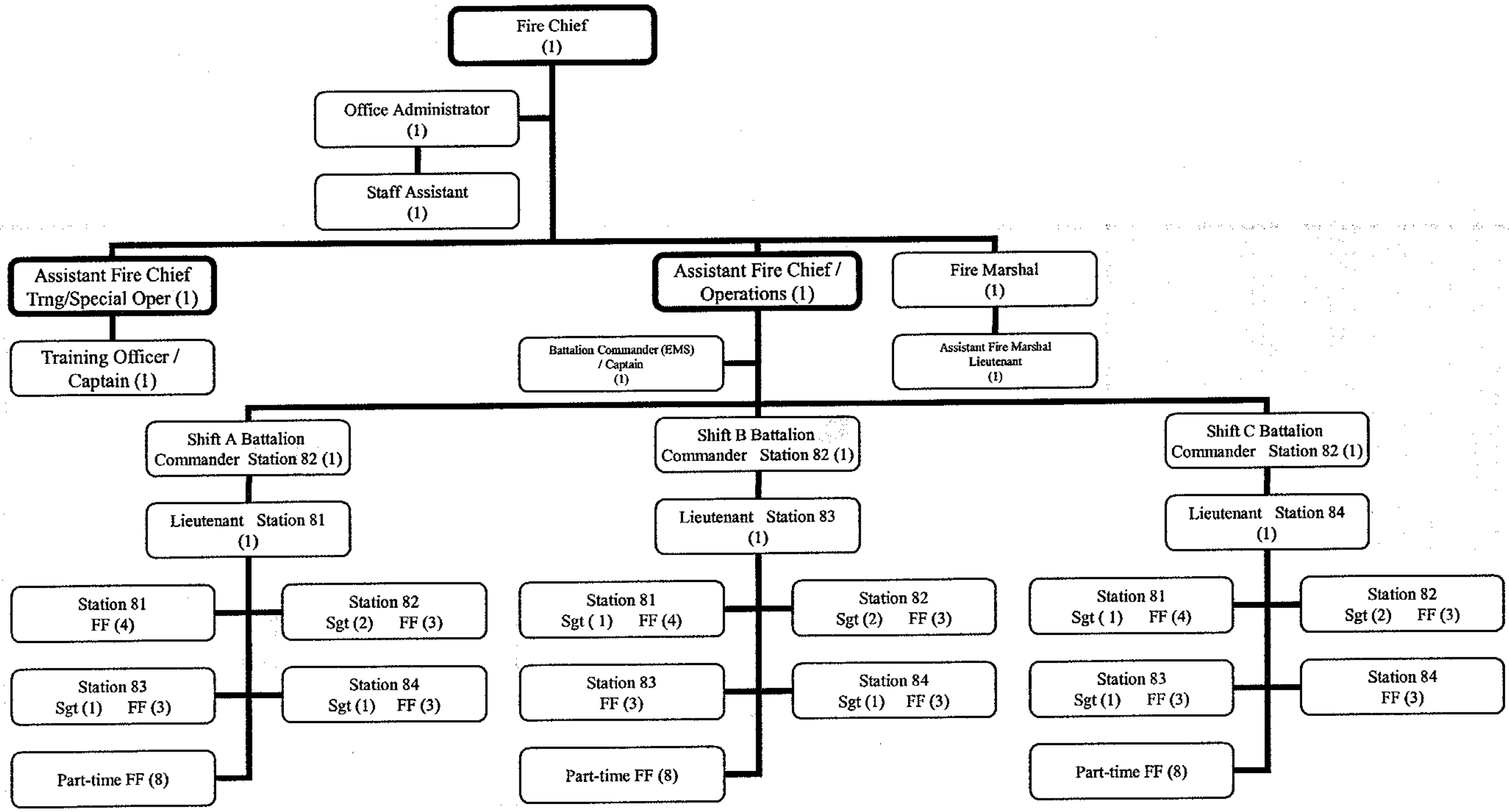
Financial Services

Proposed Reorganization 2011 / FY 2012



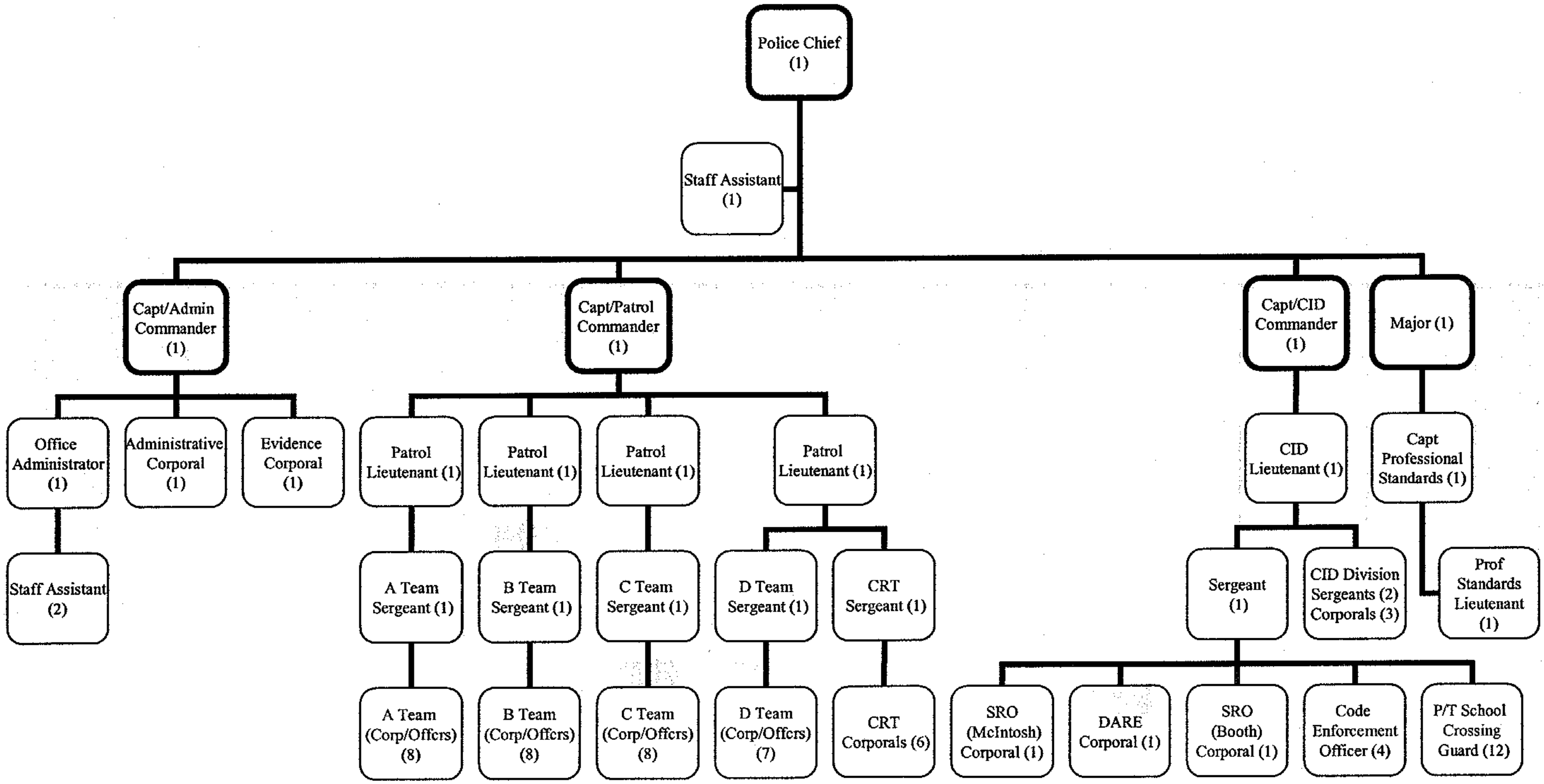
Fire Department

Proposed Reorganization 2011 / FY 2012

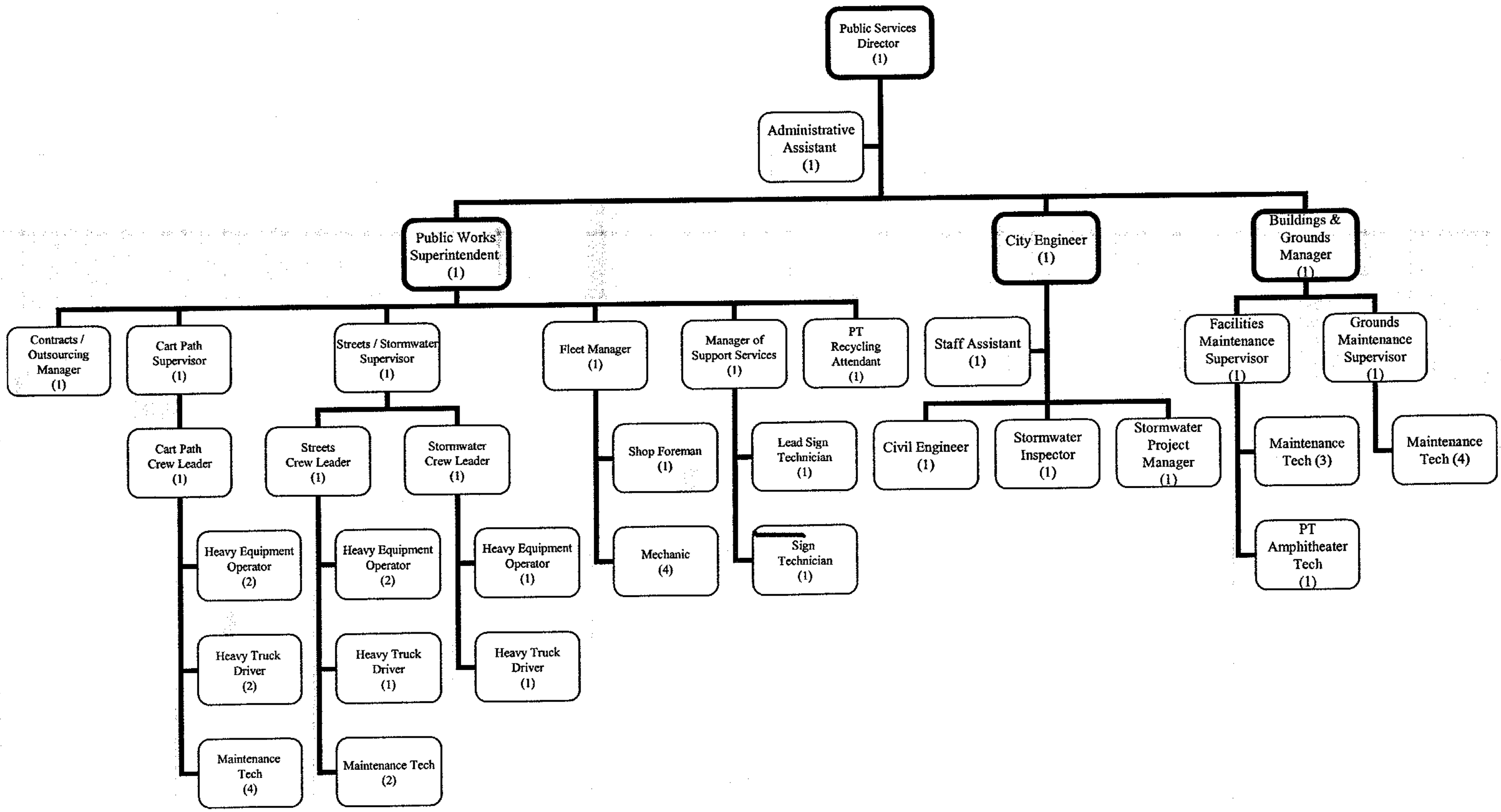


Police Department

Proposed Reorganization 2011 / FY 2012



Public Services
Proposed Reorganization 2011 / FY 2012



SUMNER | MEEKER LLC
ATTORNEYS AT LAW

THEODORE P. MEEKER, III

14 EAST BROAD STREET
NEWNAN, GEORGIA 30263

TELEPHONE 770-251-1750
FACSIMILE 770-251-1770

TO: City Council
City of Peachtree City

FROM: Theodore P. Meeker, III TM
City Attorney

DATE: June 14, 2011

RE: Appointment of Members of Public Facilities Authority

As you know, HB 589 was passed during the 2011 session of the General Assembly to create the City of Peachtree City Public Facilities Authority. A copy of the legislation is attached.

Section 2 of the Enabling Act establishes how the board members are appointed. That section provides as follows:

(b) The authority shall consist of five members who shall be appointed by the mayor and council of the City of Peachtree City. City councilmembers and the mayor may be appointed as members of the authority. With respect to the initial appointment by the mayor and council of the City of Peachtree City, two members shall be appointed for a term of three years, two members shall be appointed for a term of two years, and one member shall be appointed for a term of one year. Thereafter, all appointments shall be made for terms of three years and until successors are appointed and qualified. Immediately after such appointments the members of the authority shall enter upon their duties. To be eligible for appointment as a member of the authority a person shall be at least 21 years of age, shall be a resident of the City of Peachtree City, Georgia, for at least two years prior to the date of his or her appointment, and shall not have been convicted of a felony. Any member of the authority may be selected and appointed to succeed himself or herself.

As per the Enabling Act, the initial appointments shall be as follows:

One (1) member:	June 16, 2011-June 15, 2012
Two (2) members:	June 16, 2011-June 15, 2013
Two (2) members:	June 16, 2011-June 15, 2014

Members of Council may be appointed as members of the Authority. If appointed, a member of council whose term of office expires may continue to be a member of the authority until such time as his or her term of appointment expires.

Once the board is appointed, the members will meet and elect one of their members to act as chairperson, and another to act as vice chairperson. The members of the authority shall also elect a secretary, who need not be a member of the authority, and may also elect a treasurer, who need not be a member of the authority. The secretary may also serve as treasurer. If the secretary and treasurer are not members of the authority, such officers shall have no voting rights. Once elected as an officer, each of such officers shall serve for a period of one year and until their successors are duly elected and qualified.

For consideration tonight is the appointment of board members. Council can elect to appoint themselves as board members of the authority, or it can direct staff to initiate the application process for persons who may wish to serve as board members.

There are no budget impacts associated with this agenda item.

TPM/jb

House Bill 589 (AS PASSED HOUSE AND SENATE)

By: Representatives Ramsey of the 72nd and Fludd of the 66th

A BILL TO BE ENTITLED

AN ACT

To create the City of Peachtree City Public Facilities Authority and to provide for the appointment of members of the authority; to confer powers upon the authority; to authorize the issuance of revenue bonds of the authority and to authorize the collection for the payment of such revenue bonds; to make the revenue bonds of the authority exempt from taxation to fix and provide the venue and jurisdiction of actions relating to any provisions of this Act; to provide for the validation of bonds; to provide for related matters; to provide for an effective date; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Short title.

This Act shall be known and may be cited as the "City of Peachtree City Public Facilities Authority Act."

SECTION 2.

City of Peachtree City Public Facilities Authority.

(a) There is created a public body corporate and politic to be known as the "City of Peachtree City Public Facilities Authority," which shall be deemed to be a political subdivision of the state and a public corporation, and by that name, style, and title said body may contract and be contracted with, sue and be sued, implead and be impleaded, and complain and defend in all courts of law and equity. The authority shall have perpetual existence.

(b) The authority shall consist of five members who shall be appointed by the mayor and council of the City of Peachtree City. City councilmembers and the mayor may be appointed as members of the authority. With respect to the initial appointment by the mayor and council of the City of Peachtree City, two members shall be appointed for a term of three years, two members shall be appointed for a term of two years, and one member shall be appointed for a term of one year. Thereafter, all appointments shall be made for terms of three years and until successors are appointed and qualified. Immediately after such appointments the members of the authority shall enter upon their duties. To be eligible for appointment as a member of the authority a person shall be at least 21 years of age, shall be a resident of the City of Peachtree City, Georgia, for at least two years prior to the date of his or her appointment, and shall not have been convicted of a felony. Any member of the authority may be selected and appointed to succeed himself or herself.

(c) The mayor and council of the City of Peachtree City may provide by resolution for compensation for the services of the members of the authority in such amounts as they may deem appropriate; provided, however, that such members shall be reimbursed for their actual expenses necessarily incurred in the performance of their duties.

(d) The members of the authority shall elect one of their members to act as chairperson and another as vice chairperson. The members of the authority shall also elect a secretary, who need not be a member of the authority, and may also elect a treasurer, who need not be a member of the authority. The secretary may also serve as treasurer. If the secretary and treasurer are not members of the authority, such officers shall have no voting rights. Each of such officers shall serve for a period of one year and until their successors are duly elected and qualified.

(e) Four members of the authority shall constitute a quorum. No vacancy on the authority shall impair the right of the quorum to exercise all of the rights and perform all of the duties of the authority.

SECTION 3.

Definitions.

As used in this Act, the term:

(1) "Authority" means the City of Peachtree City Public Facilities Authority created by this Act.

(2) "Costs of the project" means and embraces the cost of construction; the cost of all lands, properties, rights, easements, and franchises acquired; the cost of all machinery and equipment; financing charges; interest prior to and during construction and for six months after completion of construction; the cost of engineering, architectural, fiscal agents, accounting, legal expenses, plans, specifications, and other expenses necessary or incidental to determining the feasibility or practicability of the project; administrative expenses and such other expenses as may be necessary or incident to the financing herein

authorized; working capital; and all other costs necessary to acquire, construct, add to, extend, improve, equip, operate, and maintain the project.

(3) "Project" means:

(A) All buildings, facilities, and equipment necessary or convenient for the efficient operation of the City of Peachtree City, Georgia, or any department, agency, division, or commission thereof; and

(B) Any undertaking permitted by the Revenue bond law.

(4) "Revenue bond law" means the revenue bond laws of the State of Georgia found at Article 3 of Chapter 82 of Title 36 of the O.C.G.A. or any other similar law hereinafter enacted.

(5) "Revenue bonds" means revenue bonds authorized to be issued pursuant to this Act.

(6) "Self-liquidating" means any project which the revenues and earnings to be derived by the authority therefrom, including, but not limited to, any contractual payments with governmental or private entities, and all properties used, leased, and sold in connection therewith, together with any grants, will be sufficient to pay the costs of operating, maintaining, and repairing the project and to pay the principal and interest on the revenue bonds or other obligations which may be issued for the purpose of paying the costs of the project.

(7) "State" means the State of Georgia.

SECTION 4.

Powers.

The authority shall have the power:

(1) To have a seal and alter the same at its pleasure;

(2) To acquire by purchase, lease, gift, condemnation, or otherwise, and to hold, operate, maintain, lease, and dispose of real and personal property of every kind and character for its corporate purposes;

(3) To acquire in its own name by purchase, on such terms and conditions and in such manner as it may deem proper, or by condemnation in accordance with the provisions of any and all existing laws applicable to the condemnation of property for public use, real property or rights or easements therein, or franchises necessary or convenient for its corporate purposes, and to use the same so long as its corporate existence shall continue, and to lease or make contracts with respect to the use of or dispose of the same in any manner it deems to the best advantage of the authority, the authority being under no obligation to accept and pay for any property condemned under this Act, except from the funds provided under the authority of this Act, and in any proceedings to condemn, such

orders may be made by the court having jurisdiction of the suit, action, or proceedings as may be just to the authority and to the owners of the property to be condemned, and no property shall be acquired under the provisions of this Act upon which any lien or encumbrance exists, unless at the time such property is so acquired a sufficient sum of money is to be deposited in trust to pay and redeem the fair value of such lien or encumbrances;

(4) To appoint, select, and employ officers, agents, and employees, including engineering, architectural, and construction experts, fiscal agents, and attorneys, and fix their respective compensations;

(5) To execute contracts, leases, installment sale agreements, and other agreements and instruments necessary or convenient in connection with the acquisition, construction, addition, extension, improvement, equipping, operation, or maintenance of a project; and any and all persons, firms and corporations, and the City of Peachtree City, Georgia, are authorized to enter into contracts, leases, installment sale agreements, and other agreements or instruments with the authority upon such terms and for such purposes as they deem advisable and as they are authorized by law;

(6) To acquire, construct, add to, extend, improve, equip, hold, operate, maintain, lease, and dispose of projects;

(7) To pay the costs of the project with the proceeds of revenue bonds or other obligations issued by the authority or from any grant or contribution from the United States of America or any agency or instrumentality thereof or from the state or any agency or instrumentality or other political subdivision thereof or from any other source whatsoever;

(8) To accept loans or grants of money or materials or property of any kind from the United States of America or any agency or instrumentality thereof, upon such terms and conditions as the United States of America or such agency or instrumentality may require;

(9) To accept loans or grants of money or materials or property of any kind from the state or any agency or instrumentality or political subdivision thereof, upon such terms and conditions as the state or such agency or instrumentality or political subdivision may require;

(10) To borrow money for any of its corporate purposes and to issue revenue bonds, and to provide for the payment of the same and for the rights of the holders thereof;

(11) To exercise any power usually possessed by private corporations performing similar functions, including the power to incur short-term debt and to approve, execute, and deliver appropriate evidence of any such indebtedness; and

(12) To do all things necessary or convenient to carry out the powers expressly given in this Act.

SECTION 5.

Revenue bonds.

The authority, or any authority or body which has or which may in the future succeed to the powers, duties, and liabilities vested in the authority created by this Act, shall have power and is authorized to provide by resolution for the issuance of revenue bonds of the authority for the purpose of paying all or any part of the costs of the project and for the purpose of refunding revenue bonds or other obligations previously issued. The principal of and interest on such revenue bonds shall be payable solely from the special fund provided for such payment. The revenue bonds of each issue shall be dated, shall bear interest at such rate or rates per annum, payable at such time or times, shall mature at such time or times not exceeding 40 years from their date or dates, shall be payable in such medium of payment as to both principal and interest as may be determined by the authority, and may be redeemable before maturity, at the option of the authority, at such price or prices and under such terms and conditions as may be fixed by the authority in the resolution for the issuance of such revenue bonds.

SECTION 6.

Same; form; denomination; registration; place of payment.

The authority shall determine the form of the revenue bonds and shall fix the denomination or denominations of the revenue bonds. The revenue bonds may be issued in coupon or registered form, or both, as the authority may determine, and provision may be made for registration and exchangeability privileges. The authority shall fix the place or places of payment of principal and interest thereon.

SECTION 7.

Same; signatures; seal.

All such revenue bonds shall bear the manual or facsimile signature of the chairperson or vice chairperson of the authority and the attesting manual or facsimile signature of the secretary, assistant secretary, or secretary-treasurer of the authority, and the official seal of the authority shall be impressed or imprinted thereon. Any coupons attached thereto shall bear the manual or facsimile signatures of the chairperson or vice chairperson and the secretary, assistant secretary or secretary-treasurer of the authority. Any revenue bonds or coupons attached thereto may bear the manual or facsimile signature of such persons as at the actual time of the execution of such revenue bonds or coupons shall be duly authorized or hold the proper office, although at the date of issuance of such revenue bonds such person may not have been so authorized or shall not have held such office. In case any officer whose signature shall appear on any revenue bond or any coupon shall cease to be such officer before the delivery of such revenue bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if that person had remained in office until such delivery.

SECTION 8.

Same; negotiability; exemption from taxation.

All revenue bonds shall have and are declared to have all the qualities and incidents of negotiable instruments under the laws of the state. All revenue bonds, their transfer, and the income therefrom shall be exempt from all taxation within the state.

SECTION 9.

Same; sale; price; proceeds.

The authority may sell revenue bonds in such manner and for such price as it may determine to be in the best interest of the authority. The proceeds derived from the sale of revenue bonds shall be used solely for the purpose or purposes provided in the resolutions and proceedings authorizing the issuance of such revenue bonds.

SECTION 10.

Same; interim receipts and certificates or temporary bonds.

Prior to the preparation of any definitive revenue bonds, the authority may, under like restrictions, issue interim receipts, interim certificates, or temporary revenue bonds, with or without coupons, exchangeable for definitive revenue bonds upon the issuance of the latter.

SECTION 11.

Same; replacement of lost or mutilated bonds.

The authority may provide for the replacement of any revenue bonds or coupons which shall become mutilated or be destroyed or lost.

SECTION 12.

Same; conditions precedent to issuance.

The authority shall adopt a resolution authorizing the issuance of the revenue bonds. In the resolution, the authority shall determine that the project financed with the proceeds of the revenue bonds is self-liquidating. Revenue bonds may be issued without any other proceedings or the happening of any other conditions or things other than those proceedings, conditions, and things which are specified or required by this Act. Any resolution providing for the issuance of revenue bonds under the provisions of this Act shall become effective immediately upon its passage and need not be published or posted, and any such resolution may be passed at any regular or special or adjourned meeting of the authority by a majority of its members..

SECTION 13.

Credit not pledged.

Revenue bonds shall not be deemed to constitute a debt of the City of Peachtree City, Georgia, nor a pledge of the faith and credit of the city, but such revenue bonds shall be payable solely from the fund provided for in this Act. The issuance of such revenue bonds shall not directly, indirectly, or contingently obligate the city to levy or to pledge any form of taxation whatsoever for payment of such revenue bonds or to make any appropriation for their payment, and all such revenue bonds shall contain recitals on their face covering substantially the foregoing provisions of this section. Notwithstanding the foregoing provisions, this Act shall not affect the ability of the authority and any political subdivision or municipality to enter into an intergovernmental contract pursuant to which the political subdivision or municipality agrees to pay amounts sufficient to pay operating charges and other costs of the authority or any project including, without limitation, the principal of and interest on revenue bonds in consideration for services or facilities of the authority.

SECTION 14.

Trust indenture as security.

In the discretion of the authority, any issuance of revenue bonds may be secured by a trust indenture by and between the authority and a corporate trustee, which may be any trust company or bank having the powers of a trust company inside or outside the state. Either the resolution providing for the issuance of the revenue bonds or such trust indenture may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as may be reasonable and proper and not in violation of law, including covenants setting forth the duties of the authority in relation to the acquisition and construction of the project, the maintenance, operation, repair, and insuring of the project, and the custody, safeguarding, and application of all moneys.

SECTION 15.

To whom proceeds of bonds shall be paid.

In the resolution providing for the issuance of revenue bonds or in the trust indenture, the authority shall provide for the payment of the proceeds of the sale of the revenue bonds to any officer or person who, or any agency, bank, or trust company which, shall act as trustee of such funds and shall hold and apply the same to the purposes thereof subject to such regulations as this Act and such resolution or trust indenture may provide.

SECTION 16.

Sinking fund

The moneys received pursuant to an intergovernmental contract and the revenues, fees, tolls, charges, and earnings derived from any particular project or projects, regardless of whether or not such revenues, fees, tolls, fines, charges, and earnings were produced by a particular project for which revenue bonds have been issued, unless otherwise pledged and allocated, may be pledged and allocated by the authority to the payment of the principal and interest on revenue bonds of the authority as the resolution authorizing the issuance of the revenue bonds or in the trust indenture may provide, and such funds so pledged from whatever source received shall be set aside at regular intervals as may be provided in the resolution or trust indenture into a sinking fund, which sinking fund shall be pledged to and charged with the payment of:

(1) The interest upon such revenue bonds as such interest shall fall due;

(2) The principal or purchase price of such revenue bonds as the same shall fall due;

(3) Any premium upon such revenue bonds as the same shall fall due;

(4) The purchase of such revenue bonds in the open market; and

(5) The necessary charges of the paying agent for paying principal and interest.

The use and disposition of such sinking fund shall be subject to such regulations as may be provided in the resolution authorizing the issuance of the revenue bonds or in the trust indenture, but, except as may otherwise be provided in such resolution or trust indenture, such sinking fund shall be maintained as a trust account for the benefit of all revenue bonds without distinction or priority of one over another.

SECTION 17.

Remedies of bondholders.

Any holder of revenue bonds or any of the coupons appertaining thereto, and the trustee under the trust indenture, if any, except to the extent the rights herein given may be restricted by resolution passed before the issuance of the revenue bonds or by the trust indenture, may, either at law or in equity, by suit, action, mandamus, or other proceedings, protect and enforce any and all rights under the laws of the state, including specifically but without limitation the revenue bond law, or granted hereunder or under such resolution or trust indenture, and may enforce and compel performance of all duties required by this Act or by such resolution or trust indenture to be performed by the authority or any officer thereof, including the fixing, charging, and collecting of revenues, fees, tolls, fines, and other charges for the use of the facilities and services furnished.

SECTION 18.

Validation.

Revenue bonds and the security therefor shall be confirmed and validated in accordance with the procedure of revenue bond law. The petition for validation shall also make a party defendant to such action the state; any institution, department, or other agency thereof; and any county, municipality, school district, or other political subdivision or authority of the state which has contracted with the authority for services or facilities relating to the project for which revenue bonds are to be issued and sought to be validated, and such defendant shall be required to show cause, if any exists, why such contract or contracts shall not be adjudicated as a part of the basis for the security for the payment of any such revenue bonds. The revenue bonds when validated and the judgment of validation shall be final and conclusive with respect to such revenue bonds and the security for the payment thereof and interest thereon and against the authority and all other defendants.

SECTION 19.

Venue and jurisdiction.

Any action to protect or enforce any rights under the provisions of this Act or any suit or action against such authority shall be brought in the Superior Court of Fayette County, Georgia, and any action pertaining to validation of any revenue bonds issued under the provisions of this Act shall likewise be brought in said court which shall have exclusive, original jurisdiction of such actions.

SECTION 20.

Interest of bondholders protected.

While any of the revenue bonds issued by the authority remain outstanding, the powers, duties, or existence of the authority or its officers, employees, or agents shall not be diminished or impaired in any manner that will affect adversely the interests and rights of the holders of such revenue bonds, and no other entity, department, agency, or authority will be created which will compete with the authority to such an extent as to affect adversely the interest and rights of the holders of such revenue bonds, nor will the state itself so compete with the authority. The provisions of this Act shall be for the benefit of the authority and the holders of any such revenue bonds and upon the issuance of such revenue bonds under the provisions hereof shall constitute a contract with the holders of such revenue bonds.

SECTION 21.

Moneys received considered trust funds.

All moneys received pursuant to the authority of this Act, whether as proceeds from the sale of revenue bonds, as grants or other contributions, or as revenue, income, fees, and earnings, shall be deemed to be trust funds to be held and applied solely as provided in this Act.

SECTION 22.

Purpose of the authority.

Without limiting the generality of any provision of this Act, the general purpose of the authority is declared to be that of providing buildings, facilities, equipment, and services for the citizens of the City of Peachtree City, Georgia.

SECTION 23.

Rates, charges, and revenues; use.

The authority is authorized to prescribe and fix rates and to revise the same from time to time and to collect revenues, tolls, fees, and charges for the services, facilities, and commodities furnished and, in anticipation of the collection of the revenues, to issue revenue bonds or other types of obligations as herein provided to finance, in whole or in part, the costs of the project and to pledge to the punctual payment of said revenue bonds or other obligations all or any part of the revenues.

SECTION 24.

Rules; regulations; service policies; and procedures for operation of projects.

It shall be the duty of the authority to prescribe or cause to be prescribed rules, regulations, service policies, and procedures for the operation of any project or projects constructed or acquired under the provisions of this Act. The authority may adopt bylaws.

SECTION 25.

Tort immunity.

To the extent permitted by law, the authority shall have the same immunity and exemption from liability for torts and negligence as the City of Peachtree City, Georgia; and the officers, agents, and employees of the authority when in the performance of the work of the authority shall have the same immunity and exemption from liability for torts and negligence as the officers, agents, and employees of the City of Peachtree City, Georgia, when in the performance of their public duties or the work of the city.

SECTION 26.

Tax-exempt status of the authority.

The properties of the authority, both real and personal, are declared to be public properties used for the benefit and welfare of the people of the state and not for purposes of private or corporate benefit and income, and such properties and the authority shall be exempt from all taxes and special assessments of any municipality, county, or the state and any political subdivision thereof.

SECTION 27.

Effect on other governments.

This Act shall not and does not in any way take from the City of Peachtree City, Georgia, or any political subdivision or municipality the authority to own, operate, and maintain public facilities or to issue revenue bonds as provided by the revenue bond law.

SECTION 28.

Liberal construction of Act.

This Act, being for the welfare of various political subdivisions and municipalities of the state and its inhabitants, shall be liberally construed to effect the purposes hereof.

SECTION 29.

Effective date.

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

SECTION 31.

Repealer.

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