



CITY COUNCIL OF PEACHTREE CITY
REVISED MEETING AGENDA
JUNE 3, 2021
6:30 p.m.

Peachtree City
Mayor & City Council
Vanessa Fleisch, Mayor
Phil Prebor – Post 1
Mike King – Post 2
Kevin Madden – Post 3
Terry Ernst – Mayor Pro Tem
Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Announcements, Awards, Special Recognition
 - IV. Public Comment
 - V. Agenda Changes
 - VI. Minutes
 - May 20, 2021 – Regular Meeting Minutes
 - May 20, 2021 – Executive Session Minutes
 - VII. Consent Agenda
 - 1. FY2022 Non-Profit Funding- Fayette Senior Services
 - 2. FY2021 Budget Amendment and Intent to Finance (2) Police Vehicles
 - 3. Waterproof Coating of Library Exterior Walls, MRR Grant Application for 50% Match and FY2021 Budget Amendment
 - 4. Authorization of RFP and Selection of a Management Consulting Firm to Conduct an Employee Compensation and Benefits Study
 - 5. Addition of On-call Part-Time Recreation Leader at Kedron Fieldhouse & Aquatic Center
 - VIII. Old Agenda Items
 - IX. New Agenda Items
 - X. Council/Staff Topics
 - 1. Building Permit Requirements for Window and Door Replacement
 - 2. 2021 Budget Survey Presentation
 - XI. Executive Session
 - XII. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, May 20, 2021
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, May 20, 2021. 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

Fleisch honored Firefighter/Paramedic Jared Joiner for 10 years of service.

Public Comment

None

Agenda Changes

None

Minutes

King moved to approve the May 4, 2021, budget workshop and the May 6, 2021, regular meeting minutes as written. Madden seconded. Motion carried unanimously.

Consent Agenda

- 1. FY2022 Non-Profit Funding - Fayette Council on Domestic Violence, Inc. d.b.a, Promise Place**
- 2. Motor Vehicle Lease Agreement - Fayette Senior Services**
- 3. Braelinn Tennis Courts Conversion to Pickleball Courts Contract Award**
- 4. Peachtree City W.A.S.A. Land Acquisition**
- 5. Library Carpet Replacement (Upstairs) and MMR Grant for 50% Match**
- 6. Conversion to Salt System at Glenloch Pool**

Madden moved to approve Consent Agenda items 1-6. Ernst seconded. Motion carried unanimously.

Old Agenda items

None

New Agenda items

05-21-09 Public Hearing- Variance Request - 203 Amelia Lane, Rear Setback Encroachment

Planner Chandra Wright said this property was at the intersection of Amelia Lane and Chadsworth Way in the Chadsworth at Ashton Reserve subdivision off MacDuff Parkway. The subdivision was zoned Residential (R-1), and this parcel was next to City-owned property. The applicant was requesting a 10-foot encroachment into the rear setback to allow them to construct a sunroom on their home. Even after construction, Wright noted, there would still be about 20 feet between the home and the rear property line. She showed a photo the applicant had provided that depicted the type of structure they wanted to build. Wright used an aerial view of the subdivision to point out that most of the parcels were rectangular in shape with standard backyards, but this one was more triangular, resulting in less space with which to work.

In considering a variance request, Council should look at whether there were any special conditions not applicable to other properties in the same zone, and Wright said the triangular shape of this property was a factor because it gave them a smaller building envelope. Another consideration was if

the regulations created practical difficulty or unnecessary hardship. The smaller building envelope meant the structure would abut the front and the rear setbacks, which did prevent expansion into the rear yard. The only place they had to expand was a little on the southern end of the property.

Most of the other lots in this subdivision were rectangular with a standard rear yard, and this triangular one was an exception that precluded the applicant from a similar use of their rear yard. Council also needed to look at whether granting this variance would constitute a special privilege, but Wright pointed out that the limitations on this lot caused by its shape meant staff felt it would not be a special privilege.

Would the granting of the variance prove detrimental to the public health, safety, or welfare? The two neighbors directly to the north of this parcel had provided letters of support, and staff did not see how it would be detrimental. The request was in compliance with the Comprehensive Plan, which supported reinvestment in properties. Wright showed an aerial photo that depicted the lack of backyard space and also how the neighboring properties abutted this one. One neighbor would have a clear view of the sunroom, and they were comfortable with what had been proposed.

The applicant said Wright had done a good job explaining the request.

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

Madden asked about the City property that backed up to this parcel. Fleisch said it was Beaver Dam Park. Nothing would be built there, Madden said, and Wright confirmed it would not. She pointed out the Peachtree City property on the aerial map of the area.

Fleisch asked if they were requiring a foundation survey or some sort of survey after it was done? Wright said they typically only required them within five feet of the property line. This was about 20 feet from the property line.

Madden moved that they approve New Agenda item 05-21-09, Variance Request - 203 Amelia Lane, Rear Setback Encroachment. Prebor seconded. Motion carried unanimously.

05-21-10 Public Hearing- Variance Request - 111 Cedar Point, Rear Setback Encroachment

This was a pie-shaped parcel in the Lake Peachtree subdivision, Wright noted. The parcel had three sides and abutted a greenbelt which expanded from about 30 to 100 feet in width where it abutted this property next to Cedar Point. The neighborhood was zoned R-1. She provided an aerial view to exhibit the greenbelt and also that the majority of parcels in the area had four sides and were rectangular in shape.

The applicant was requesting an 11-foot encroachment into the rear setback to allow for construction of a 193 square-foot master bath expansion. A photograph showed the side of the house where the expansion would be, and the applicants had provided an elevation of how the addition would appear. Wright presented a site plan to show how the parcel was laid out. There was a 30-foot building setback along Cedar Point, and the rear abutted the City greenbelt. There was a seven-foot building setback on another side, and Wright pointed out the garage and pool that were there. She indicated the area of the addition and the 11-foot encroachment into the rear setback. At that point there would be 19 feet between the addition and the property line.

Wright said the pie-shaped lot with only three sides constituted a special condition not applicable to other properties in the same neighborhood. The applicant did not provide evidence of practical

difficulties or unnecessary hardship except that they could not expand because of the rear setback. The pie-shaped lot and the fact that the placement of the house to abut the rear setback line created exceptional circumstances that constrained expansion of the home. Granting the variance would not constitute a special privilege because most of the lots in the subdivision were rectangular with room for expansion in the rear.

The granting of this variance would not prove detrimental to public health, safety, or welfare, and neighboring property owners had provided letters of support. There were no inconsistencies with the Comprehensive Plan, which encouraged reinvestments in properties and neighborhoods.

The applicant, noted this was a 47-year-old home. Bathroom space had always been tight, and there was a lack of closet space, so they wanted to upgrade.

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

Prebor said he was glad to see these improvements. Madden had no objections, due to the difficult topography. King remarked that it was similar to the last variance.

King moved to approve New Agenda item 05-21-10, Variance Request - 111 Cedar Point, Rear Setback Encroachment. Madden and Ernst seconded. Motion carried unanimously.

Council/Staff Topics

Fleisch reminded everyone the Air Show was returning to Falcon Field Saturday and Sunday. Madden mentioned that Rumours, a Fleetwood Mac tribute band, would also be playing at the Amphitheater.

King moved to convene in executive session to discuss pending or threatened litigation at 6:46 p.m. Prebor seconded. Motion carried unanimously.

Madden moved to reconvene in regular session at 6:56 p.m. Ernst seconded. Motion carried unanimously. There being no further business, Madden moved to adjourn the meeting at 6:56 p.m. Prebor seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

Via: Jonathan N. Rorie, City Manager 

From: Yasmin Julio, City Clerk/Administrative Coordinator 

Date: May 28, 2021

SUBJECT: Non-Profit Funding Request – Fayette Senior Services
June 3, 2021, City Council Meeting, Consent Agenda

Recommendation:

To authorize Mayor Fleisch to sign the agreement for services and non-profit funding support for Fayette Senior Services, Inc. for FY2022.

Discussion:

The non-profit funding policy authorizes up to \$25,000 for the provision of basic and general need services in the community. Council has a remaining balance per the policy, for FY2022, in the amount of \$15,000.

This agreement helps to support the proportional number of Peachtree City residents receiving social services, including Meals on Wheels, Congregate Meals, transportation, and in-home personal care and homemaker services.

Budget Impact:

This item will have a budgetary impact of \$15,000 in the FY2022 Budget non-profit funding 100-1505-572020.



Funding Request For Non-Profit Organizations

Organization Information:

Organization Name: Fayette Senior Services, Inc.

Address: 4 Center Drive, Fayetteville, GA 30214

Phone #: 770-461-0813 Fax #: 770-461-2448

Contact Person: Nancy Meaders

Title: President & CEO

Financial Information:

Total Annual Budget: 1,800,000.00

Total Clients Served Annually: 957

Peachtree City Residents Served Annually: 312

Funding Request Information:

Funding Amount Requested: \$15,000.00

Funding Use(s): Social services to clients residing in Peachtree City

Additional Information on Organization/Services: Fayette Senior services, Inc. provides social
services to clients who reside in Peachtree City. These services include home delivered and
congregate meals, non-emergency medical transportation (rides to and from dialysis, chemo, doctor
appoints, pharmacy pickups, etc) and in-home services.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

<i>Date</i>	<i>Council</i>	<i>Amount</i>
<i>Submitted:</i> _____	<i>Approval Date:</i> _____	<i>Approved:</i> _____



May 17, 2021

Mr. John Rorie
City Manager
151 Willowbend Road
Peachtree City, GA 30269

RE: FY22 Request for Funding

Dear Mr. Rorie:

Fayette Senior Services, Inc. respectfully submits a request for funding assistance from the City of Peachtree City for the period July 1, 2021 through June 30, 2022 in exchange for social services provided to residents of Peachtree City.

In order to continue providing the same level of services that are essential to the health and well-being of Fayette County's rapidly growing aging population, Fayette Senior Services asks for a continuation of support in the amount of \$15,000. This support plays a significant role in our capacity to meet the current demand for essential services as established under the Older Americans Act. Many of these services are a lifeline to our seniors who need assistance with obtaining basic needs such as food, transportation and personal care services such as help with bathing and dressing. Due to the continuing effects of Covid, we anticipate this need to be urgent for this year. Enclosed are the Workload Indicators for Social Services for Peachtree City. The total amount of persons served represents on average between 31 to 33% of our overall client base.

We sincerely appreciate the long-time support of the Peachtree City and look forward to a continued partnership and the cooperative efforts to make a meaningful difference in the lives of Fayette County seniors.

Sincerely,

Nancy Meaders

Nancy Meaders
President & CEO

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *PS*
Kelly Bush, Assistant Finance Director *KB*
Janet Moon, Chief of Police *JM*

DATE: May 25, 2021

SUBJECT: FY2021 Budget Amendment and Intent to Finance
June 3, 2021 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment to the 2021 budget resolution and the intent to finance two additional police cars in the Fiscal Year 2021 Fund 337 CIP budget.

Discussion:

Attached please find the budget amendment 21-14 for fiscal year 2021 submitted for your approval. This is housekeeping for insurance reimbursement and replacement of two police vehicles.

Budget Impact:

The proposed budget amendment will increase both revenue and expenditures in the General Fund, the CIP Fund 337, and the Debt Service Fund.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager *JR*

FROM: David A. Borkowski, P.E., City Engineer *David A. Borkowski*
Justin Strickland, Assistant City Manager/Public Services Director *JS*
Paul Salvatore, Financial Services Director *PS*
Jill Prouty, Library Administrator

DATE: May 27, 2021

SUBJECT: Waterproof Coating of Library Exterior Walls and MRR Grant Application for 50% match and FY2021 Budget Amendment
June 3, 2021 City Council Consent Agenda

Recommendation:

1. Approve the application for and acceptance of , if awarded, the Georgia Public Library Services Major Repair and Renovation (MMR) Grant Program; and
2. Award contract to All Seasons Painting Contractors for \$97,463.47 for a waterproof coating to the library, subject to the Grant award.

Discussion:

The exterior of the library facility was constructed with a porous block façade that left uncoated allows excessive moisture infiltration. Therefore, approximately every 10 years or so the City needs to re-apply a waterproof coating to the block.

Staff reached out to our local preferred vendors, All Seasons Painting (ASP) and Engineered Restorations (ER), for quotes for the application of the waterproof coating. ASP quoted \$112,500 and ER quoted \$134,928 using a BASF waterproof coating. ASP also quoted \$97,463.47 using a Sherwin Williams product.

Based on ASPs expertise, past performance, and guidance on the Sherwin-Williams product, Staff is recommending approval for them to re-coat the library facility (Sherwin-Williams product).

Budget Impact:

If awarded the grant would increase revenues and expenditures in the CIP Fund by \$48,732. Funds for the City's portion (\$48,732) are available in the CIP Fund 335-1565-541200-CIP21-30

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 21-15

DATE 06/03/2021

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
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[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2021 Budget Resolution for increased revenue and expense for Library Sealant Project and 50% Grant match upon award.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, Human Resources & Risk Management 

DATE: May 28, 2021

SUBJECT: Consider Authorization of RFP and Selection of a Management Consulting Firm to Conduct an Employee Compensation and Benefits Study
June 3, 2021, City Council Meeting

Recommendation

Authorize a Request for Proposal (RFP) and selection of a management consulting firm to conduct an Employee Compensation and Benefits Study for the City of Peachtree City effective immediately and approve attached FY2021 budget amendment.

Discussion

The last City-wide employee compensation and benefits study was conducted in 2014. Policy states that this type of study should be conducted at least every five (5) years. Since 2014 a number of positions have been reclassified, and the starting salaries and salary ranges for positions have been increased from time to time as directed by Council. However, we continue to face problems in recruiting candidates to fill our open positions and in retaining our current employees. More often than not, HR has to go to the City Manager and request an exception to bring in a new employee at a salary above the minimum rate of the salary grade. For example, just last week HR went to the City Manager and requested an increase in the beginning salary of the full-time Special Events & Marketing Coordinator position in Recreation. The City Manager approved the increase, but unfortunately, even with the increased salary, the candidate turned down our offer.

As far as retaining our current employees, our historical records show that the total separations for FY2020 were 41, while our fiscal year separations through March of this year are already at a total of 32, and we still have six more months in this fiscal year to go. Therefore, these situations beg the question: Has the City's compensation plan kept up with the market over the past seven years?

Staff believes that a new study is needed to ensure that we are providing a compensation plan that is competitive in the relevant labor market and that we are paying our employees equitably. Consequently, we are requesting authorization for an RFP and selection of a management consulting firm to conduct an Employee Compensation and Benefits Study for the City.

Budget Impact

The attached budget amendment will increase both revenue and expenditures in the general fund \$50,000, with revenue coming from cash reserves.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 21-16

DATE 06/03/2021

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2021 Budget Resolution for increased revenue and expense for Employee Compensation and Benefits Study.

Entered

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: May 28, 2021

SUBJECT: Consider Addition of On-Call Part-Time Recreation Leader at Kedron Fieldhouse & Aquatic Center
June 3, 2021, City Council Meeting

Recommendation:

Approve the addition of one (1) on-call part-time Recreation Leader (Salary Grade 9) at Kedron Fieldhouse & Aquatic Center effective immediately.

Discussion:

The Kedron Fieldhouse & Aquatic Center has a total staff of nine (9) with only two (2) full-time employees. Therefore, Kedron Fieldhouse operates with over 75% part-time staff. Kedron has operated very efficiently and successfully for a number of years with this large percentage of part-time staff, but there are challenges in covering all desks and sections when part-time employees require time off (unpaid) for illness, doctor/dentist appointments, vacation, emergency situations, etc.

The Peachtree City Library, which also operates with a large percentage of part-time staff, began a trial program approximately five years ago to address similar coverage issues. The program involved having a temporary on-call part-time Library Assistant, and this trial program was very successful. When a part-time employee was absent from work for whatever reason, the temporary on-call part-time Library Assistant was called in to replace that employee until he/she could return, providing for a seamless transition. Since the part-time Library Assistant was off on unpaid time, there were no additional costs to the City when the on-call part-time Library Assistant was brought in to work. Since this trial program was so successful, this program was continued indefinitely. Kedron management would like to set-up a similar program within the Fieldhouse by adding one on-call part-time Recreation Leader.

Budget Impact:

Approval of this recommendation would add one employee to the City's headcount, but there would be no budget impact for employing an on-call part-time Recreation Leader to fill-in for the department's regular part-time Recreation Leaders.