

**City Council of Peachtree City
Agenda
June 7, 2018
6:30 p.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Recognize Ron Mundy, Fire Department – 35 Years of Service
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
May 1, 2018, Retreat Workshop Minutes
May 17, 2018, Regular Meeting Minutes
- VII. Consent Agenda**
 - 1. Consider Alcohol License – Highland Bakery, 238 City Circle, Ste. 1020**
 - 2. Consider Request to Extend Time Limit on Alcohol License – Revolution**
 - 3. Consider Amendments to Tree Ordinance**
 - 4. Consider Ordinance Amendment for Disorderly Conduct**
 - 5. Consider Cancellation of July 5 City Council Meeting**
- VIII. Old Agenda Items**
- IX. New Agenda Items**
 - 06-18-01 Public Hearing – Consider Condition of Zoning Approval Modification for LUR-17, 279 Senoia Road (Mike Warrix)**
- X. Council/Staff Topics**
Road Paving Update (Jonathan Miller)
- XI. Executive Session**
- XII. Adjourn**

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

**City Council of Peachtree City
Retreat Workshop Minutes
May 1, 2018**

The Mayor and Council of Peachtree City met in Retreat workshop session on May 1, 2018. Mayor Vanessa Fleisch opened the workshop at 6:30 p.m. Council members attending: Terry Ernst, Mike King, and Phil Prebor. Kevin Madden was absent.

City Manager Jon Rorie recapped that this was Council's third Retreat session of 2018, and the topics would cover insourcing and outsourcing options for building inspections, right-of-way mowing contract, legal services, and solid waste collection, or sanitation, services, which, he noted, had come up many times in the past. Rorie pointed out that the discussions would pave the way for further dialogues during the upcoming budget development process.

Rorie highlighted two sections of the City's mission statement. The primary mission was to provide high quality services to residents, and a key component was to provide consistency in the delivery of municipal services in a fiscally responsible manner. He asked Council to keep the terms "consistency" and "fiscal responsibility" in mind during the Retreat presentations.

If the City existed to provide services, Rorie asked, what kind of services were to be provided? There were many possibilities. He said when the City chose to provide a service it was making a decision to do something. Not everything had to be provided by the City -- when the City made policy decisions about the type of services provided, it did not mean the City had to produce the service. As an example, parents provided an education for their children, but they did not usually produce it. With their tax dollars, they provided education through the schools and teachers, and education could be turned over to a public or private school. The production aspect led to the question of whether the City could provide and produce something in a fiscally responsible manner. It was not always necessary to both provide and produce, Rorie concluded.

Another example was providing Emergency Medical Services (EMS) through the Fire Department. Rorie said it would be possible to contract with a private company to provide EMS, but the City chose to form its own service. Fire protection could be contracted through a private company such as Wackenhut or the City could contract with another public agency, including Fayette or Coweta counties. Jails were the best example, he noted, and the City contracted with Fayette County, but there were also a lot of privatized prisons and jails.

Rorie summarized that the challenge was to determine the best strategy to use limited revenue to provide services, asking whether the best return on investment would be through insourcing or outsourcing.

Rorie said many people thought privatizing services was optimum because it allowed for control of employee benefits and capital equipment costs by passing them to an external party. Another argument was that the private sector operated more cost efficiently due to the competitive market forces traditionally not found in monopolistic governmental organizational structures. People asked all the time, "Why don't you operate more like a business?" His response was "what type of business? Retail, for profit?" It could not be manufacturing, Rorie stated, because the City did not make a product; it existed to provide services such as landscaping, education and others for the benefit of its customers. The way it did those things required answering the question of what quality services the City would provide.

Rorie used what he called "the Yellow Pages test" to talk about the services the City provided. For

instance, if he went to the Yellow Pages, he said, he could look up paving contractors. Some would do street paving, others would do just driveway paving, but he could look up a company that produced a service, put it under contract and pay for that service. This could be done for any number of services, such as education and information technology (IT). The Yellow Pages allowed the City to look up any number of services to contract out rather than provide internally.

Rorie went over the advantages and disadvantages of insourcing and outsourcing and said they would apply to every topic that would be discussed that evening. The first advantage of outsourcing was revealing the costs of production and eliminating waste through competition. He said this would be a critical component of the solid waste discussion later.

Realization of economies of scale by spreading costs over a larger geographical area was another advantage of outsourcing Rorie mentioned. Building services was one example of creating an economy of scale and delivering a service for profit, he noted. Performance of private contractors served as "yardsticks" to compare the efficiency and effectiveness of service levels in-house, and Rorie said the City had often used this principle.

In outsourcing, personnel costs were limited by not having to provide benefit packages. Rorie used the contractors who mow the grass for the City as an example, saying the landscaping company could hire people for \$8 an hour, but the City could not. He said the City would have to hire them at a given hourly rate with a benefit package. In essence, Rorie noted, the way the contractors stayed competitive was by not taking care of their employees.

Disadvantages of outsourcing included the watchdog requirements of contract administration. Rorie summed that up by saying that you could not pay enough for someone to care. Lowballing was another pitfall. Rorie said a contractor might have the lowest bid, then tack on fees or create change orders that cost extra. He said the City would be left with no back up plan to execute the work or quickly hire another contractor. The City chose to provide a service, then hired someone to produce it, but had alternatives if the contractor fell short.

Outsourcing did not change the public character of a facility or service, Rorie continued. A street was no less a public road because a private contractor was responsible for resurfacing it. He said five or six years ago, the City chose to repave a section of roadway and saved money by using a driveway-type paving machine. It had created a washboard effect, demonstrating that the City was not equipped to produce that service. Fleisch pointed out that it had been re-done. Rorie said it did not matter whether the City or a contractor who produced the work. The City was responsible and owned it independently of the outside contractor. In addition, opportunity costs were rarely calculated. He noted these were intangibles, such as the line in a job description that read "other duties as required."

Rorie went over the standards of Cost Effectiveness Analysis (CEA) and said Council should think about this as they moved through the workshop's topics. Department managers should believe they operated at 100% management effectiveness, and that the services they provided were top notch, but in reality, it was a balancing act. The discussions could not meet the rigorous standard of a cost-benefit analysis, but he said they should always consider if "the juice was worth the squeeze."

Rorie asked, was the cost equal to the benefit, or would it be better to pay less for a reduced benefit or pay more for a higher benefit. The CEA was a decision-making matrix that assumed, if the costs were equal, the focus should be on the benefits. If the benefits were equal, the focus should be on the costs. Rorie said the goal was to produce something at the lowest cost with the maximum return on the investment of dollars. He commented that the City tried to operate on the

margin to produce something worthwhile at the lowest possible cost.

Building Services

Rorie recalled a course he took in college that discussed historical concepts relating to building codes, fire protection, and things of that nature. One of the oldest concepts was the Code of Hammurabi, which said if a building fell and killed a child, the child of the builder should be killed as well.

He continued that the City did not have to provide building services, but it chose to do so. It also had a choice of what standard to follow and chose the International Building Code, which it adopted on a regular basis. He said the City made this decision because Council believed it improved the quality of life for the residents building homes. It came back to the concept of providing a safe place to live, work, and enjoy leisure time.

However, Rorie remarked, when looked at from the balance sheet, there were a few questions that must be addressed. The peak year for the City's Building Department had been in 2008, with seven full-time employees, personnel expenses of \$441,188, and professional services/supply costs of \$60,800. Total expenses that year, not including debt service, had been \$502,000. Fees and revenues in 2008 totaled \$384,000, meaning a 23% subsidy from the General Fund (approximately \$114,000) had been required. Rorie noted that 2008 was a disastrous year for the economy, and construction slowed to the point that it became a question of whether the City was spending too much for the benefits obtained by having a department that had to be subsidized from the General Fund. Revenues generated from permit fees had not been enough to pay for the building services.

This led to the question of why everyone should pay for building services that only benefited a very few, Rorie related, saying he did not want to pay tax money into the General Fund and have it pay for building inspections. Of course, he noted, it was a question of balance, because once the homes were built, the owners began paying taxes. A decision was made to outsource the service, and the City went through the request for proposal (RFP) process and contracted with SAFEBuilt of Georgia in 2010. The agreement was renewed after another RFP in 2012.

Rorie said SAFEBuilt received 75% of all fees to the building department for plan review, permitting, and inspections. One building official, two deputy building officials/plans examiners, two building inspectors, three permit technicians (two on-site and one in Tyrone), plus secondary personnel as warranted were available for the City. Spreading the costs over a larger geographical area was one of the advantages of outsourcing, Rorie reminded Council, giving an example of an electrical inspector who might not have an inspection scheduled in Peachtree City, but, if he or she also worked in other parts of the county, would have more opportunity to perform.

Building Services fees and revenues in fiscal year 2017 were about \$1 million. The City paid SAFEBuilt \$783,000, leaving about \$287,000 for the General Fund to cover other support services, including an engineering and planning technician. Rorie estimated that the City could insource all Building Services for about \$643,000 a year, leading to the question of whether it was time to evaluate that service delivery strategy. From cost a purely cost perspective, the City could generate another \$100,000 of revenue, Rorie pointed out, asking what would happen if all those people were hired and another economic downturn hit. Another problem was the difficulty in finding qualified building inspectors to hire, along with the extraneous expenses such as fuel for department vehicles. Rorie said the City had a good contract with SAFEBuilt, and there was a benefit to having a third party inspector providing oversight. Cost was not always the deciding factor.

Ernst asked about salaries for those workers, and Rorie said it was difficult to hire for many positions at the minimum salary. He asked Human Resources and Risk Management Director Ellece Brown to confirm this. Rorie said many times they had to offer more than the minimum salary in order to fill a position.

Prebor inquired if a hybrid approach of insourcing and outsourcing had been considered. Rorie said it was possible to combine insourcing and outsourcing, and they had initiated a desktop plan for review to speed the process. He said a plan review was required for permission to build, and SAFEBuilt and City staff both were the target of complaints about how long this process took. About 90 percent of the time, delays were caused by the applicant's non-compliance with the process. Prebor said at some point, there must be a tipping point for bringing the inspections process back in-house, and Rorie said maybe, but not necessarily, with Fleisch pointing out that SAFEBuilt was hiring and could ebb and flow with the demand better than the City could.

King noted that \$300,000 in revenue without providing the labor seemed the obvious way to go. Rorie acknowledged that building inspection was not easy. He had worked for another City and had been asked to a meeting about the installation of fire alarms. Rorie declined, saying he would not go against what was required by the Fire Code, and there could be no discussion. Afterward, he learned the builder asked how they could "make their problem go away." This, he said, was why it was best not to get involved in building code.

Eric Shufro asked if there was any accountability when a permit was issued to ensure the inspection occurred. He said he understood that the City did not follow up with contractors. Rorie said he could not address that at this time, but encouraged him to follow up with staff.

Edge Gibbons said he was a contractor and noted that contracting out services was beneficial to the City because it was hard to recruit people. If a contractor failed to perform, the City had leeway to terminate the contract. He said in a situation such as with building services, in which City netted \$300,000 and the risk was entirely on the contractor, the City was getting a good deal.

Right-of-Way Mowing

Rorie said right-of-way mowing and landscaping had been a recurring topic of discussion in the six years he had been with the City, and he learned about the scope of the issue when he worked with the Public Works Department. Looking at a map that showed all of the areas where the City maintained rights-of-way, Rorie commented that this was a larger area than in any other city where he had worked. The City had developed with scattered subdivisions and villages, and the City maintained the public subdivision entrances, including mowing, edging, weed eating, etc.

Rorie said 398 acres, more than 17 million square feet, had to be mowed every two weeks. This included 68 acres along SR 54 and 74, 201 acres on primary roads, 81 acres on secondary roads and 41 acres on ancillary roads. By July every year, it was beyond the ability of City staff and the outside mowing contractors to keep up, and the City had to subsidize them.

Rorie said in 2014, they had discussed cutting the grass every 10 days, instead of every 14, was discussed, but the cost had been prohibitive. The City paid \$250,000 to mow for eight months of the year. He said one year, when the City had a contract about \$289,000, he had to go back during the budget process and lower the figure to \$250,000. The next year, the budget was returned to \$289,000, but did not allocate funds for right-of-way trimming of tree limbs and shrubs that grew out over the roadways.

In 2015, \$100,000 had been added to the budget, and the right-of-way tree trimming was

outsourced. In 2016, the landscaping was insourced, with the crews performing tree trimming during the winter. However, the right-of-way mowing season lasted longer than it should have, and the crews fell behind in their trimming duties. Rorie said this showed that \$250,000 was not enough to cover all the needed tree trimming and grass cutting duties.

Rorie continued that he had found a formula that showed how long it would take to mow a certain amount of grass. One person, in a perfect world, using a 72-inch deck mower, could mow 57 acres in 32 hours. Of course, this would be a big open field, and it was very different along a busy roadway, dodging tree limbs and maneuvering into a median. This figure did not account for some intangibles such as when workers were absent show up.

Outsourcing cost the City \$250,000 for eight months, which broke down to \$31,250 per month. Insourcing costs for five personnel, capital, and operations expenses would total about \$364,000, Rorie reported, about \$114,000 more than currently budgeted, for the entire year and would cover tree trimming and maintenance in the winter. He said this had been an issue for five or six years, and it might be time to re-evaluate the service delivery strategy. Also, there were opportunity costs, such as the consideration that crews were out trimming limbs when they could be painting walls or doing other work. He said it might be time to evaluate right-of-way mowing as well.

Legal Services

Brown explained the scope of the considerations when deciding on insourcing or outsourcing legal services. She presented an extensive list of some of the areas of knowledge/expertise a city attorney must possess. General legal expenses, which covered legal advice not related to litigation, had averaged about \$151,000 annually to the City Attorney for the past seven years. Costs for litigation averaged about \$80,000 over the same period. Those were not all the costs, Brown pointed out. The City sometimes needed to hire specialized attorneys, and those costs averaged about \$77,000 annually. The total annual legal services expenses for the City averaged \$231,000, not counting fees for specialized attorneys.

Currently, Brown continued, the City outsourced its legal services, paying the appointed City Attorney \$160 an hour for legal services in addition to reimbursements for mileage costs, continuing education, and other expenses. There was no contract, just an arrangement. She said the City had done this for many years.

Another option for legal services would be to set up a contract agreement with the City Attorney, which would continue outsourcing but establish an all-encompassing hourly rate that eliminated the extra expenses such as mileage.

Insourcing legal services was a third option. Considerations would include finding an attorney familiar with work in the public sector and issues the City might face. Salary and benefits were also factors. Typically, an attorney would have staff and resources. Brown went back to the question of knowledge and experience, and pointed out that a City Attorney needed a vast amount of both.

Brown presented a salary chart that showed requirements and salary ranges for five levels of city attorneys, which she said had been difficult to research. An entry-level attorney, who would require supervision, would be expected to draw a salary of \$89,000 – \$97,000, with benefits totaling \$31,000. A second level attorney with two to four years' experience would be \$116,000 – \$124,000, with benefits of \$40,000. A level two attorney could work on some complex tasks, but would need some supervision. A level three attorney, with four to seven years' experience, would be \$156,000 – \$168,000 with benefits of \$55,000. Brown said this would be an attorney who could work independently or collaborate with specialized attorneys. This attorney could work on moderately

complex aspects of a project.

Brown said she used salary ranges from the Atlanta area. Fleisch asked where Brown got the salary information. Brown said she used Salary.com, Indeed, and organizations that reported legal salaries. Rorie said it also came from a survey of cities.

In creating an analysis of what insourcing for a city attorney would cost, Brown said she used figures for a level three attorney. She used the minimum salary of \$156,130 and added the \$55,000 benefits for a total cost of \$211,130. The attorneys would need at least a secretary, which she estimated would require a compensation package of about \$59,000 for a junior legal secretary. Support staff, such as a paralegal, would be required from time to time, as well as a legal library for reference, but she said she had no cost estimates for that.

The total costs for insourcing would be about \$270,000, not including the unknown expenses for support items and personnel. Right now, the City paid \$230,000 for legal services. Brown said to keep in mind that specialized services would still be required, even with insourcing. These figures showed a small savings for outsourcing legal services for a city attorney.

Brown said she conducted two surveys, one last fall and another this spring, and 22 governments responded with information about how they handled legal services. About 82% outsourced their legal services. LaGrange, Roswell, Marietta, and Gwinnett County were the only respondents that insourced their legal work.

Rorie said this was a way of looking at cost vs. value. He said there were opportunities to combine public and private services. There could be an agreement between two cities to share an attorney. There was a lot of benefit that went unrecognized if you relied only on cost. Fleisch pointed out that the City Charter gave Council the authority to appoint the city clerk, city attorney, municipal judge, and city manager; the City Manager hired everyone else, but Council was responsible for the hiring or appointment of those four positions.

Prebor said a contract would make it easier to quantify everything. Rorie said the contract could be as simple as a retainer for all general services as opposed to litigation. Prebor clarified that they did not want to "go cheap" on an attorney, but sometimes the most expensive attorney wasn't necessary. He said the \$230,000 broke down to about 30 hours a week over 48 weeks. He commended City Attorney Ted Meeker as being very good, but said maybe someone less expensive could be used for 10 of those hours per week.

Fleisch asked how continuing education became an expense. Brown said she did not know the history, but it had always been included in the eight years she had been with the City. She assumed that if the City Attorney worked for more than one city, those costs would be spread out. Rorie said this was exactly the type of issue these Retreat sessions were designed to examine. He said they had a responsibility to look after the City's assets, whether physical assets or employees.

King noted the high price of legal services, but recalled a 2014 case of litigation regarding property on Robinson Road that went on for two and a half or three years at a cost of more than \$100,000. At the same time, the City had another fairly expensive litigation expense. He said these two cases were bubbles that caused the average cost of legal services to be so high.

Residential Solid Waste Service

Rorie began with a history of solid waste collection in the City. He said Peachtree City began looking at alternatives for one provider in the 1970s and 1980s, and first took action in 1999 when the state mandated a reduction in solid waste. The City took bids and named two preferred

providers that reduced rates for citizens the first year, but then rates increased next year. Sanitation complaints also began to increase at City Hall after this. He said when the City monopolized a service, one way or the other, the City was accountable.

In 2006, a single franchise agreement had been considered, but Council decided not to follow through after public opinion was against it. In 2009, Council revisited the single franchise agreement, this time with an opt-out for customers, but wound up adopting the current non-exclusive franchise and fee. Rorie noted that Al Yougel, director of Keep Peachtree City Beautiful (KPTCB), along with Public Works Superintendent Scott Hicks and Director of Financial Services Paul Salvatore, could all remember these most recent discussions regarding solid waste collection. Recycling was included in the base rate, which resulted in increased participation, as well as a franchise fee that went to KPTCB.

Rorie said this issue had come up again because the City had an obligation to provide high quality services to residents. By having multiple providers, the City was reducing the longevity of its roads and faced failures in the road network a lot sooner than necessary. He said options had consequences, and Council needed to look at the consequences of its decisions. Was it fiscally responsible to have multiple providers, or was there a better way?

City Engineer Jonathan Miller introduced several acronyms. Equivalent Single Axle Load (ESAL) was a way to quantify damage to roads by converting data from different vehicles and different loads to the same unit. Structural number (SN) was the figure used in pavement design to determine the thickness of the pavement to sustain a certain amount of damage, or ESALs, for the life of the pavement. The acronym PCI was the Pavement Condition Index.

Miller explained how to convert weight to ESALs. The average garbage truck weighed 55,000 pounds, while most cars, trucks, and vans weighed between 4,000 and 6,000 pounds. He said he would refer to ESALs as damage, and a garbage truck did 2.8 ESALs of damage to a road. Cars did .0004 ESALs; pickup trucks .0032. One garbage truck on the road equaled 7,000 cars, he or about 880 pickup trucks.

Miller presented a cross-section diagram of the subgrade, binder, and topping required by the City of all contractors in paving a residential street. He said he could use these standards to calculate a structural number and figure out how many ESALs, or how much structural damage, a road could sustain for its life, usually over a 40-year period. He showed the formula used for this calculation and said that over 40 years the road could sustain about 28,000 ESALs.

Fleisch said Miller had previously talked about a 15-year life cycle for roads, but he clarified that the 40 years would be to completely wear out the road and take it back to dirt or rock.

As an example, Miller used a neighborhood with 131 residences and no cut-through streets. He made some typical assumptions to calculate the ESALs that neighborhood would produce and found that garbage trucks would account for 40% of the damage. As a neighborhood got smaller, the garbage trucks would cause a higher percentage of damage.

Rorie asked Miller to share the paper clip analogy. Miller said asphalt paving was flexible, like a paper clip. It could bend a little, and it bounced back repeatedly. The same applied to a car going over a road. However, the garbage truck bent the road even more, causing it to snap, comparable to bending the paper clip too far and too many times.

Fleisch noted that the City had three providers with a potential for six trucks. Miller said his example only accounted for one garbage truck and one recycling truck that would produce a total of 293 ESALs. If all three of the City's providers came into this neighborhood, the percentage of damage

to the road from garbage trucks would increase greatly.

Ernst asked Miller how the weight of a garbage truck compared to the weight of a firetruck. Miller said they were similar, but they needed to look at axle loadings and whether the trucks had tandem or single axles. There was not a linear relationship between weight and damage, he noted, and conversion factors were different for the different types of axles. Fire Chief Joe O'Connor said a firetruck weighed 40,000 pounds.

Miller presented a chart he had used at the previous Council meeting to show the impact of garbage truck traffic on road condition in his example neighborhood. He said the road held up pretty well with just one provider, but the road condition declined rapidly with two or three providers and their truck traffic. He said his earlier presentation of the chart focused on money, but this time he would look at time. The first major rehab would be needed when the road reached 70 PCI and would require a two-inch mill/pave at a cost of \$152,900 per mile. With only one garbage provider, that point should not come for about 14 or 15 years, Miller noted, but with two or three providers, it would be reached at 10 or eight years, cutting the pavement life almost in half, or at best, by five years, before the first major rehab was required. He said the Infrastructure Management Services (IMS) analysis was based on one provider, so the figures presented were based on one provider.

Fleisch asked about the section of Dividend Drive where truck traffic was especially heavy, and Miller said it had a PCI of 61 and had a little more damage, but a big portion of the rating being so low was due to the roughness of the road. He said this could be due to the big trucks stopping for the light. Fleisch said this road had a full depth reclamation (FDR) in 2012, and there were sections that were at an 80 and holding up well, but the section with truck traffic had dropped to 61 in just six years. She said that seemed to be a perfect illustration of the wear and tear of heavy trucks. Miller said it showed there were extra factors that IMS did not account for unless asked.

Another slide showed the example neighborhood at year 15, requiring roadwork of around \$42,000 to \$152,000 per mile with just one provider. With two or three providers, it would require more expensive repairs, in the \$209,000 to \$342,000 per mile range. Rorie said if there were three trucks, the time for the repair would remain the same, but the cost would double. Miller said the chart could be viewed in terms of pavement life or in terms of cost for any given year. Rorie said it was a "pay now or pay later" situation.

In response to a resident's question about the condition of McIntosh Trail, Rorie said they were looking at using concrete in front of the Public Works building where there was near-constant heavy truck traffic, but it was costly. He said the question was whether it would be better to repave it twice for the same cost. Fleisch pointed out that spillway construction had added truck traffic to this road. Miller said a cement truck might be slightly heavier than a garbage truck, but a loaded garbage truck was very heavy. He reported a conversation with a contractor who was repaving Evian Way who said a garbage truck came into the neighborhood, went all the way down the street, picked up one can and went back out. So the street was damaged for one customer.

Yougel shared his thoughts as a resident of a subdivision that was responsible for paving its own streets. He said they realized the advantages of choosing one provider years ago, and he could identify with the City on a smaller scale. The homeowners association had postponed maintenance, and it would cost them dearly. Yougel also reported there were 13 commercial waste haulers that used connector streets to visit shopping centers and collect a couple of cans.

Rorie presented several data points about the current system. There were minimum insurance requirements. Providers set base rates. Service must include both garbage and recycling, and

they could offer yard debris and bulky waste pickup for extra fees. He asked if Council remembered him talking about a visit to the mulch yard. He said he wanted to look at it and see how it related to the topic of waste service providers. Providers must manage customer service, Rorie noted, and customers could change their provider if they were unhappy with service.

Prebor asked if all providers offered pickup of yard debris and bulky waste for extra fees. Rorie said his firm did, but he had to bag it. Prebor inquired if limbs were included, and Ernst said all providers were required to offer it, but customers had to call and set up an appointment.

Rorie discussed the rates charged by the three residential providers. He said he used Pollard and paid \$46 a quarter. If he wanted them to collect yard waste, he would have to bag it. He said he did not do a cost comparison when he chose them, he just saw their name on a can in his neighborhood and called them. Republic, another hauler, charged \$52.50 a quarter. Republic purchased Allied, All South, Robertson, BFI, and EPI. Waste Industries charged \$46 per quarter. They had purchased CLM, Cardinal, Dependable, IWS, Raintree, Titan, and Waste Management. Rorie said the subtle lesson here was that buying up your competition was the best way to control costs.

City Clerk/Public Information Officer Betsy Tyler had conducted a survey of 26 nearby jurisdictions and found that nine used one company, 12 had a city department, and three had a county department, Rorie reported. Only two, Peachtree City and Milton, had multiple companies. All 26 provide recycling, while 16 did yard debris, and 11 provided for disposal of bulky waste. Milton and Newnan had outside garbage collection contracts, but internalized bulky waste collection, while Roswell outsourced bulky waste disposal, but had an internal garbage collection operation.

A look at costs showed that the City of Dalton had no separate fee, but Rorie said it was probably assessed through taxes. Fayetteville showed the lowest fee, \$31.35, for garbage collection and recycling, while Gainesville had the highest, \$96.30 a quarter, to cover garbage collection, recycling, and yard debris disposal. The average fee was \$45.58, but Rorie said averages did not matter because everyone made an independent decision.

Fleisch asked what company Fayetteville used, and Rorie said Waste Industries, which served the county landfill.

Yougel noted that, of the three providers serving the City's 11,000 customers, Republic and Waste Industries had all the customers, except for 300. Pollard's truck drove all around town for 300 customers. He invited Council to spend a day with KPTCB to get a better idea of the yard waste issue apart from flow charts and spreadsheets. They could look along the cart paths at all the debris from the Bradford pears and help with situations such as a 55-gallon can filled with wet grass clippings. He said they should ask Code Enforcement about all the household garbage being put into bins at the baseball/soccer complex, along Line Creek, and on the cart path system. Yougel noted there was a lot of work going on caused by the way the system was now handled. He said everyone should be required to have garbage service. Rorie noted that Newnan required this.

Other considerations Rorie mentioned included accountability – who should be contacted for spills and unsecured loads or service stoppage. The impact on City staff in fielding complaints was another issue. There was also the issue of free enterprise and giving residents a choice of provider. Options listed by Rorie included continuing the current situation of a non-exclusive contract. The City could create its own department as another option. A single provider contract was another possibility, as was a combination of internal and external services. A totally open market, with no franchises, no fee, and no calls to City staff was also an option.

Rorie said the City was aware of the situation Yougel reported regarding the greenbelts and trash containers. The current system had worked well for a number of years as far as competitive pricing and service and fewer phone calls to City Hall than when the preferred provider program was in place. There were consequences with any system, he noted. Some people would complain they did not have a choice, but he said the choice came during the RFP process when Council made the choice for the whole City. Every time a trashcan was laying in the road, the phone call would come to City Hall because City Hall had chosen that provider. He said some cities had their own departments, but he did not want to do that. However, if he had to have someone dealing with complaints, the City needed to own it.

The current program did not address road damage or issues with trucks getting in and out of some cul-de-sacs.

Rorie went over the costs associated with a City department, which included capital, labor and operational expenses. He said the cost of providing 11,000 households with a \$100 container would be \$1.1 million. Trucks would bring the capital investments to over \$2 million. Operational costs for staffing, insurance, and disposal were still unknown, he remarked. There would be a cost associated with billing. He mused that maybe it could be attached to the Fayette County Water bill, but there would be a charge of what Fleisch said was about \$1.65.

With a City department, there was no competition for pricing or service, and Rorie pointed out that the average fee for a city-owned sanitation department was \$56.53, 22% higher than average. But was it really 22% higher when it was one truck driving all over the City as opposed to three, he asked, noting that this might be the difference between \$150,000 and \$300,000 for a road for 15 years. Another argument was that it competed with existing free enterprise. Rorie felt cities should not compete with local businesses as a rule.

In a totally free market, there was the use of a public asset (streets) for private gain, Rorie mentioned. There was no accountability for spills or other problems, and insurance was a question as well.

A single company contract would be competitively priced and awarded through an RFP/bidding process. There would be fewer trucks on the road, and residents could see a potential savings or added services. Some people would complain they had no choice, however, and Rorie said this had stopped the idea in the past.

In the current system, Republic had more than 50% of the customers even though, at \$52.50 per quarter, their rates were 15% higher than the other two companies. Rorie said most people did not look at the costs when choosing a provider, and Yougel pointed out that Republic had a points system in the past, and might still have it, for recycling that might have attracted customers. He noted that people did not change waste haulers unless they had a problem.

In 2009, Republic came in with a price for the RFP, but that plan was scrapped, and the City went with multiple haulers. Yougel said after that, the haulers all raised their rates. Rorie said going with a single provider could save customers about \$10 per quarter. Even with reduced rates, the hauler would make more money by having 11,000 customers and not having them scattered throughout the City. Additional services could include yard waste pickup at no extra cost or backdoor service for the elderly or disabled.

Rorie remarked that there was no single right answer. If he had to use Joe's Garbage Service because they were the City's franchisee, he would want to make sure they were high quality. That

would not be any more of a problem than the situation of dialing 911 and getting the Peachtree City Fire Department. He said he did not call 911 and ask for the lowest cost fire department. He got the monopolistic service of the City's fire department. The same was true of police and some of the public works services. There would be some people who would complain about not being able to choose their provider.

Rorie summarized that the roads were the City's cost of keeping the current system. If the City went with a single provider, there might be a reduction in costs to customers due to economies of scale. The City would also end up owning the service, even though it was contracted with a private company. It was a "pay me now or pay me later" situation, he said. Maintaining the status quo would cause more damage to the roads, and the City would have to pay for that sooner. The City might not be able to pay for the repairs when first needed, leading to more expensive repairs later. There were no easy answers, but Council must look at the situation.

Rorie commented that Council could go forward on all of these service delivery topics (building inspections, right-of-way mowing, legal services, and sanitation services) and re-evaluate. He said as the budget process moved forward, Council needed to consider whether to look at service delivery proposals for insourcing and outsourcing and what would give the greater return for the investment of tax dollars in a fiscally responsible manner.

Prebor asked if there was a way to set up a performance bond and how would that work. Rorie said that gave the City the authority to pull the trigger if the company failed to perform to the standards of the contract. However, he cautioned, it was not as easy as it sounded. Prebor asked if the City could tap into the bond if the company failed to perform and the City had to step in, and Rorie said he did not know. It was a legal construct. If company was fired, the City could pull their bond and hire another company. The question would be how long would it take to hire another company. Rorie asked what would happen if the first company took all its containers and garbage piled up in the streets. Prebor asked if the bond could be used to pay if, for instance, the company failed to perform, and the City had to take up the slack. Rorie said he did not know, but he did not want to have to negotiate if there was a problem.

Prebor also mentioned that a small player would have trouble ramping up to handle 11,000 garbage customers. Rorie said he did not think the smallest company would have a chance, and Fleisch said probably only Republic could handle it. Yougel said Waste Management might be able to as well.

Rorie concluded that if the City did nothing about garbage service, it would wear out its roads quicker. If that was the course they chose, they could charge a \$5 quarterly franchise fee to each hauler. For 11,000 customers, that would generate \$220,000 a year, or \$2.2 million in 10 years. At \$153,000 per mile, that would amount to just 14 miles out of 192 miles of road. Rorie also noted there needed to be a rock-solid contract if they went in the direction of contracting with a hauler.

There being no further business, Fleisch adjourned the Retreat at 8:29 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

City Council of Peachtree City
Meeting Minutes
May 17 2018
6:30 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, May 17, 2018. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

The Mayor recognized Terry Martin of the Recreation & Special Events Department as Employee of the Month. Stony Lohr of VFW Post 9949 honored Firefighter Robert Scruton as National VFW EMT of the Year. Fleisch proclaimed that May 15 was Peace Officers Memorial Day in the City and that this week was Police Week. Police Lt. Brad Williams recognized the Auxiliary Police Force for their hard work and dedication. He accepted their donation of 28 active shooter vests with attached medical kits, along with driving course cones used in officer driving training.

Fleisch also noted that it was Infrastructure Week, and read a statement about the importance of paying attention to infrastructure maintenance and detailed what had been accomplished over the past few years. Her remarks were:

It is police week, and it is also infrastructure week! Keeping our citizens safe is our primary mission, and we invest about half of our yearly budget towards our police and fire departments.

However, for literally years, our city suffered a great deal because our parks, roads, storm water pipes, dams and spillways did not get any attention. Like with your home, it is the systems that you cannot see that are the most expensive to repair or replace if neglected.

As we see the construction of the new spillway, the new Spyglass Island, the new intersection improvements along 54, the repaving of 54, the improvements at the amphitheater, the new skate park, the improvements at the BMX track, the tennis center, well, you get the idea. People see progress but at the same time they are anxious like I am to get these things done. So to put this into perspective, and since it is infrastructure week, I wanted to remind everyone just how far we have come over the past few years.

In 2010 we were faced with declining property values and a poor economy with lagging sales tax revenues. The public works department had been let go by the previous mayor and council and all of the tools that they used lawn mowers, trimmers, rakes and shovels, were sold for pennies on the dollar. It was obvious from the get-go that the outsourced landscaping contract was not working. We did workshops on mowing grass and maintenance of subdivision entrances. At one meeting I asked the public works director how we could make the city look as good as it once did. He replied that the city would never look that good again.

Our parks were in terrible condition. Tennis courts, baseball and soccer fields, the tennis center, you name it the neglect was everywhere. The tower at the BMX track was condemned...not once but three times. It is the oldest sports facility, and it flooded all of the time and had electrical issues that bordered on dangerous. When the sports associations would ask for help from the city they were often told that the city had no money and to see if they had any money either in their fenced account or somewhere else. It had been years since my children had played sports in the city so I reacquainted myself with our 416 acres worth of parks and was literally embarrassed at the condition of just about everything, including our roads and cart paths.

Remember the economy was bad, and I had a concern that the hotels would suffer. Some of them were in foreclosure, and the banks were running them. It was my goal to work with the

hotels in developing sports tourism and specifically targeting the parks in the city for tournaments. Sports tourism is almost recession-proof. We worked with the city manager and public works to assure the hotels that we would begin to take better care of the parks so that they could fill their ailing hotels. But I told the managers of the hotels that I would not introduce legislation to raise the hotel motel tax by two cents unless they signed a letter asking the city to do so. They signed a letter and that legislation was passed in the Georgia General Assembly.

Adding the additional hotel motel tax dollars to our recreation department was the catalyst for getting the city back on track regarding the long neglected infrastructure.

Since that time we have done two \$3 million bonds, one in 2011 and the other in 2014. We also went to each park and made "to do" lists. There were so many things to do, but there was no money to do them. We are a city that was built by developers, and the developers put in infrastructure that was passable, but not meant to last. Consequently, we had a tennis court built on a burial pit for trees and as the trees decomposed, the tennis court developed a sink hole. 96 percent of our storm water pipes are made of corrugated metal, which has a shelf life of about 25 years. The average age of a home is 30 years, so much of the corrugated metal across the city is ready to be relined or replaced.

Our streets are also in deplorable condition, Azalea and Cedar Drive are being repaved right now and when the contractors pulled up the asphalt, there was no rock or road bed laid, which is the way a road is supposed to be built. Now they need to be constructed in accordance to our standards. This was the type of issue we have run into across the city. While we assume that standards were followed, in fact they were not. So we had structures that looked good for a time, but they were falling apart.

Of course, no one on the council wants to raise the rates or fees on anyone, but we have had to make these decisions in order to keep property values up. No one wanted to raise taxes for years and consequently the maintenance across the city never happened.

Since around 2012, we have slowly reestablished public works and have a building and grounds department that has done a tremendous job. They have transformed Drake Field into that central community gathering place that I had imagined it to be. We now have a group of employees that have a number of different talents, so we can do more things in house at a higher quality at less cost. Some of the things we have done previously have been small in comparison to the spillway project and the other construction projects we are tackling this year.

Please remember that we operate the city on a very lean budget. For years people would say to me, "well, I talked to the engineering department" and I would reply you talked to Dave? Yes, how did you know? "Because Dave IS the engineering department." It is easy to learn people's names if they are the only ones in the department. We have done a tremendous amount of work in a short amount of time.

Ultimately, I credit our City Manager Jon Rorie for the majority of what has been accomplished in keeping our focus on getting things fixed. He started out as the community services director over planning and recreation and then thankfully he was able to oversee the reestablishment of public works in our city. For that, I am very grateful and without his perseverance and tenacity I doubt that we would have been able to accomplish a fraction of what we have done.

The rain this year has held up a lot of progress on some of the projects we have been doing. It was my hope that we could catch up some more this month, unfortunately there are literally days of rain ahead. I am proud of what we have done and while each day we face

challenges we continue to move ahead and work for the people we serve. We are so close to completing so many things, but I ask for your patience as the weather has changed many of our best laid plans.

Minutes

May 3, 2018, Regular Meeting Minutes

King moved to accept the May 3, 2018, regular meeting minutes as written. Prebor seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Request to Apply for/Accept GOHS/MATEN Highway Safety Grant**
- 2. Consider Authorization for Inventory Management Software – PS Trax**
- 3. Consider FY 2018 Budget Amendments – Contractual Court Fees (Inmate Housing)**
- 4. Consider Letter of Promulgation – Peachtree City Emergency Operations Plan**
- 5. Consider Acceptance of Donation from Police Auxiliary Force**
- 6. Consider FY 2018 Budget Adjustment – Mulch Grinding Services & Grounds Maintenance (Operating Supplies)**
- 7. Consider Adoption of Amended Sewer Use Ordinance**

King moved to approve Consent Agenda Items 1 through 7. Ernst seconded. Motion carried unanimously.

New Agenda Items

05-18-02 Consider Authorization to Hire Additional Staff in Police and Fire Departments Due to Military Deployments

Human Resources and Risk Management Director Ellece Brown presented a recommendation to hire two additional police officers and one additional firefighter/emergency medical technician (EMT). She said police officers often served in the military, either on active duty or in the reserves. Currently, there were 65 approved sworn police officer positions, and three of those were on extended military leave, which gave an average of two officers on extended military leave over the past two or three years. The Fire Department had 64 approved firefighter and fire officer positions, with one of those positions open due to extended military leave. She said this position had been open for four to five years.

Military leave, light duty assignments, and attrition had kept both departments operating below the approved head count, so adding these positions would not push the departments above the approved head count, Brown concluded.

City Manager Jon Rorie asked what the attrition rate was, and Brown replied that it was 10% for police officers and corporals, and 37% for EMTs and paramedics in the Fire Department, with most of that from part-time employees. Rorie said he wanted to emphasize that the vacancies existed anyway, so this additional hiring would increase the headcount, but the dollar figure would remain the same.

Prebor noted that if the employees came off leave, the attrition would mean there was a position open for them to come back to. Rorie added that attrition was not limited to Police and Fire, saying there was attrition in Public Works and Recreation.

Ernst moved to approved Agenda Item 05-18-02. King seconded. Motion carried unanimously.

05-18-03 Consider Ordinance Amendment & Resolution for 5% Cable Franchise Fee

City Clerk/Public Information Officer Betsy Tyler noted that at the last Council meeting, Finance Director Paul Salvatore and Telecommunications Consultant Allen Davis presented information on how cable franchise fees were declining as consumers switched from cable to broadband and other options.

Tyler said they made a couple of recommendations – one dealing with the use of rights-of-way for services that could not carry a franchise fee would be addressed later. The other recommendation was

to raise the City's franchise fee from 4% to 5%. Tyler pointed out that 5% was the maximum allowed, and Peachtree City was one of only two cities in the state that did not impose the full 5%. Council would need to forward a resolution to the Secretary of State because the providers were under State franchises, but first they would also need to amend the ordinance to change the fee to 5% as of October 1. The resolution to change the fee would then be sent to the Secretary of State.

Fleisch clarified that it was an automatic change if the resolution was submitted. Tyler said it was; the resolution was just a declaration to the state of what the fee would be.

Prebor made sure he understood correctly that there were only two municipalities imposing a 4% fee.

Ernst moved to approve the ordinance amendment to raise the cable franchise fee to 5%. Prebor seconded. Motion carried unanimously.

05-18-04 Consider IGA with Fayette County for 2004 SPLOST Funding of Roundabout at Peachtree Parkway/Crosstown Drive

Rorie stated this issue had been discussed in Retreat and in Special Purpose Local Option Sales Tax (SPLOST) sessions. He showed an aerial photograph of the Peachtree Parkway and Crosstown Drive intersection, noting there were significant backups and time delays in the mornings and afternoons. Multiple traffic studies had assessed vehicle counts and average daily traffic counts.

Project #3 for the 2017 SPLOST was an extension of the right hand turn lanes that would channelize them and move them ahead of the intersection. That was estimated at a cost of \$550,000, Rorie explained. He had then begun to get calls for a roundabout and not to do the project halfway. He said they went back to a 2004 roundabout concept that also channelized the right turns, getting them out ahead of the intersection, promoting the free flow of traffic.

The City worked with Fayette County through its Transportation Committee, and the County had authorized a \$1.5 million contribution for construction of a roundabout at the intersection of Peachtree Parkway and Crosstown Drive. That money would come from extra dollars from the 2004 SPLOST, which listed the roundabout as project I-16. The City wanted to elevate that 2004 project into the 2017 SPLOST timeframe and work with Integrated Science & Engineering (ISE) to finalize the design.

Rorie said he wanted Council to decide two issues. One was to approve an intergovernmental agreement (IGA) with Fayette County for the project and its funding. The County Commission would also need to approve this. Any costs over \$1.5 million would be the City's responsibility. The other issue was a task order from ISE for the design and engineering of the roundabout. He said he could not authorize the task order without approval of the IGA. What was needed at this point was approval of the IGA. It would then go before the County Commission, and, if approved, would get the project started.

Rorie said he wanted to make clear that work would not start immediately, or even this year, because of the number of other projects underway. However, it would begin as soon as possible.

Fleisch said they had also considered a traffic signal, but the consensus among experts was that roundabouts were more efficient and safe. City Engineer Dave Borkowski said that, whenever a signal was proposed, the Georgia Department of Transportation (GDOT) required a traffic analysis. A roundabout would be safer than a signalized intersection. Running a red light at normal speed and T-boning another car was much worse than hitting another vehicle at 15 mph in a roundabout.

ISE's Dan Davis pointed out that a roundabout was also quieter than an intersection with a traffic signal. Heavy trucks could often roll through without stopping and re-accelerating. Traffic signals attracted lane changes, but roundabouts were more peaceful.

Fleisch recalled that in 2010, when this analysis was done, trees and the width of the footprint were a concern. She hoped there was a landscaping allotment in the proposal. Rorie said the task order for ISE was for design and engineering, and there were two items that said "not to exceed cost without approval." One was a traffic study update, and the other was for landscaping design and plans. Rorie said he understood the concern over cutbacks in greenspace, and \$16,000 was allocated for landscaping design as part of the total design and engineering cost of \$168,000 to \$200,000.

King asked if the project would stay close to the \$2 million estimate. Borkowski replied that an updated cost estimate showed that the \$1.5 million plus the \$550,000 from the City's portion of the SPLOST should cover it.

King moved to approve Agenda Item 05-18-04, IGA with Fayette County for 2004 SPLOST funding of roundabout at Peachtree Parkway/Crosstown Drive. Madden seconded. Motion carried unanimously.

Council/Staff Topics

Preview – Tree Permit Requirements

Senior Planner Robin Cailloux reminded Council that she presented a draft of this ordinance a few weeks previously and had gotten good feedback. She said she would present a revised proposal and began by recapping what had been discussed earlier. Cailloux noted that the goal would be to preserve the natural environment in the community, particularly the policy about protecting specimen trees due to their exceptional quality or size.

Cailloux highlighted conditions under which a specimen tree could legally be removed: 1) dead, dying or infested; 2) in the way of a utility line; 3) in a construction zone; 4) imposing an economic burden; and 5) imposing an immediate life-safety hazard. Cailloux also gave some situations in which removal would not be approved, such as the desire for a lawn or vegetable garden, fear of the tree falling on house, dislike of that type of tree, believing the tree would grow too large for space, or to allow for more light in the house.

Cailloux noted the average definition of specimen trees in several categories for designated Tree Cities and under both the current and revised draft Peachtree City ordinances. Tree Cities set the circumference guidelines for understory trees, such as dogwoods or flowering cherries, at eight caliper inches; for hardwoods, like oaks, at 24 inches; and for softwoods, such as evergreens, at 28 inches. The three cities that required permits to cut trees on residential lots set the standard at 21 inches, meaning any tree over that circumference required a permit to cut.

Next, Cailloux pointed out the differences between these averages and what was currently in the City's tree ordinance, which defined specimen trees as understory trees six inches or more in circumference; hardwoods at 12 inches, and softwoods at 10 inches. A permit was required to cut any tree larger than six inches in circumference.

The draft proposal first brought to Council designated specimen understory trees at 10 inches or larger, with hardwoods at 25 inches, and softwoods at 30 inches, and had required a permit to cut understory trees with a circumference of 10 inches or more; all other trees must be at least 20 inches before a permit was needed, Cailloux reported.

Feedback from Council showed they wanted a more conservative approach, and the revised proposal was more in line with what was used in Tree Cities. It established specimen trees as eight inches for understory trees and 20 inches for most hardwoods, except for sweetgums, which were set at 24 inches. This was because sweetgums had aggressive surface root systems that could cause damage. Many of the permit requests in the City were for sweetgums and pines, she noted. Specimen softwoods would also be defined at 24 inches. Cailloux said permits would be required to cut down understory trees of eight inches or more in circumference; other trees would need to be 18 inches or greater to require a

permit. She said this was a little lower than the Tree City averages, but that was appropriate, given the value Peachtree City placed on its trees.

The proposed ordinance would keep the five existing strict requirements for tree removal, but if someone wanted to remove a tree that did not meet these conditions, they could do so by contributing \$20 per caliper inch to a Tree Fund. This value was calculated using the standard that it cost the City about \$500 to replace a tree on public property, Cailloux noted.

She said they would like to add a disincentive for contractors to remove trees without obtaining permits. Right now, only minimal fines were imposed on offenders, but a "three strikes, you're out" policy would mean that the third time a tree contractor was found guilty in Municipal Court of removing trees without a tree permit, they would be banned from obtaining tree removal permits in the City for 12 months.

Other changes included removal of a line referring to insurance requirements for tree contractors because there was an entire section on specific needs for contractors, and there could be conflicting information. Also, language had been updated to reflect changes in titles and departments. She told Council this was the proposal they would like to present for a public hearing and consideration.

Fleisch inquired about an education process for tree contractors. Cailloux said there could be an open house to allow for a one-on-one explanation of the changes and what the City would be doing. In addition, a letter would go out, and the online brochure would be updated. Five to seven contractors pulled the majority of permits, Cailloux noted, and staff reached out to them to see what they were encountering in other communities and got their opinions in formulating the proposal.

Ernst asked if attendance at the open house would be a requirement. Cailloux replied they had not thought about that, but said they had a lot of opportunity for engagement with the tree contractors and could talk about making it a requirement.

In response to a question from Rorie, Cailloux said three people in their department shared the responsibilities of issuing tree permits, and they spent at least three to four hours a day on this, noting that was a lot of time for a free permit.

Rorie said it was a goal of the City to maintain an adequate amount of tree coverage, and, with 3,700 acres of greenspace to maintain, the costs were considerable. If dead or diseased trees were not removed, such as those infected with pine beetles, the problem would get out of hand. Managing greenspace was essential, and there was a cost. He said staff dealt with the micro side, issuing permits for tree cutting on residential property, and on the other side was the 3,700 acres the City must manage. He said a practical approach to tree management was needed.

Madden was interested in the amount of the fine. Cailloux said the existing ordinance called for \$100 per caliper inch, but that had not been used in the time she had been here. She said the most recent fine had been \$50. Madden asked how the City found out about violators, and Cailloux said many were reported by an alert populace who noticed trees being cut and called to ask if permits had been issued. Code Enforcement went out daily to check on these types of calls.

Madden verified that "three strikes, you're out" meant that, if a contractor had not gotten permits three times for trees he was removing, he could not legally do business in the City. Cailloux confirmed that was the case. Rorie asked what the fine should be.

King noted that if he cut down a 6- or 7-inch understory tree himself, he could pay the fine and not deal with a contractor, if he wanted to do the right thing. Cailloux said that was what this ordinance would say. Using a 22-inch red oak as an example, she said if the tree did not meet any of the five conditions,

you could contribute \$440 (\$20 X 22 inches) to the Tree Fund, which could only be used to plant trees on public property, which contributed to the overall canopy on protected property.

Rorie told Council the presentation of the first draft could count as the first read, and this was the second read. He said the ordinance would next come before Council on the Consent Agenda at a future meeting.

Madden asked City Attorney Ted Meeker if they could suggest a mandatory minimum fine of \$500 to \$1,000 to assist the judge, who apparently was not adhering to the current code. Meeker said yes, but it could have unintended consequences. He said as the ordinance read now, it presented a suggested fine, which gave the judge discretion. It might not be an issue of him not complying, but exercising his discretion, Meeker said. However, he told Madden, Council could include a mandatory fine if it was within the charter and the state's guidelines for misdemeanor offenses. King said he did not favor mandatory fines. Madden said it seemed the judge was assigning fines no one cared about because they were so low. Rorie observed that someone might be willing to pay a \$500 fine to get rid of a magnolia that dropped leaves.

Lake Peachtree Spillway Update

ISE's Dan Davis, the project manager for the spillway, informed Council that inclement weather had put the contractor close to four weeks behind schedule. He said the contractor was doing his best to catch up, but this was a small working space, in a hole, and recent rains were making it difficult. He showed what had been completed and what was still underway. Davis noted that only two of the piano key weirs remained to be built. Grinding and polishing of the concrete was being done. He said three crews were working hard out there today. Rorie pointed out that it rained earlier in the day, but after the rains ceased, the crews were back on the job.

Davis said regular inspections were being performed, and the contractor was building in complete accord with the plans. There was a high level of expectation. For example, the concrete must achieve a hardness of 4,500 pounds per square inch, and they were not allowed to remove the shorings until that was reached.

The project was nearing substantial completion, Davis summarized, but was about four weeks behind. There had been 1.5 inches of rain this week, with more expected next week, and a total of 20.76 inches this year.

The next steps would be the final pour on the western sidewall, with work on the final piano keys commencing in the next week. The remaining wing walls would be started in about three weeks. They could not be put in until late in the process because they were in areas that provided access to the site.

Lake pool as of noon on Thursday was at 777.6 feet. They were striving to reach 778.5 but the County's water system manager had left a buffer due to the rain. The valve would be closed, and the lake would be allowed to reach 778.5 soon. Davis presented a drawing showing what lake levels in different areas would be at 778.5. It depicted where the water would be two feet or deeper, as well as areas that would be two feet or less.

Fleisch asked if the lake would be deep enough to kill the grass growing near the SR 54 bridge, and Davis said he did not believe the water would reach that far. Rorie pointed out the area being discussed and said this whole project was predicated on trying to manage that growth, and he still felt they were in a good position because the lake bed would not be sitting dry for 18 months to two years. There would not be 12- to 15-foot black willow trees to deal with, he commented, only tall grasses that should die off after the lake filled. The project was planned this way, and they should be on track to have it work, Rorie said. Davis reiterated that the contractor was making every effort to stay on scheduled.

Rorie asked what normal pool was, and Davis said 784.5, meaning the lake was about six feet down. They were moving towards the target of 778.5, where it would stay until it was time to remove the cofferdam. Davis confirmed this and noted that Lake Kedron also was down for painting of the bridge. He said a buffer must be kept in place right now.

The lake level would remain at 778.5 through the July 4 holiday, Davis commented. After that, all the infrastructure should be in place, and they would tell the County to start lowering the lake again on July 5. It would be lowered enough to remove the temporary cofferdam, which should take about a week or a week and a half, and then the valve could be closed immediately to allow the lake to refill.

Davis reported that the cart path bridge should be set on July 15 or shortly thereafter, with the parapet walls, berms, and cosmetic work also starting around that time.

Rorie also wanted to talk about the Lake Kedron bridge project. He displayed photos of the bridge. The lake was lowered now, and Borkowski pointed out on the photo the mark that showed normal lake level on the pilings. Rorie said the lake level must be lowered even more to get it below the cross bracings that were rusted. Borkowski said the pattern this spring had been that the lake would get really low, and then it would rain and cover the last few feet again. He confirmed that this maintenance was necessary because the cross braces were a key structural element of the bridge. Borkowski said the lake must be lowered about 14 feet below normal pool.

Rorie said the options were to perform this maintenance now while Lake Kedron and Lake Peachtree were lowered, to wait until later and have to lower the lakes again, or to do nothing and let the bridge deteriorate until it was unsafe. Borkowski said the final option would mean expensive emergency repairs.

Fleisch inquired when the braces were last examined. Borkowski said the last inspection report was a couple of years ago, but he said they had no idea it was in this poor condition because the inspection did not go all the way down.

Prebor asked why they installed a bridge that needed so much maintenance and asked if there was any way to replace the bracing or shore it up. The bridge was built in 1988, Tyler pointed out.

Fleisch asked why the inspection did not catch this damage, and Rorie said it was done from the top up so the rusted areas were not examined.

Rorie asked how long it would be until the bridge was looked at again. He said infrastructure issues were important now at the national, state, and local level, and if the economy tanked again, there would be no money for repairs. He said this had to be fixed and maintained, even if the lake had to be lowered.

Borkowski pointed out that maintenance was a consideration now when the City built new structures. He said they looked at how to avoid issues, such as by using all concrete piles on bridges. He said they dealt with issues such as this all the time.

In response to a question from Fleisch, Borkowski said the repairs were being affected by grinding the metal. That day, he noted, a whole pile was done and painted, with more than 40 to go. Rorie said it was hard to tell what was being done from above, but a lot was being accomplished. Borkowski said they were doing everything they could on the parats not underwater and saving the remainder for later. He noted that the valve for the dam was always open, and the water was coming down. Prebor and Fleisch asked if there was a dry spell could they get to the bottoms on all 47, and Borkowski said he would talk to the contractor. He noted it took two or three weeks for the lake level to drop this low. Fleisch said on July 4, Lake Kedron would be down and Lake Peachtree would be up.

Rorie noted that this was the time to do these repairs, while the lake level was down. He said the spillway should have been done two years ago when the lake was low.

Fleisch asked when this should be completed, with Borkowski replying eight weeks. Fleisch clarified if it would be accurate to tell citizens that when the lake was lowered, they found the damage was much worse than expected, and this needed to be done. Rorie and Borkowski said that would be correct.

King asked if there was an alternative, such as bracing with cross planks, then removing the rusted braces. Borkowski said the braces were welded into place. They looked at adding additional bracing, but it would cost \$60,000, and the braces would still need to be cleaned.

Fleisch asked how often this maintenance should be done, and no one knew when, or if, the bridge had ever been painted. Prebor said it was important to prevent this from happening again. Rorie said they would need an engineered plan before making any structural changes.

Fleisch also said she had a question about fish in Lake Peachtree. Rorie said Georgia Department of Natural Resources (DNR) came in two years ago and said the fish were fine after the lake was lowered then. There were inversion issues when the lake was as down, resulting in fish kills of shad. When the lake was raised back to normal levels, Rorie said the state would come in again to assess the fish population and see what should be added to maintain environmental health. The City used the same procedure when it assessed Three Ponds each year. They would re-stock as appropriate, based on the DNR recommendations, Rorie said.

Consider Policy for Use of Public Right-of-Way

Borkowski stated that this was what Tyler mentioned earlier, the second part of the solution to recouping losses from the disappearing cable franchise fee. He said the City needed to deal with the issue of companies using the City's rights-of-way with no return to the City. He summarized the proposed policy as a way for the City to extract a monetary benefit from a utility that wanted to construct facilities and operate in the City's rights-of-way. He said there would be more requests to use rights-of-way in the future, citing small cells as an example. The fees could be determined on the amount of infrastructure they wanted to install.

Borkowski said the proposed ordinance had been used in many other communities and would be vetted by the City Attorney. This was a preview, and Borkowski said it would come before Council in the future for consideration.

Fleisch told him she had gotten two complaints from residents about NuLink working in the rights-of-way at Waterford Green and Roxbury. She asked, if the City gave them permission to work there, and they left their big orange spools out for a long period, would that be covered in the proposed ordinance. Borkowski said it was in the existing right-of-way ordinance, and complaints were handled by staff. Rorie said Code Enforcement was handling some of these complaints.

Madden said there were some areas with no poles, asking if the City would be able to dictate to the utility what type of poles to put up. Borkowski said the small cell ordinance recently adopted by Council covered this issue. Madden was assured that permission from the Planning Department was required. Borkowski said the policy he was discussing dealt with the money aspect, which would come after permitting.

FCDA Management Report/Update

Megan Baker, Business Expansion & Retention Manager for the Fayette County Development Authority (FCDA), reported that the FCDA had been busy recently. On April 25, they hosted the annual Developers' Day, dedicated to showcasing the benefits Fayette County had to offer to businesses. Project managers in targeted industry sectors had been invited, and over 25 attended, representing

Georgia Power, the Department of Economic Development, Georgia EMC, and site selectors from national and international businesses. The theme was Experience Fayette and included a hands-on tour and film experience at Pinewood Studios and Pinewood Forest, as well as remarks from elected officials, including Mayor Fleisch.

Baker reported that the visit was designed to show that the community had created an ecosystem around Pinewood. After the movie studio decided to locate here, there was still the workforce issue, so they lobbied to get the Georgia Film Academy. Pinewood Forest offered a work, play, housing setting for creatives and completed the wrap-around, customized solution.

The day emphasized that if the Fayette community could do this for film, they could do it for a headquarters, or an existing businesses. Baker said attracting business no longer depended solely on tax incentives or running sewer lines; it often required intangible items such as a dog park. Representatives from Rinnai and NAECO attended and talked about what they liked about doing business in Fayette.

Baker said those two existing businesses had decided to expand, representing about \$10 million in capital investment. Project Homestead was the code name used for another business that was considering locating in Peachtree City, Baker reported.

She said she appreciated the support the City offered and noted that existing businesses provided 80% of the job growth here. Her job entailed many visits to existing businesses, helping them with workforce issues and permitting, for instance. Keeping businesses informed about state or national trade or small business events was another task she handled.

The FCDA was working on completing their website, with an eye towards rolling it out in June. The FCDA had taken over film locations coordination from the county. Melissa Hill was handling this, and had assisted with 16 productions to date since starting on February 27. She was also updating sites for filming on the state database. Supporting the film program was good for the County because they brought their workers, she noted.

Baker said a roundtable event was planned for June for the County's more than 15 aviation companies where they could discuss their needs and find out what support was available. Partners from the state would be invited, too.

The vacancy rate for industrial space in the County was 1.9%, Baker reported, and retail was 2.6%. The office vacancy rate was 10.4%. She said it might be that offices needed to be renovated to meet the standards expected by businesses today, and that was something they were considering.

Prebor asked Baker about the two business expansions she mentioned, as well as Project Homestead. Baker said the code names for the business expansion were Project Durango and Project Cold. Project Cold would be about a \$6 million to \$8 million project that would add 30 employees. Project Durango was estimated at \$3 million, also expected to bring in about 30 new jobs. Project Homestead, the latest project, came about after Developers' Day when she said a project manager from Georgia Power said this had made him think differently about doing business in Fayette County, and the Project Homestead opportunity arrived about a week later. Baker said she could not talk further about it, but it would bring about 100 jobs to Peachtree City if they decided to locate here.

Update – Senate Bill 17 (Brunch Bill)

Tyler said Rorie asked her to update Council on this, and she had had one restaurant owner call about it. On May 8, the Governor signed this bill, which would allow restaurants to start serving alcohol on Sundays at 11 a.m., instead of 12:30 p.m.

However, Tyler cautioned, they could not start that yet. It would require a local referendum to change local requirements. She said she had been in contact with the Fayette County Elections Office, and changing the law would be a multi-step process. First, Council would have to pass a resolution saying they wished to have the referendum. That would give the Elections Superintendent, in this case the Fayette County Board of Elections, 10 to 60 days to issue the formal call for an election, which must be held within 30 to 60 days of the call.

Tyler said she could not bring a resolution at this meeting or at the next meeting. The state regulated when special elections could be held, and the only remaining date this year was the November 6 General Election. If Council wanted the election on November 6, Tyler said she would bring a resolution in July or August. However, Fayetteville, Tyrone, and Fayette County might also be considering this, and the Elections Office suggested the cities coordinate their schedules so there was not a special election on November 6 followed by another in March, a third in July, then all the municipal elections in November of next year.

Another consideration would involve other State requirements. In the past, the State Elections Office had mandated that if there were a countywide election, plus at least one special election in a jurisdiction that was not countywide, separate ballots were required. For Peachtree City, this meant some residents go to Starr's Mill to cast a countywide ballot, and then go to Braelinn Elementary to vote in the City referendum. Other jurisdictions had similar situations.

The challenge affecting November 6 was that the County did not have enough voting machines to accommodate four special elections, plus the General Election. The County Elections Office was waiting to hear back from the state, but they had to get through the May 22 primary election first. Tyler said Fayette would not be the only jurisdiction facing this issue, and she would update Council when she had more information.

CID and Redevelopment Powers

Fleisch asked about the procedure for the Community Initiative Development and Redevelopment Powers discussed at this spring's Retreat sessions. Meeker said both required an act by the General Assembly, then approval by voters in a referendum. Fleisch said Council should get the resolution written and passed this summer, so the General Assembly could approve it in the 2019 session. It could be on the ballot in the November 2019 General Election.

King mentioned that early voting would end Friday. He also invited everyone to attend the annual Memorial Day Service at City Hall at 9 a.m. on Monday, May 28.

Ernst asked about the SR 54 repaving. Borkowski said GDOT was working on the Clayton County side, milling side streets and turn lanes. The next phase would be deep milling on the main through lanes. He said GDOT crews would not be back in Peachtree City for that until July.

Rorie said the City was completing the punch list at the Planterra and MacDuff intersections and getting the signal timing aligned. He said it could be three or four weeks to get that finished.

There being no further business, Madden moved to adjourn. Ernst seconded. Motion carried unanimously. The meeting adjourned at 8:06 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Pam Dufresne, Deputy City Clerk 

DATE: May 31, 2018

SUBJECT: Alcohol License – NEW – Highland Bakery
June 7, 2018, Consent Agenda

Recommendation:

Staff recommends Council approve the attached application for a new alcohol license for Highland Bakery.

Discussion:

Highland Bakery, a restaurant to be located at 238 City Circle, Suite 1020 (former Thai Spice location), has submitted a request for a new alcohol license. Ms. Constanze Khalil-Minten has requested she be appointed as the Licensee and License Representative.

The business location and Ms. Khalil-Minten meet the requirements of the Alcohol Ordinance to be granted a license.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage, wine, and distilled spirits, which is \$5,000 annually, plus \$500 for Sunday Sales.

Attachment

Application For Alcoholic Beverage License

Business Name: Great Service Plus Limited Liability Company dba Highland Bakery & Kitchen	Business Location: 238 City Circle, Suite 1020 Peachtree City, GA 30269	
Nature of Business: Restaurant	Mailing Address: 238 City Circle, Suite 1020 Peachtree City, GA 30269	Business Phone Number: 404-644-2299
Name of Licensee: Constanze Khalil-Minten	Home Address: 526 Merrill Lane Peachtree City, GA 30269	Home Phone Number: 678-834-7924
Name of License Representative: Constanze Khalil-Minten	Home Address: 526 Merrill Lane Peachtree City, GA 30269	Home Phone Number: 678-834-7924

Please indicate type of licenses applying for:

Retail Consumption Dealer	Retail Package Dealer	Wholesale Dealer
☒ Malt Beverage	☐ Malt Beverage	☐ Malt Beverage
☒ Wine	☐ Wine	☐ Wine
☒ Distilled Spirits	☐ Distilled Spirits	☐ Distilled Spirits

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home <u>and</u> Business Phone Numbers for individuals listed:
Constanze Khalil-Minten	526 Merrill Lane, Peachtree City, GA 30269	404-451-8776
Boutros Khalil	526 Merrill Lane, Peachtree City, GA 30269	404-644-2299

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

If YES, Please Provide Name of Employee: _____

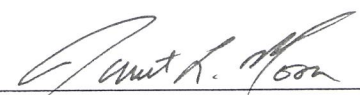
State of Georgia

City of Peachtree City

I, Janet Moon, Chief of Police for the City of Peachtree City, do hereby certify that:

Constanze Khalil-Nimten
526 Merrill Lane
Peachtree City, GA 30269

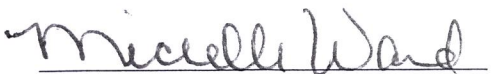
has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



Janet L. Moon
Chief of Police

5/15/18

Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Pam Dufresne, Deputy City Clerk 

DATE: May 30, 2018

SUBJECT: Alcohol License – EXTENSION OF TIME LIMIT TO USE
ALCOHOL LICENSE – Revolution
June 7, 2018, Consent Agenda

Recommendation:

Staff recommends Council approve extension of the six-month time limit for the commencement of business in a licensed establishment.

Discussion:

City Council approved the application for an alcohol license for Revolution, 361 Highway 74 North, on October 5, 2017. As you may know, Revolution has operated a food truck for the last several months while they have been waiting for the restaurant location to be finished out. The occupational tax certificate for the business was renewed for 2018 even though the restaurant location was not ready.

Per Sec. 6-44 of the City's Alcohol Ordinance, holders of licenses must open the establishment within six months of the issuance of the license. The Licensee and License Representative, Beverly Boone, has asked for an extension of the time limit due to numerous setbacks during construction. Per Ms. Boone, the construction is now back on track and hope to open in July.

Budgetary Impact:

The budgetary impact of the extension of the alcoholic beverage license will be positive. The business would be required to pay the annual fee for the alcohol license, as well as the 3% tax due each month on the sale of mixed drinks.

From: Beverly Boone <beverly@revolutioncoffeeworks.com>

Sent: Wednesday, May 30, 2018 10:50 AM

To: Pamela Dufresne <pdufresne@peachtree-city.org>

Cc: Matt McKinney <matt@revolutioncoffeeworks.com>; Betsy Tyler <btyler@peachtree-city.org>

Subject: Re: Don't FORGET

Pam,

Please ask the city council to extend our alcohol license as we are still in construction. We have had numerous setbacks during construction, but are back on track and hope to be open in July.

Thanks so much,

Beverly Boone

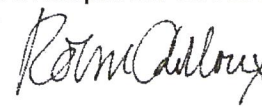
678-898-5174

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP Planning and Development Director
Robin Cailloux, AICP Senior Planner 

DATE: May 30, 2018

SUBJECT: Specimen Tree text amendments to Article XI – Vegetation Protection and Landscape Requirements
June 7, 2018 City Council Agenda

Recommendation:

That City Council approve the text amendments to the specimen tree ordinance.

Discussion:

Staff presented proposed specimen tree ordinance changes at the April 5, 2018 City Council meeting and again at the May 17, 2018 meeting. A summary of changes is provided below:

- Revised specimen tree size and minimum size for a tree permit:

SUMMARY OF SPECIMEN TREE SIZES				
	Understory	Hardwood	Softwood	Permit Required
Tree City Averages	8"	24"	28"	21"
Current	6"	12"	10"	6"
Amendments	8"	24" for sweetgums 20" for all others	24"	8" for understory 18" for all others

- Added the "3-strikes" rule for tree removal contractors. After three judgements against a tree removal contractor by the municipal court, the City will refrain from issuing a permit to that company for 12 months.
- Added Tree Fund recompense for specimen tree removals that don't meet the current standards for removal.
- Deleted conflicting text regarding insurance requirements for tree removal contractors. Added a reference to the ordinance section that details the insurance and safety standards for tree removal contractors.
- Update reference to staff titles

Budget Impacts:

There are no budget expenditures associated with the amendments. Minor potential revenue source for Tree Fund, which is restricted for tree-planting on public property only.

AN ORDINANCE TO AMEND ARTICLE XI OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE, AS AMENDED, TO AMEND THE DEFINITION OF SPECIMEN TREE; TO AMEND THE PROCEDURES FOR REMOVAL OF TREES; TO AMEND THE ENFORCEMENT OF THESE SECTIONS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Article XI, Section 1102 – Definitions, subsections (pp) through (rr) of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

- (pp) *Tree removal permit.* That written authorization or certificate issued by the ~~planning and zoning administrator/city landscape architect or his authorized agent~~ Planning and Development Director or his/her designee to allow an applicant to plant, cut, prune, or remove trees on public property (not to be confused with a business license to perform such operations on a contract basis).
- (qq) *Tree save and landscape buffer.* The portion of a recorded tract of land that shall remain in its natural undisturbed state where no vegetation can be removed or planted without approval of ~~the city landscape architect~~ the Planning and Development Director or his/her designee. ~~The city landscape architect~~ The Planning and Development Director may permit the trimming of tree branches and the removal of some understory vegetation, noxious weeds and woody plants to open views into the site from adjoining roadways and properties. The city will permit the installation of vegetation in this area which will, in the opinion of the ~~city landscape architect~~ Planning and Development Director, enhance the appearance of the buffer.
- (rr) *Tree, specimen.* Any tree reaching the upper range of the mature diameter and height for that species of tree.
- (1) Any hardwood tree ~~except a sweetgum that is 12 20 inches or larger dbh in diameter or larger.~~ except a sweetgum that is 12 20 inches or larger dbh in diameter or larger. A hardwood tree is defined as any tree that loses its leaves in the fall, such as a maple or ~~oak tree. sweet-gum tree. A specimen sweetgum tree is 24 inches or larger dbh.~~
 - (2) Any softwood tree ~~ten 24 inches dbh in diameter or larger.~~ A softwood tree is defined as a tree that is green all year, such as a pine, spruce or cypress tree.
 - (3) Any understory trees ~~(excluding Bradford pear) six eight inches dbh in diameter or larger.~~ An understory tree is defined as any tree that grows underneath the canopy of a hardwood or softwood tree, such as a dogwood or redbud tree.

Section 2. Article XI, Section 1104 – Preservation of protected and specimen trees, of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

It shall be unlawful for any person or corporation to remove or cause the removal of any specimen tree without having first received approval, either through the process of site plan review, in the case of new development, or in the form of a tree-removal permit.

- (a) *Approval through site plan review.* When site plan review by the planning commission is required for any development, the actual or schematic locations of all specimen trees shall be shown on all site plans by location, species and size. The site plans shall be submitted to the ~~planning and zoning administrator~~ Planning and Development Director for evaluation and recommendation before submission to the planning commission. All site plans shall also include those requirements listed under tree removal application requirements herein. Final approval of the site plan shall constitute approval for removal of any specimen trees impacted by development on the site plan.
- (b) *Application for permit to remove specimen trees.* The application for a tree removal permit shall be on a form provided by the city for this purpose. An application for the removal of any specimen trees on public or private property shall include the following:
 - (1) A list of the trees to be removed, including diameter, species, and general location on the property;
 - (2) Photo documentation of each tree to be removed;
 - (3) General photos of the property showing existing conditions;
 - (4) Certification that all trees to be removed are located on the property of the applicant. The city may require a surveyor to identify property lines when trees to be removed are located within five feet of the adjoining property line; and
 - ~~(5) Written authorization from the homeowner's association or community association, if applicable; and~~
 - (6) Such other information as may reasonably be required by the ~~planning and zoning administrator~~ Planning and Development Director or his/her designee. This could include, but is not limited to, a professional arborist's appraisal of the tree's viability and projected life span, or a written authorization from a homeowners' or community association, if applicable.

Section 3. Article XI, Section 1105 – Action on application, of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is hereby further amended by as follows:

The ~~planning and zoning administrator~~ Planning and Development Director or his/her designee may approve an application for the removal of a protected or specimen tree provided at least one of the following conditions is met:

- (a) The location of the tree prevents the opening of reasonable and necessary vehicular traffic lanes;
- (b) The location of the tree prevents the construction of utility lines or drainage facilities which may not feasibly be relocated;
- (c) The location of the tree prevents reasonable access to the property, if no alternate access exists;
- ~~(d) — Allowing the tree to remain would impose an economic burden upon the owner of the property entirely out of proportion with the benefit gained by retaining the tree;~~
- ~~(e-d)~~ The tree is diseased, dead or dying to the point that repair or restoration is not practical or the disease may be transmitted to other trees as determined by the ~~city landscape architect or a licensed arborist~~ Planning and Development Director or his/her designee; and
- ~~(f-e)~~ There is no reasonable assurance that if the tree is saved with proper construction precautions, it will continue to live as an asset to the site.
- ~~(f)~~ Conditions detailed in subsections (a) through (e) are not met, but the property owner contends that the tree imposes an economic burden disproportionate to the benefits gained by the tree, and contributes \$20.00 per caliper inch dbh into the City's Tree Fund.

Section 4. Article XI, Section 1107 – Enforcement, of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

Each protected or specimen tree removed without approval, as provided herein, shall be considered a separate offense, which is subject to citation and a penalty as determined by the judge of the municipal court.

For evaluation purposes, the criteria of \$100.00 per caliper inch of trunk as measured at the top of the remaining stump should be used. This dollar evaluation of the damaged tree may be required to be invested on the site as commensurate replacement plantings.

It could also be considered permissible to replace a removed tree with a number of smaller trees of the same species, provided the combined caliper measurements of the smaller trees is at least equal to the measurement of the protected or specimen tree which was removed.

In addition to the fine described herein, tree removal contractors found to have removed protected or specimen trees without an approved tree removal permit issued by the City shall be:

- (a) Subject to a citation and fine as determined by the judge of the municipal court, described herein, and

- (b) Upon being found guilty three times or more, shall be prohibited from receipt of tree removal permits for not less than 12 months, commencing from the date of final judgement.

Section 5. Article XI, Section 1130 – Procedures for removal of trees and other vegetation on residential property (following issuance of a certificate of occupancy), of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

There is hereby created and established policies and procedures for removal of existing trees and other vegetation on residential property which shall consist of the following:

- (a) Removal of any understory trees or vegetation ~~over six eight (8) inches dbh or greater,~~ or canopy tree 18 inches dbh or greater conducted on any property within the city limits shall require a tree removal permit.
- (b) Understory trees less than eight (8) inches dbh and canopy trees less than 18 inches dbh ~~Trees that are less than six inches in diameter~~ may be removed without obtaining a tree removal permit, but only if these trees are not located within a designated tree save and landscape buffer, wetland buffer, stream buffer, watershed protection buffer, conservation easement, etc. It shall be the responsibility of the property owner and/or tree removal contractor to verify the location of these areas on each lot prior to removing any vegetation.
- (c) Tree removal permits shall not be required to remove underbrush or vines from residential property, as long as said underbrush and vines are not located within a designated tree save and landscape buffer and/or an undisturbed buffer. Removal of any vegetation from these areas shall require a tree removal permit and shall be coordinated with the ~~city landscape architect~~ Planning and Development Director or his/her designee.
- (d) If any understory tree or vegetation eight (8) inches dbh or greater, or trees over ~~six~~ 20 inches dbh are removed for a fee from any property without a tree removal permit, the property owner and tree removal contractor shall be subject to appropriate citations and may be subject to additional penalties and fees.
- (e) Permits shall be obtained by any person or company engaged in the removal of trees for a fee. The ~~planning and zoning administrator~~ Planning and Development Director or his/her designee shall review the tree removal permit and inspect the property as necessary prior to removal of any trees. If any trees are removed prior to issuance of a tree removal permit, the property owner and tree removal contractor shall be subject to citations and additional penalties and fees that may be applicable.
- (f) All contractors for tree removal shall possess a current occupational tax certificate and comply with the safety and insurance standards established in Section 1131. – Safety standards for tree removal contractors. ~~must be bonded, insured and possess a current occupational tax certificate.~~ Each contractor is responsible for presenting

current and updated documents to the ~~city landscape architect~~ Planning and Development Director or his/her designee.

- (g) Tree removal permits expire after three months from the date of issuance.
- (h) The owner of the property shall be solely responsible for ensuring the removal of all cut logs, brush, debris, or fallen trees, from the premises. Such removal shall occur within 30 days of the date that the tree is cut or falls.
- (i) Any person, firm, corporation, company, or partnership violating any provisions of this ordinance shall be subject to citations and additional penalties and fees that may be applicable. Where an offense continues from day to day, each day's continuance thereof shall be deemed a separate offense. The owner of a premises, where anything in violation of this ordinance shall exist, or any person, firm, corporation, company, or partnership who may have assisted in the commission of such violation shall be guilty of a separate offense and, upon conviction thereof, shall be punished as herein provided.
- (j) Every platted residential lot within the city limits shall plant and/or maintain no less than two trees at least two inches in diameter within the boundaries of the subject lot. These trees shall be in addition to any specimen trees located on the lot.

Section 6. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 7. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 8. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2018.

Vanessa Fleisch, Mayor

Attest: _____
Betsy Tyler, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Betsy Tyler, Public Information Officer/City Clerk 

DATE: May 31, 2018

SUBJECT: Ordinance Amendment – Disorderly Conduct Ordinance
June 7, 2018, City Council Meeting

Based upon input from the Police Department and Municipal Court Solicitor's Office, along with consultation with other jurisdictions, staff brings forward an amendment to the Disorderly Conduct ordinance for Council consideration.

In 2017, shoplifting incidents made up approximately 20% of the Part 1 crimes reported in Peachtree City. As commercial retail locations continue to increase in the city, and organized retail crime continues to grow as a criminal enterprise, the issue of defrauding merchants is a problem that, unfortunately, will not go away. Arrest and prosecution of offenders is a vital component of preventing this crime, but the Police Department faces challenges in prosecuting many offenders due to challenges with the state shoplifting statute, witness availability, and other factors.

The Police Department reports that retail crime offenders often travel great distances to target merchants in this area, and they often commit other crimes while in the area or endanger the public in their endeavors to escape. Improving legislative tools that help criminally prosecute these subjects will enhance law enforcement's ability to deter such crime in Peachtree City.

As such, staff brings forth an amendment to the Disorderly Conduct ordinance that would allow police to bring charges against these offenders under city ordinance, while minimizing the burden on third party victims and improving successful prosecution. This added language, indicated in red on the attachment, is modeled after the City of Atlanta ordinance, where it has been successfully used for such purposes in the past.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO PROHIBIT ACTS OF DISORDERLY CONDUCT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Chapter 50, Offenses and Miscellaneous Provisions, Article 1, is hereby amended to include a new subparagraph ten (10), as follows:

Sec. 50-10. - Disorderly conduct; repeal of conflicting provisions.

It shall be unlawful for any person within the corporate limits of the city to engage in any conduct described in the following subsections; however, no person shall be convicted of any of the following sections upon a showing that the predominant intent of the conduct was to exercise a constitutional right:

- (1) To act in a violent or tumultuous manner toward another whereby any person is placed in fear of the safety of his life, limb or health;
- (2) To act in a violent or tumultuous manner toward another whereby the property of any person is placed in danger of being damaged or destroyed;
- (3) To cause, provoke or engage in any fight, brawl or riotous conduct so as to endanger life, limb, health or property of another;
- (4) To be in or about any place, where illegal sale or possession of alcoholic beverages or narcotics or dangerous drugs is practiced, allowed or tolerated, for the purpose of or intent to engage in the purchase, use, possession or consumption of illegal drugs, narcotics or alcoholic beverages;
- (5) To direct "fighting words" toward another, that is, words which by their very nature tend to incite a breach of the peace;
- (6) To interfere with, by acts of physical obstruction, another's pursuit of a lawful occupation;
- (7) To congregate with another or others on or about any public way so as to halt the flow of vehicular or pedestrian traffic, and to fail to clear that public way after being ordered to so do by a police officer or other lawful authority;
- (8) To disrupt, by actions which tend to incite a breach of the peace, the undisturbed activities of any house of worship, hospital or home for the elderly;

(9) To throw bottles, paper, cans, glass, sticks, stones, missiles or any other debris on public property.

(10) To be in or about any place, alone or with another or others, with the purpose of or intent to engage in any fraudulent scheme, trick or device to obtain any money or valuable thing; or to aid or abet any person or persons in doing so.

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

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

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

This 7th day of June 2018.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: Betsy Tyler, City Clerk 

DATE: June 1, 2018

SUBJECT: Consider Cancellation of July 5, 2018, Regular Meeting
June 7, 2018, City Council Meeting

Recommendation:

That Council consider cancelling the regular City Council Meeting scheduled for July 5, 2018.

Discussion:

Due to the potential for attendees to be out of town for Independence Day, which falls on a Wednesday this year, Council may wish to consider cancelling the first regular meeting in July, which falls on Thursday, July 5.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jonathan N. Rorie, City Manager

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: May 31, 2018

REQUEST: Amendment to Section 1013A.17(f)6, LUR-17 Ordinance
June 7, 2018 City Council Meeting

Recommendation:

That Council approve the proposed ordinance language modification as presented by staff. Staff finds that the request is consistent with the rezoning application as approved by Council and Exhibit "B" of the adopted LUR-17 ordinance (attached). Section 1013A.17(f)6 should be modified to read: "Minimum side setback: 0 feet; provided that at least a 10-foot separation is maintained between dwelling units".

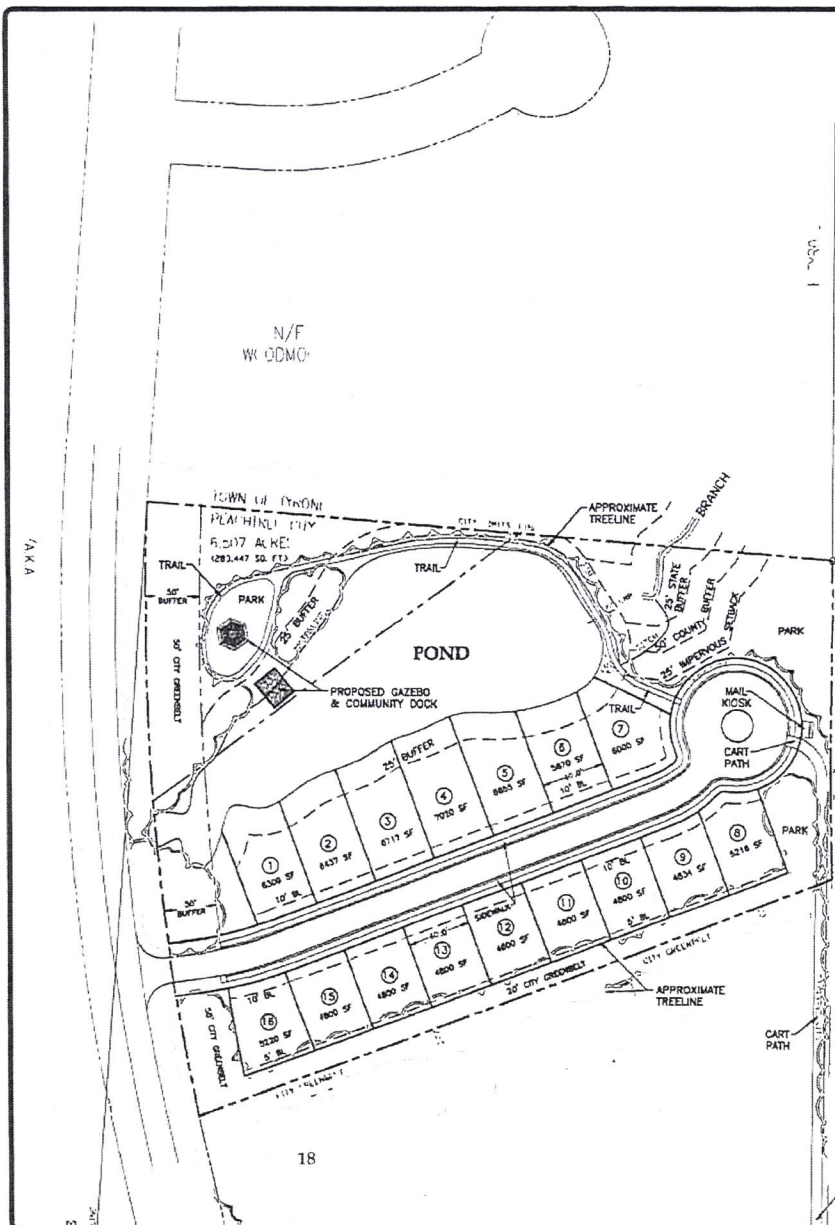
Discussion:

On March 15, 2018, Council approved the rezoning of the subject property from Agricultural Reserve (AR) to Limited Use Residential (LUR-17). After the adoption of the LUR-17 ordinance, an apparent inconsistency in the ordinance language relating to the side setback requirement was brought to the attention of staff. As a result, staff is recommending that Section 1013A.17(f)6, be modified to accurately reflect the side setback requirement approved by Council as shown on Exhibit "B" (attached) of the adopted LUR-17 ordinance and the Concept Plan (attached) of the approved application. Both Exhibit "B" of the adopted LUR-17 ordinance and the application's Concept Plan identify the side setback as "zero (10' separation between buildings)".

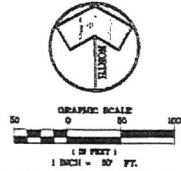
The Planning Commission conducted a public hearing on this matter on May 14, 2018. At the conclusion of the public hearing, the Commission voted unanimously to forward a recommendation of approval to City Council. A copy of the minutes from that hearing is attached.

Budget Impact:

There are no budget impacts associated with this request.

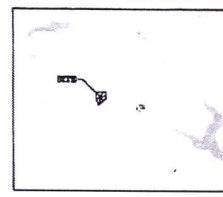


CONNECT PROPOSED
CART PATH TO EXISTING
PATH BETWEEN SARANAC
& ARDENLEE

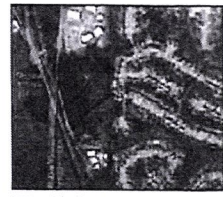


NOTES

1. SITE AREA = 44.6301 ACRES
2. EXISTING ZONING = AR
3. TOTAL NUMBER OF LOTS = 16
MIN. LOT SIZE = 4,800 S.F.
AVG. LOT AREA = 5,561 S.F.
TOTAL GREENSPACE = 936 ACRES
4. BUILDING SETBACKS
FRONT = 10'
SIDE = ZERO (10' BETWEEN BUILDINGS)
REAR = 25' (1-11) 5' (8-16)
5. TOTAL UNITS = 16
6. SITE DENSITY = 0.41 UNITS/AC
7. BOUNDARY TAKEN FROM SURVEY PREPARED BY TURNER & ASSOCIATES LAND SURVEYORS.
8. WATER & SEWER PROVIDED BY PEACHTREE CITY WATER/SEWER AUTHORITY.



VELOCITY MAP N.T.S.



FLOOD MAP N.T.S.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE FOR F.E.M.A. FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA. COUNCILMAN'S PANEL NO. 1311325078 & 1311325088 EFFECTIVE DATE SEPTEMBER 28, 2008



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
DAY
DESIGN
GROUP, Inc.
1718 S. W. 10TH AVE.
SUITE 100
ATLANTA, GA 30335
(404) 525-0000
www.daydesigngroup.com

CONCEPTUAL SITE PLAN
FOR
SENOIA TRACT - SUBDIVISION
PEACHTREE CITY, GA 30089

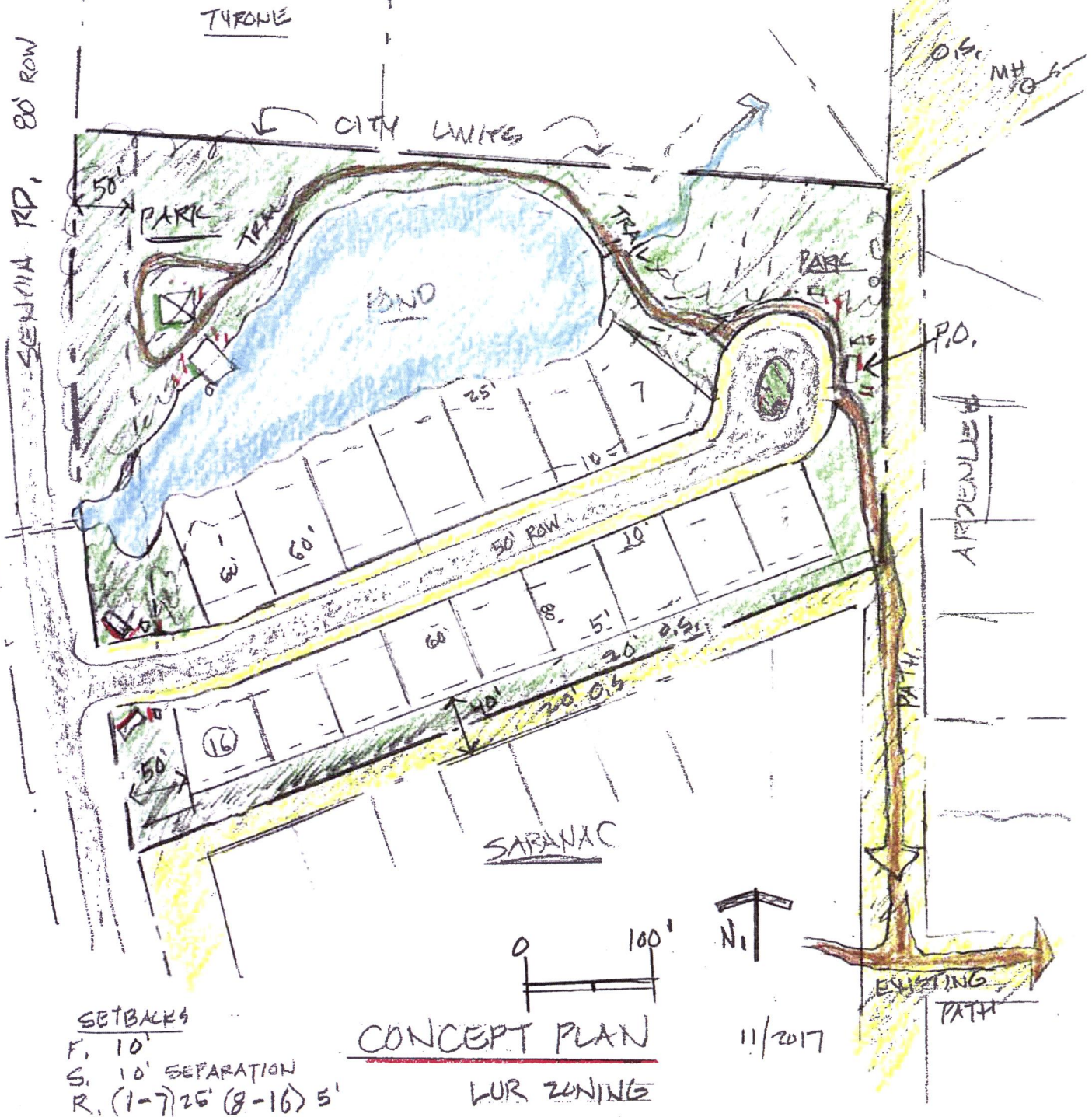
DATE	DESCRIPTION
11/13/17	1

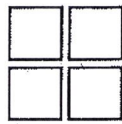
DATE	DESCRIPTION
11/13/17	1

DATE	DESCRIPTION
11/13/17	1

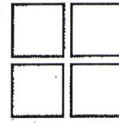
Exhibit "B"

Concept Plan attached to original application





**PETERSON
PLANNING**



April 25, 2018

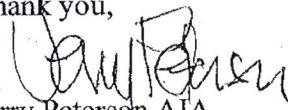
Mr. Michael Warrix
Planning & Development Director
City of Peachtree City
151 Willowbend Road
Peachtree City
Georgia 30269

RE: LUR 17

Dear Mr. Warrix,

Chadwick Homes, Inc requests a modification to the LUR-17 zoning ordinance to correct the side setbacks to 10' separation as requested in the November 15, 2017 application and as noted on the Concept Plan dated November 13, 2017.

Thank you,



Jerry Peterson AIA

cc. Chad Floyd, Chadwick Homes, Inc.

Planning Commission of Peachtree City
Meeting Minutes
May 14, 2018
7:00 p.m.

The Peachtree City Planning Commission met Monday, May 14, 2018, at City Hall. Planning Commission members in attendance were: Chairman Frank Destadio, Jack Bernard, Lisa Ann Curtis, Paul Gresham, and JT Rabun, as well as Alternate Michael Link. Gresham arrived after the Commission's approval of the minutes. Senior Planner Robin Cailloux, Planning Assistant Chandra Wright, IT Support Specialist Julie Zilich, and Recording Secretary Martha Barksdale also were present.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

Planning Commission Meeting April 23, 2018

Bernard moved to approve the April 23, 2018, Planning Commission meeting minutes as written. Curtis seconded. Motion carried unanimously.

Public Hearings

PH-18-02 Consider Request to modify ordinance text of Section 1013A.17(f)6, LUR-17 side setbacks

Destadio opened the public hearing. He explained this concerned a requested text amendment to a rezoning application approved by City Council on March 15.

Cailloux noted that on March 15, 2018, City Council approved the rezoning of the subject property from Agricultural Reserve (AR) to Limited Use Residential (LUR-17), which allowed for 15 single-family detached homes. After the ordinance was passed, she reported, it was noticed that the text did not match the plan. The plan called for a 10-foot separation between dwellings, but the text called for a 10-foot setback, which would result in a 20-foot separation.

She said a rezoning action was required to correct this, and the applicant was requesting the text be amended to reflect what was on the plan adopted by City Council. This would change the language from 10-foot side setback to 0 side setback with a 10-foot separation between buildings. She said Staff was of the opinion that this was compliant with the rezoning action.

Destadio commented that this was the way it was presented to City Council, both verbally and in writing, and it was what Council approved. The problem was that when the ordinance for the LUR was drafted, it mistakenly said it required 10-foot side setbacks. This text amendment was just to correct what was already approved, Destadio remarked.

Jerry Peterson, representing the builder, Chadwick Homes, spoke in support of the amendment and noted this was the same separation used in the Saranac subdivision.

Destadio said that was important to note, and pointed out it was also the case in a number of other developments, including Cresswind. He explained that all Limited Use zonings, whether Limited Use

Residential, Limited Use Commercial, or Limited Use Industrial, get their own sets of criteria when Council approved them. He said the criteria were specific to the development, and that specificity was why this one had the number 17 attached, to identify it and the criteria specific to that development.

There were no comments in opposition to the text amendment. Destadio closed the public hearing.

The Commissioners had no comments. Destadio noted there were a number of ways this could have been handled, according to City Attorney Ted Meeker, but he appreciated that City Council chose to go back to the Planning Commission for a public hearing, then have it returned to Council.

Rabun moved to approve PH-18-02 for the text correction. Bernard seconded. Motion carried unanimously.

City Councilman Kevin Madden, who was in the audience, sought clarification on the number of homes being allowed in the development. Chairman Destadio confirmed that the number of homes was still 15, as previously approved for this LUR zoning district.

New Agenda Items

05-18-01 Landscape plan, NAECO (100 NAECO Way)

Cailloux stated this was in the Southpark Industrial District at the intersection of Southpark Drive and NAECO Way and pointed to the area on an aerial photo. She said they were making an addition to their facility and had come before the Commission with a landscape plan. They would be adding 10,000 square feet of impervious surface and, therefore, were required to plant 30 caliper inches of canopy trees and 20 caliper inches of understory trees.

The plan included a combination of evergreen and deciduous trees, Cailloux reported, showing on a site map where the new landscaping would be added. She said most of it would be around the building itself, but they were adding a border of large evergreen canopy trees, magnolias and oaks, and, along the foundation, were planning a combination of evergreens, deciduous and flowering understory trees. She said the applicant met the minimum requirements of the landscape ordinance, and Staff recommended approval.

Landscape designer Annette Bowman represented the applicant. She commented that she loved the photographs of the plants that Cailloux had included in the presentation. Cailloux noted that Destadio was always very interested in the types of plants, and he noted that he had gone online and looked them up, but appreciated the photos as well.

Destadio said he had visited the site and noted that when he pulled into the parking lot, he went to the right and faced an open area. He asked Bowman if sod or something would be added to stabilize this area and protect it from erosion.

Bowman explained that this property's stormwater retention system funneled water to a specific area where it pooled for a certain number of hours, then filtered down. She said the area was disturbed right now because it was still being completed. There was stone underneath, Bowman commented, and it worked as a filtration system.

Destadio asked what would be used to stabilize the open area and keep mud from flowing into the filtration system? Bowman said grass would be added, and some plantings might be switched around if needed. She assured him it would be stabilized, and Destadio said that area concerned him.

AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE, AS AMENDED, SECTION 1013A.17 LIMITED-USE RESIDENTIAL DISTRICT NO. 17, TO PROVIDE FOR OTHER REQUIREMENTS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. Article X, Requirements by District, Section 1013A, Limited Use Residential of the Peachtree City Zoning Ordinance, Section 1013A.17 Limited-use residential district no. 17, subparagraph (f) Other Requirements, be amended as follows:

(Section 1013A.17) Limited-Use Residential District no. 17

(f) *Other Requirements.*

1. Maximum number of dwelling units: 15
2. Minimum floor area per dwelling unit: 1,600 square feet
3. Minimum zoning lot area: 4,800 square feet
4. Minimum lot width: As described herein and shown on the Conceptual Site Plan (Exhibit "A")
5. Minimum front building setback: 10 feet provided that at least two paved parking spaces are required for each dwelling unit off of the right-of-way; at least one of these spaces must be within a fully enclosed garage, and street-facing garages shall be at least 20 feet from the right-of-way.
6. Minimum side setback: ~~10-0~~ feet; provided that at least a ~~20~~ 10-foot separation is maintained between dwelling units
7. Minimum rear setback: 25 feet for lots 1-7; 5 feet for lots 8-15
8. Maximum building height: Two stories, not including a basement level
9. Architectural concept: As illustrated in Exhibit "C"

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

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

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

Done, Ratified, and Passed this _____ day of _____ 2018.

Vanessa Fleisch, Mayor

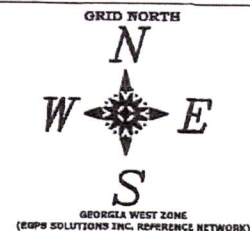
Attest: _____
Betsy Tyler, City Clerk

EXHIBIT "A"

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TYRONE STATION SUBDIVISION PHASE TWO (P.B. 40/13-14)

LEGEND:
 IPF = IRON PIN FOUND
 OTP = OPEN TOP PIPE
 CTP = CEMENT TOP PIPE
 P/L = PROPERTY LINE
 N/F = NOW OR FORMERLY
 R/W = RIGHT-OF-WAY
 P.B. = PLAT BOOK
 D.B. = DEED BOOK
 HW = HEADWALL
 RCP = REINFORCED CONCRETE PIPE
 CMP = CORRUGATED METAL PIPE
 PP = POWER POLE
 TP = TELEPHONE POLE
 GA = GUY ANCHOR
 ——— = OVERHEAD POWER LINE
 ——— = OVERHEAD TELEPHONE LINE



REFERENCE PLAT:

PLAT PREPARED BY WINFRED D. KIRK, GEORGIA REGISTERED LAND SURVEYOR NO. 1451, FOR HAROLD H. & JACQUELYN JONES DATED NOV. 30, 1972.

OLD STATE ROUTE NO. 74
(A.K.A. SENOIA ROAD) (80' R/W)
(24' PAVEMENT)

CURVE TABLE			
Curve	Radius	Length	Chord
C1	2274.94'	883.17'	881.97'
			N 04°24'13" W

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in D.C.G.A. Section 13-6-67.

Jon D. Turner
 Jon D. Turner GA R.L.S. # 2795

07-10-17
 Date



REVISED 10-31-17 TO SHOW NAME CHANGE; NO ADDITIONAL FIELD WORK PERFORMED.

TURNER & ASSOCIATES LAND SURVEYORS, P.C.
 19 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277
 TEL: (770) 653-5300 EMAIL: turnerlandsurveyors@gmail.com
 JARON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

RETRACEMENT SURVEY FOR:

CHADWICK HOMES, INC.

LOCATED ON LAND LOT 155 7th LAND DISTRICT
 PAYETTE COUNTY, GEORGIA CITY OF PEACHTREE CITY

SCALE: 1" = 100'	PLAT DATE: 7-10-17	REVISED: 10-31-17
DATES OF FIELD WORK: 06-28-17; 06-29-17; 07-10-17	DESK #: 2017	DRAWING #: 17027-R

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
2. CITY LIMITS OF PEACHTREE CITY AND TOWN LIMITS OF TYRONE ARE TAKEN FROM PAYETTE COUNTY TAX ASSESSORS ONLY. THIS OFFICE MAKES NO CERTIFICATION AS TO THE ACCURACY OF CITY & TOWN LIMITS LINES.

AS PER F.I.R.M. FLOOD MAPS FOR PAYETTE COUNTY, GEORGIA: MAP NUMBER 33113CB0088 EFFECTIVE DATE 8/27/2009 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 335,922 FEET OR BETTER AN ANGULAR ERROR OF .000 PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 335,922 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION.

BASIS OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A TOPCON Hiper SR GPS NETWORK ROVER UTILIZING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK.

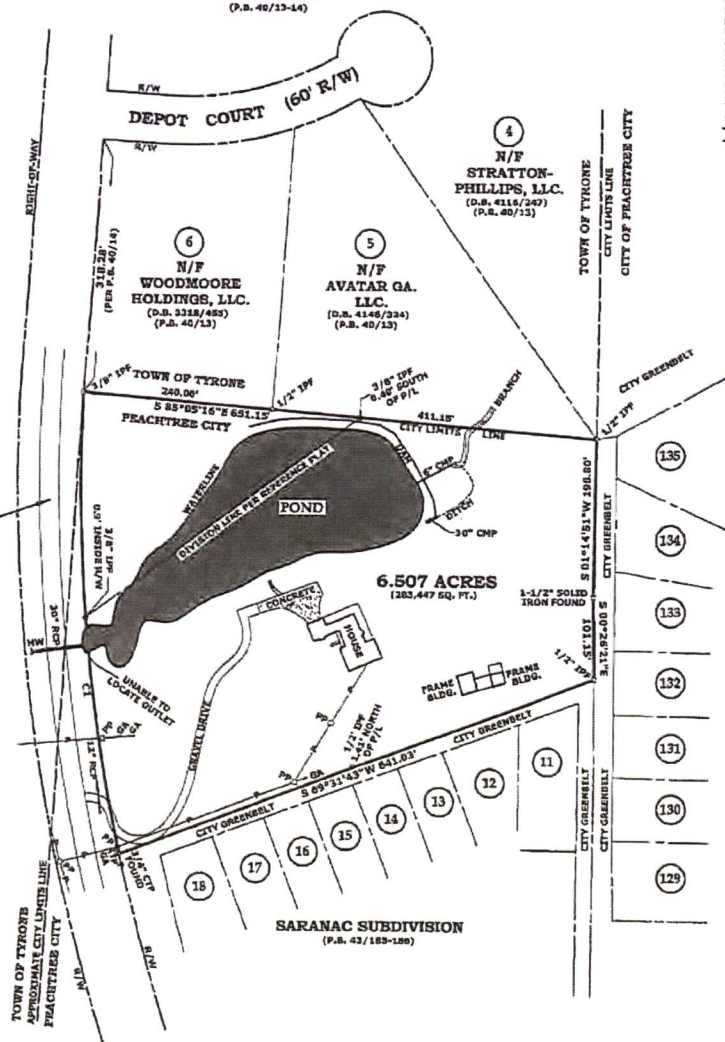


EXHIBIT "C"



IMAGE
HOMES



IMAGE
HOMES