

City Council of Peachtree City
Agenda
June 3, 2010
7:00 p.m.

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Announcements, Awards, Special Recognition**
Recognize Paul Salvatore for 10 Years of Service
Recognize Jesse Brooks for 15 Years of Service
- IV. **Citizen Comment**
Any member of the public attending the meeting may comment on any issue or item that is not included on the agenda. The time limit is two (2) minutes.
- V. **Agenda Changes**
- VI. **Minutes**
April 26, 2010, Workshop Minutes
May 20, 2010, Regular Meeting Minutes
- VII. **Monthly Reports**
- VIII. **Consent Agenda**
 1. **Consider Amendments to Alcoholic Beverage Ordinance**
Proposed amendments correct inconsistencies between the ordinance and the procedures followed
 2. **Consider Alcohol License – NEW – China House, 1200 Highway 74 South, Suite 16**
Applications for new licenses must be approved by Council. Applicant has met requirements.
 3. **Consider Approval of Amendment for Hotel/Motel Tax Appropriation Agreement**
Amendment reflects move of the Visitors Center from Tennis Center to Amphitheater Box Office Building
- IX. **Old Agenda Items**
- X. **New Agenda Items**
 - 06-10-01 **Public Hearing – Consider Rezoning, LUR-13 to GR, Newgate Road**
Request to continue to June 17, 2010, due to continuance by Planning Commission until June 14
 - 06-10-02 **Public Hearing – Consider Variance to Sign Ordinance, NCR**
Applicant requests continuance to no later than September 2, 2010
 - 06-10-03 **Consider Partial Exemption from Impact Fees for Sany**
Applicant requests reduction of development impact fees for Phase One
 - 06-10-04 **Consider Resolution in Opposition to the Public Safety Employer-Employee Cooperation Act of 2009**
Resolution in opposition to proposed federal collective bargaining standards for public safety employees
 - 06-10-05 **Consider Approval of PCTA Lease Agreement**
Revision to lease agreement include use of space at Amphitheater Box Office Building for Visitors Center and use of funds from Council Contingency for facility modifications
- XI. **Council/Staff Topics**
Hot Topics Update
- XII. **Executive Session**

**City Council of Peachtree City
Joint Workshop
Minutes of Meeting
April 26, 2010**

The City Council of Peachtree City held a joint workshop with the Recreation Commission at the Gathering Place on Monday, April 26, 2010, at 6:30 pm. Members of the City Council present were Mayor Don Haddix, Doug Sturbaum, Eric Imker, Vanessa Fleisch, and Kim Learnard. Members of the Recreation Commission present were Chairman Mark Ballard and Shayne Robinson.

Staff members present were City Manager Bernard McMullen, Leisure Services Director Randy Gaddo, Recreation Administrator Sherry McHugh, and Leisure Programs Coordinator for Seniors Janet Werner. Gaddo started the meeting at 6:32 pm.

The purpose of the workshop was to discuss possible coordination between Fayette Senior Services and The Gathering Place.

Gaddo reviewed The Gathering Place's history and services with a PowerPoint presentation (included in the meeting file).

Debbie Britt, Executive Director of Fayette Senior Services, reviewed the history and services of Fayette Senior Services with a PowerPoint presentation (included in the meeting file).

Learnard noted that the background information was good, but wondered what was done now. Gaddo stated that he was interested in input from everyone, specifically to coordinate programs and services between the Gathering Place and Fayette Senior Services. Gaddo commented that it would be good to coordinate services, perhaps by better utilizing the Gathering Place. Gaddo specified that the Gathering Place could be a good transportation hub or distribution point for Meals on Wheels.

Haddix stated that there was no intent to shut down the Gathering Place or to put its services under the control of Fayette County. Haddix noted that Peachtree City was part of Fayette County, and the services offered through Fayette Senior Services were available to Peachtree City senior citizens. Haddix remarked that many of their services were not offered in Peachtree City, so they could offer more services to residents of Peachtree City. Haddix said that it was almost like being double taxed when services were duplicated, and the idea was to explore ways to expand offerings of both the Gathering Place and Fayette Senior Services to share.

Several members of the public commented that they were concerned about losing services or classes that were currently offered at the Gathering Place. Gaddo and Britt reassured them that the purpose of this meeting was merely to inform the public about services offered and the potential ability to better utilize those services. Learnard commented that rumors existed that Fayette County would take over the Gathering Place, and Haddix reassured everyone that these rumors were not true.

Members of the public also voiced concerns over transportation issues related to senior citizens in Peachtree City, specifically a desire to have a bus for patrons of the Gathering Place to use. There was discussion regarding legal issues that would prohibit raising funds or collecting donations to purchase a bus for seniors to use at the Gathering Place. Britt noted that several transportation options were available to Peachtree City senior citizens to use, including a 14-seat bus, vans, and cars, which offered seniors rides to doctors, hospital, stores, churches, and even to work for developmentally-challenged individuals and disabled citizens, as well as to the Fayette Senior Services center and back. Senior citizens could purchase vouchers to use the transportation. These services were available by calling Fayette Senior Services.

Discussion about the Meals on Wheels program was held. Britt noted that there were 35 routes in Peachtree City serving about 500 people, 31% of the deliveries. If the Gathering Place were used as a volunteer pick up station to deliver these meals, it would not take over the entire building. Approximately 30 coolers would be stored on site, and volunteers would stop in, pick up the needed food for their route, and be on their way quickly. Britt noted that it was not necessary for Fayette Senior Services to use the Gathering Place as a pick up station, but that it could be convenient for the volunteers who lived here. Britt commented that the Meals on Wheels program offered more than nutritional services to senior citizens; it also provided needed social contact to those who might be shut in their homes most of the time. Britt stated that the program offered a cupcake to patrons on their birthday and stressed how much this one small token was appreciated by those utilizing the program.

Ballard noted that both the Gathering Place and Fayette Senior Services needed to expand and grow, but that voters had rejected a bond referendum to fund an expansion of the Gathering Place. Ballard stated that a hub for seniors could be the Gathering Place or another facility, and as demand increased, time and money would always be an issue. Ballard wondered about a referral point, a place where people could find out what was available that could offer more services with room to grow. Britt commented that the Fayette Senior Services Center was about 22,000 square feet and was maxed out. Britt questioned what the citizens wanted, where the City was at today, and if Fayette Senior Services could help. Britt noted that the reason Fayette Senior Services Center was located in Fayetteville was because Fayetteville had the cheapest land available to purchase to allow for the facility to be built.

Werner expressed concerns that some of the programs offered through Fayette Senior Services, specifically day trips, would often fill up before Gathering Place patrons could reserve their place. Werner also stated that private coaches were too expensive to be affordable to the senior citizens. Britt stated that the information about day trips through the Fayette Senior Services was available. Werner noted that information needed to be shared better between the Gathering Place and Fayette Senior Services. Werner asked what Fayette Senior Services wanted from the Gathering Place. Britt responded that they were not looking for anything, but had been approached by staff to discuss the sharing of resources and to determine if there was more that could be offered to Peachtree City. Britt asked what Fayette Senior Services could do for them.

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Haddix commented that not all services would be utilized by all the age groups; for instance, a 59 year-old would not want or need the same services an 80 year-old would. Haddix wondered if there should be a survey to determine what needs were most important, and what the demographics were of Peachtree City senior citizens. Britt stated that Fayette Senior Services was required to complete surveys each year, because of the grants and partnerships that they had. Britt offered to share the results of their survey with Peachtree City.

Haddix said that the City should establish goals for cooperating with Fayette Senior Services and perhaps conduct a feasibility study. The idea would be to progress one step at a time. Learnard added that the City needed to understand the needs before doing anything, and that transportation was a very obvious need. Learnard noted that more coordination between Fayette Senior Services and Peachtree City was needed. Haddix agreed that the need had to be defined. Fleisch stated that the bus availability needs could be determined through a sign up sheet. Haddix asked McMullen if it was appropriate to do a feasibility study. McMullen stated that it was, as they could modify the survey results that Fayette Senior Services already had. McMullen said that the City needed to get two answers –how much of the general population of Peachtree City were senior citizens, and how many of those seniors used the Gathering Place. Haddix noted that they had a starting place.

Imker wondered how many Peachtree City senior citizens used Fayette Senior Services and what services they used. Britt stated that information was available on their monthly report, and that more than 300 members were from Peachtree City. Imker asked what those residents were doing, and Britt stated that it would take a little time to extract the information from the social services database. Haddix directed Gaddo and Britt to coordinate the information.

There being no further business to discuss, the meeting adjourned at 8:25 pm.

Linda Morton, Recording Secretary

Don Haddix, Mayor

City Council of Peachtree City
Minutes of Meeting
May 20, 2010
7:00 p.m.

The City Council of Peachtree City met Thursday, May 20, 2010, in the City Hall Council Chambers. Mayor Don Haddix called the meeting to order at 7:00 p.m. Council Members present: Vanessa Fleisch, Erik Imker, Kim Learnard, and Doug Sturbaum.

Announcements, Awards, Special Recognition

Recognize Citizens Police Academy Graduates

Mayor Haddix, Major Mike Dupree, and Captain Stan Pye recognized the Citizens Police Academy graduates.

Citizen Comment

Beth Pullias, Peachtree City Civic Association (PTCCA) president, addressed Council regarding the proposed amendments to the animal control ordinance. She presented Council with a letter from the PTCCA (a copy of the letter is included in the official meeting file), noting that the PTCCA was in favor of eliminating "voice control" from the ordinance. She noted that 1,860 homes were represented by the PTCCA, and 61% of those homes supported the Association's position.

Robert Brown recalled that he had asked Council to consider restricting gas-powered golf carts at one time, and he had not seen anything done. He continued that, during the past week, he and his dog, that was on a leash, had been run off the cart path by a monster golf cart that was jacked up with big, fat tires. He asked Council to again consider restricting gas-powered golf carts.

Al Yougel, Keep Peachtree City Beautiful director, reported on the organization's April activities, which including cleaning up an illegal dump site near Atlanta Regional Airport-Falcon Field, putting out "away from home" recycling bins for tournaments at the Baseball/Soccer Complex, participating in Fayette County's Earth Day festivities, assisting with Boy Scout Troop 75's trash collection on the cart paths at World Drive, and participating in World War II Days at Atlanta Regional Airport-Falcon Field, Earth Day Market at The Avenue, and the Relay for Life at the Kiwanis Fairgrounds. April's community service hours were 537 for a year-to-date total of 5,611. Drop-off materials collected in April included 17,460 pounds of cardboard, 5,080 pounds of plastic, 513 pounds of aluminum, and 10,900 pounds of glass.

Agenda Changes

Fleisch asked City Attorney Ted Meeker if she needed to recuse herself from voting on the proposed Vacant Building Ordinance since she was a realtor. Meeker asked Fleisch if she owned any vacant buildings, and Fleisch said she did not. Meeker said he was not aware of any conflict.

Fleisch moved to continue 04-10-11 Consider Vacant Structure Registration Ordinance and 05-10-04 Consider Amendments Section 908 Accessory Uses regarding Walking Signs indefinitely. Sturbaum seconded. Imker asked for an explanation of "continuing indefinitely." Haddix stated that they would not be considering it for now. No future date had been set, so it might come back or it might never come back before Council at all. The motion carried unanimously.

Haddix clarified that both items would be continued indefinitely. An unidentified resident asked why, and Haddix said Council was not privileged to go into that.

Minutes

May 4, 2010, Workshop Minutes

May 6, 2010, Regular Meeting Minutes

May 6, 2010, Executive Session Minutes

Sturbaum moved to approve the May 4, 2010, workshop minutes; May 6, 2010, regular meeting minutes; and May 6, 2010, executive session minutes as written. Fleisch seconded. The motion carried unanimously.

Consent Agenda

1. Consider Alcohol License – NEW – Café Phoenicia, 2771 Highway 54 West

2. Consider Amendments to Erosion and Soil Control Ordinance

Imker asked that the items be considered separately. Sturbaum moved to break out Consent Agenda Items 1 and 2 separately to be heard and voted on. Imker seconded. The motion carried unanimously.

1. Consider Alcohol License – NEW – Café Phoenicia, 2771 Highway 54 West

Applicants Ali Mansour, owner, and Nour Rabai, general manager, addressed Council. Rabai said they had just heard that night that there were concerns and asked if there were any questions of them.

Sturbaum asked for an overview of the type of business a hookah bar conducted. Rabai explained that it would be a restaurant/bar/grill. He continued that smoking flavored tobacco from a hookah was done on a daily basis in their Middle Eastern culture. There were many similar restaurants in Atlanta, and they were aware of the requirements for alcohol and allowing smoking in an establishment. Sturbaum asked if an appropriate air filtration system would be installed. Rabai said it would be in place prior to the opening.

Imker said he understood the hookah concentrated the smoke of the tobacco and asked if it was dispersed into the restaurant. He asked if patrons had to be over the age of 18. Rabai said yes. Imker asked how long they had been in Peachtree City. Imker pointed out that Police Chief H.C. "Skip" Clark had found no issues in the background investigation. He continued that he did not want to deny any multi-cultural sites/environments, but wanted to understand it in more detail. He wanted to see the establishment and discuss it. He would prefer to continue the alcohol license approval until the next Council meeting.

Learnard asked what the anticipated time frame was for opening the business. Rabai said they had already signed the lease, and the license was only for beer and wine, no liquor. The build-out would take approximately six to eight weeks, but they could not move forward without Council's approval.

Imker asked if they were waiting for any documentation from the County so they could proceed with the restaurant. Rabai said not at that time. Rabai said the business would be a bar, and they understood the requirements for food. Learnard asked how this business was any different from any other restaurant with a bar, such as Taco Mac. Meeker clarified that Taco Mac was

primarily a restaurant. Imker said there were concerns from neighboring businesses about the smoke. Rabai said the smoke was very different from cigarettes and cigars. The smoke did not have a harsh smell, was very light, and evaporated very quickly. There would be no problem with the right air filtration system. Learnard said she saw no difference between this business and any other bar that allowed smoking. Rabai said there were a lot of young adults that wanted to go to something in the City, rather than go to Atlanta. They wanted to bring their culture to the City.

Rick Fehr of the Fayette County Health Department addressed Council, adding he had researched hookah smoking after receiving Council's request. He said that the Centers for Disease Control and the World Health Organization had both taken the position that people who used a hookah inhaled significantly more smoke than from a regular cigarette or cigar, maybe 10 times more. Imker said that smoking was a personal choice and asked if there were any regulations regarding smoking a hookah specifically. Fehr said there were no regulations regarding that particular device. Rabai said that there were no chemicals added to the tobacco as there were in cigarettes; it was a fruit-flavored tobacco product.

Sturbaum asked if patrons would buy the tobacco on the premises or bring their own. Rabai said patrons would have to purchase the tobacco from them. Fehr added that the tobacco used in hookahs contained the same carcinogens as cigarettes, according to all literature he had read. Learnard reminded everyone that Council was considering an alcohol license. This would be a new establishment. She believed in the free market, and if the market bore the product, then that was good. Sturbaum agreed with Learnard; he was interested in the control of the smoke.

Haddix asked if there were any other permits, other than the food service permit, that would be needed from the County for this facility. Fehr said there were regulations that had to be followed for the food service permit. He added that, under the Georgia Smoke Free Air Act of 2005, no employees or patrons under the age of 18 would be allowed, the same exemption as other bars. Haddix asked Fehr if there were any issues that would interfere with an alcohol license. Fehr said not per their statement that no employees or patrons under the age of 18 would be permitted, and there were requirements under the Smokefree Air Act on how to do that.

Sturbaum moved to approve Café Phoenicia as Consent Agenda 1 to receive their alcohol license. Learnard seconded. The motion carried unanimously.

2. Consider Amendments to Erosion and Soil Control Ordinance

Imker said that the staff memo had indicated there would be no budget or financial impact due to the changes, but there was a fee of \$80 per acre. Stormwater Manager Mark Caspar said that was the standard fee assessed by the state for a land disturbance permit for a new site development. Meeker pointed out that the changes had been mandated by the state.

Sturbaum moved to approve the amendments to the Erosion and Soil Control Ordinance. Fleisch seconded. The motion carried unanimously.

Old Agenda Items

05-10-01 Public Hearing – Consider Variance to Watershed Protection Buffer Ordinance, 614 Wingspread

Interim Community Development/City Planner David Rast gave some background on the request and why a variance had been requested. Interlochen was zoned R-22, and this lot was just over one acre and backed up to Lake Kedron. He continued that phase two of Interlochen was platted on May 10, 1993, and had been recorded with a 25-foot undisturbed buffer, plus an additional 25-foot buffer (a total of 50 feet), from Lake Kedron. Rast showed the location of the property on the lake (a copy of Rast's PowerPoint is included in the meeting file). Staff found that the subdivision plat had been recorded in error. He continued that, on September 25, 1990, the Council approved an ordinance that stipulated a 100-foot undisturbed buffer plus another 50-foot no impervious buffer. This lot and the others in phase two that abutted Lake Kedron were recorded in error. All but one of those lots had been developed. The house on the lot was within that 150-foot buffer.

Rast said the front building setback for R-22 zoning was 50 feet. This lot was pie-shaped and the front area was less than the minimum lot width, which had been determined by going back 110 feet from the front of the lot to get the minimum side setbacks. The lot would either not be buildable today or would have a much smaller house. The applicants, Robert and Daye Bexley, were the second owners of the property. The applicants proposed to build an elevated pool deck on the rear of home and to replace a series of wooden retaining walls installed by the prior owners, which were starting to rot and fall apart, with a modular block wall that would be more substantial for the pool and other amenities they wanted to add. A sanitary sewer easement bisected the rear of the property, and the retaining wall would be built along the upper edge of the sanitary sewer easement. The new wall would not encroach any further than the existing retaining wall, and in some areas, the wall would be closer to the house than the existing wall.

Staff recommended approval of the variance request. There would be no further encroachment into the setback than what was there today. The fact that the plat was recorded in error should be considered, as well as the fact that the lot would probably be unbuildable now. The variance should be limited to an encroachment of 48 feet into the 50-foot no impervious buffer. Staff would like to see a foundation survey as part of the building permit process that would identify existing encroachments, then another foundation survey should be submitted to ensure there was no further encroachments into the 50-foot no impervious buffer. The request had been reviewed by the City Engineer, who also supported the staff recommendation.

Nathan Lee, attorney for the Bexleys, said they had nothing to add to Rast's presentation, and they also had letters from both neighbors supporting the request. He asked to reserve time for rebuttal if necessary. Haddix noted there was an additional document on the dais – a preservation of constitutional rights letter from Lee on behalf of the Bexleys dated May 17, 2010.

The public hearing opened.

Jerry Peterson, the neighbor at 616 Wingspread, said that he was not opposed to the swimming pool, but was opposed to the location of the pump, as it was located at the base of the retaining wall and facing his home, which was about 35 feet from the property line. The bedroom windows and his office window were located on that side of the home. Pumps made noise, and he asked that it be moved to another location.

Jeffrey Young, who said he was a real estate investor, said he supported approval of the variance request.

Beth Pullias said she was not opposed to the variance, but asked how many lots had the same problem and whether there would be other issues. Rast said there were 16 lots platted in phase two along the lake, and 15 of those lots were developed. Council might see another variance request, but there had only been this one to date. The City had to abide by the watershed protection buffers.

Lee said the pump could not be moved anywhere else, and they had looked at the possibility. It could not be in the sewer easement, and there was not a pump strong enough to pump that far. The pump would be an Intelliflow, which was the quietest pump available. It would be totally enclosed and would be on a timer so that it would not run at night. He added that Peterson had three air conditioning units outside his bedroom window. Bexley added that the pool contractor had assured him the pump was the quietest that could be bought. It also had variable speeds and should run on the lowest speed most of the time. It would also be enclosed in a three-walled structure with a roof, which should also help with the noise.

The public hearing closed.

Learnard said there were six criteria in the ordinance that had to be met to grant a variance, and she saw no problem with the staff findings on the criteria.

Imker noted one of the criteria was that the proposed construction should not affect the homes that adjoined the subject tract. He asked if the neighbor would have any recourse if the pump noise was unacceptable. Meeker said the only recourse would be the standard nuisance process. The neighbor could file complaints with Code Enforcement or the Police. It was a hard standard to meet, but it could be done. Imker said they did not want to create any animosity between neighbors.

Haddix asked Peterson if he was satisfied with what he had heard concerning the pump. Peterson said he had hoped it could be moved, but the insulated box with a top should help. He would discuss the issue further with Bexley.

Fleisch moved to approve the variance for 614 Wingspread. Learnard seconded. The motion carried unanimously.

New Agenda Items

05-10-03 Public Hearing – Consider Amendment to Section 908 Accessory Uses to Establish Regulations for Farmer's Markets

Rast said the proposed amendment contained language specific to farmer's markets, noting that there had been two requests to hold such markets in the last few months and both were doing well. The green market at The Avenue had been approved a few years ago as part of its special events/programs for City Circle. A non-profit organization had formed to run the Fresh South Market at Peachtree Crossing. Rast continued that, in the haste to get the markets up and going, staff realized that there was nothing in the zoning ordinance to address farmer's markets.

Rast said the City did not want the farmer's markets to become flea markets, so the proposed ordinance identified the products to be sold, primarily food products. Some tenants at the retail centers were holding cooking demonstrations at the markets, along with some other activities. The Fayette County Health Department was working with the vendors that sold prepared foods at the markets. Agricultural products were regulated by the state's Department of Agriculture, and vendors were required to display their permits. He added that Planner/Economic Development Coordinator Tony Bernard was working with the organizers to develop a set of guidelines that would go beyond the proposed ordinance. Rast said the Planning Commission unanimously recommended approval of the proposed ordinance.

The public hearing opened.

Trish Mahoney, the organizer and executive director of Fresh South Market, said she was obviously in favor of the proposed ordinance.

The public hearing closed.

Sturbaum said he supported the proposed ordinance, adding that the markets had the opportunity to attract other opportunities to the City. It was a good move.

Fleisch asked Mahoney if there had been any feedback from the merchants in Peachtree Crossing. Mahoney said the feedback had been great, and the market had brought a lot of traffic to the shopping center. The market supported local farmers, which helped develop the local economy. Many of the businesses in the shopping center were also locally owned, and she urged people to support local businesses.

Learnard said she had gone to the first farmer's market, and while there were a lot of interesting booths, there had not been a lot of produce. Mahoney said educating the public was one of the good things about the market. Within a year, the public would get to know what was produced locally and when, as well as how to preserve it. She added that most markets did not start until June. She had started early since many local farmers were providing produce in markets in Buckhead and other areas. She wanted time to be able to talk to them and convince them to stay on the southside. Patrons would see more vegetables in the coming weeks. On June 5, there would be four new vendors participating. The mission of the market was to provide nutrition education. The market would start in June next year and would probably run through November. The idea was that everyone needed good food and access to it.

Haddix said the markets were a real plus for the City, adding that the Development Authority of Peachtree City (DAPC) had been working with the business associations on such events.

Learnard moved to approve the amendment to Section 908 Accessory Uses to establish regulations for farmer's markets. Fleisch seconded. The motion carried unanimously.

05-10-05 Consider Amendment to Sign Ordinance regarding Internal Directory Signs

Rast said that several of the ordinance amendments coming up in the next few meetings were the result of the collaboration between staff, the DAPC, and the business associations. The proposed amendments to the Sign Ordinance were the result of working with the leasing agent for Braelinn

Village and their sign contractor to revise and update that sign program. Braelinn Village had a sign program in place when it was initially developed, which had been in place until the current renovation. The owner wanted to update the sign program and add more signage that would enhance walking in the center. He continued that the current Sign Ordinance did not allow more than one multi-tenant building directory per site and that was limited to six square feet and could be no more than 10 feet away from the building. There were several situations where office and industrial buildings were being subdivided into several smaller tenant spaces, and those buildings wanted to have directory signage for people coming onto the properties. Wall signage was also limited, so they were finding that people could not locate the businesses.

Rast continued that Braelinn Village had proposed three locations in front of the building where directory signs would be installed. The directory signs would blend in architecturally with the center and would be similar to directory signs found in malls. The signs would be down-lighted from the top, not internally illuminated. Rast noted that people going to the City's retail centers on the cart paths were often just dumped into the areas. Braelinn Village wanted to enhance the entrance to the site from the rear and the cart paths. There were three pass-throughs for carts at Braelinn, allowing the carts to get to the front of the center. Signage was proposed at the rear of the building to direct the golf carts. The signs would be similar in size to those at The Avenue, but would be limited to directories. There would be no advertising.

Rast continued that the changes proposed to the ordinance would not be limited to Braelinn Village. There was a need for internal directory signage, and the size of the signage was based on those at The Avenue. The signs would be no wider than four feet or taller than seven feet, with a display area of three feet by six feet. The signs would have to be at least 400 linear feet from each other to serve the purpose of directory signage and located at least 200 feet from the closest public street right-of-way. They would also be required to be located in landscaped areas and illuminated with indirect low-level lighting. The Planning Commission had recommended approval of the proposed amendments.

Haddix asked why the signs could be seven feet tall, which seemed excessive. Rast noted the signs at The Avenue were no taller than seven feet and no wider than four feet. Learnard asked if the signs would be on concrete with landscaping around the base. Rast said half of the signs at The Avenue were in the pedestrian areas in front of the stores and some were in landscaped areas. Some could be raised and lowered, but were no taller than seven feet. Learnard asked how easy it would be to change the signs when tenants changed. Rast said there would be an insert panel or a glass panel that could be removed to replace the graphics.

Fleisch said the Georgia Tech students had determined in their study that different signage was needed, but the City's signage was part of its uniqueness. She clarified that the signs would be strictly internal and would not be seen from the street. Rast said that was correct; the intent of the signage was to direct shoppers to particular tenants. He continued that staff had looked primarily at The Avenue to determine the number of signs that would be allowed. The Avenue had seven signs, one sign for approximately every 28,000 square feet. Braelinn Village would have fewer. Staff felt one sign for every 25,000 square feet of total building square footage put everyone on a level playing field, noting that Peachtree Crossing could have four directory signs and Kedron could have seven. Learnard clarified that the number of signs depended on the

square footage of the center. Rast said that was correct, but the signs would be similar in size in all the areas.

Juan Matute said he liked that idea of the signage. He suggested that the lettering and script be the same in each area so the signs would not look tacky as tenant names changed. He continued that there was also nothing worse than looking in the windows of vacant stores and seeing all the stuff left in the store. He asked if something could be done that would mask the emptiness of those storefronts.

Mary Giles said she was concerned about vandalism of the signage and the appearance of them long-term, especially those signs in the back of the shopping center.

Beth Pullias said she liked the idea of the internal signage, but she was not comfortable with all the centers being created equal. It was difficult to see all the stores at Braelinn Village when standing at one end of the center, but someone could see all the stores at Kedron Village. She also felt that the square footage requirement could lead to more signs than were needed. Each center should be treated separately.

Haddix said the seven-foot height of the signs bothered him. He did not like the signs at The Avenue.

Imker agreed with Matute concerning the lettering and asked if the ordinance included any requirement to keep the signs accurate, or updating them within 30 days of a business leaving or closing. Rast said the Sign Ordinance had been updated about a year ago there had been a requirement to remove the signage and refurbish the storefront, including the monument sign at the front of a shopping center. He added that each development had its own master sign program, which included verbiage regarding font and colors. He said that Bernard worked with contractors to develop a program specific to the center. The fonts, graphics, and other items were addressed in each sign program, but the parameters were set by the ordinance.

Learnard read from the approved minutes from the April 26 Planning Commission meeting regarding the proposal included in the Council packet – *Bernard had been working with Braelinn Village and their sign contractor to develop a new sign program for the center. It was being based on the sign programs that had been used at Kedron Village and The Avenue.* Learnard asked for clarification on which centers would be affected. Rast said the proposed changes came about as staff was working through the master sign program for Braelinn Village. Staff took what was being proposed for Braelinn Village and compared it to what had been approved for The Avenue, so elements from both were incorporated in the proposed changes.

Sturbaum also liked the idea of using similar fonts, and he was willing to give some leeway to Braelinn Village since the City was working on the ordinance. He would like to include requiring the same font for all businesses in the proposed amendments. Learnard said it was a small boost for the tenants, and she supported it. Imker asked Sturbaum if he wanted to use the same font in all the villages. Sturbaum clarified that each village shopping center should use the same font for its businesses within that specific center. Rast said the fonts could be addressed in the ordinance by referring to the master sign program since each program was specific to a center. Haddix asked if Council also wanted to include colors in the ordinance. Sturbaum said

that should depend on the color scheme for the village center to keep the continuity. Fleisch said the plans for the signs would be presented to staff anyway, so anything inconsistent with a shopping center's master sign program would raise a red flag.

Fleisch moved to approve the internal directional signs amendment to the Sign Ordinance. Sturbaum seconded. Haddix asked if the issue of the fonts should be in the motion. Fleisch withdrew her motion. Sturbaum withdrew his second.

Sturbaum moved to approve the amendments to the sign ordinance regarding internal directory signs with the addition of a requirement for similar fonts per village (paragraph i). Fleisch seconded. The motion carried unanimously.

Haddix asked Council if they wanted staff to look at screening windows in vacant stores. Rast said staff was going through the Sign Ordinance. The vacant store issue was a concern for other tenants as well, and they wanted to protect the integrity of the sign ordinance. They had found that the City needed to update its ordinances regularly to ensure they were easy to interpret and enforce. Additional changes would be coming before Council soon, and screening vacant store windows could be added to the Sign Ordinance.

05-10-06 Consider Non-profit Funding Request for FY 2011 from Fayette Senior Services

Administrative Services Director Nikki Vrana said staff was asking for guidance on the non-profit funding request from Fayette Senior Services. The City had a policy (CAR 8-3) that allowed non-profit organizations to request funding for services not provided by the City, such as home-delivered meals, in-home personal care/homemaker services, and non-medical transportation for seniors. In the past, the request had been for \$7,500. In FY 2009 and 2010, Fayette Senior Services requested an additional \$8,130 for a total of \$15,630 due to the revenue shortfall associated with increased demand for service, higher costs of providing services, and decreased revenue due to the economy. Fayette Senior Services requested \$15,630 for FY 2011 for the same reasons.

Imker asked Debbie Britt, Fayette Senior Services executive director, what their total annual budget was. Britt said it was approximately \$1.3 million. Imker said he did not have a problem with the increased amount of the request. He said he read that the City had a policy to set aside \$25,000 for donations. Vrana verified that no more than \$25,000 could be set aside. Imker said he did not have a problem with the donations, and it was good for the City to support non-profits. The requests on the agenda from Fayette Senior Services and Promise Place would take over \$23,000 of the funds set aside. He asked if any other non-profits had come to the City for money. Vrana said there were no others, adding that any requests for funding had to be approved by Council prior to June 1 each year. Imker asked if the deadline was publicly announced. Vrana said it was not, and said the City had been approached by other organizations, including KPTCB and the Fayette County Board of Education for funding running tracks.

Imker asked Britt if the majority of her program's funding was from grants. Britt said 30% was from federal and state funds, 8% from local government, and the remainder was from program fees, grants, and private donations. Imker pointed out that any federal, state, county, or City grants came out of the residents' pockets as taxes, even though it might be a miniscule amount.

He asked if Meals on Wheels would cease without the City's contribution. Britt said it would not, but there would be a reduction in service, and possible elimination of some services.

Imker asked if any non-profit could apply for the City funds, adding he did not want to end up with no funding available. Vrana said the organization had to fulfill a basic need, and there were not many organizations that did that. Haddix added that other groups had asked for funds and been denied because they had not met the criteria.

Fleisch said she was familiar with the Meals on Wheels program, noting that Fayette Senior Services also worked with the disabled adult children of seniors. She supported the request.

Sturbaum moved to approve the non-profit funding request for FY 2011 from Fayette Senior Services. Fleisch seconded. The motion carried unanimously.

**05-10-07 Consider Non-profit Funding Request for FY 2011 from
Promise Place**

Sturbaum moved to approve the non-profit funding request from FY 2011 from Promise Place in the amount of \$7,500. Learnard seconded. The motion carried unanimously.

05-10-08 Consider New Position, Business Manager – Amphitheater/Tourism

Vrana noted the new position was the result of the agreement between the City and the Peachtree City Tourism Association (PCTA) to provide personnel services. In order for the City to employ the business manager for the Amphitheater and PCTA, the City needed to list the position in its salary schedule. The job description had been forwarded to the Mercer Group, who analyzed staff's analysis of the factoring for salaries. The request was to approve the position so the transfer would be effective June 1.

Learnard clarified that it would be a new full-time position doing double duties. Vrana said yes, adding that the salary would be divided per the agreement and one person would fulfill the duties of business manager for the Amphitheater and the PCTA. Learnard asked if the employee would report to the executive director of the PCTA. Vrana said yes.

Learnard moved to establish the new position of business manager for the Amphitheater and PCTA with the shared arrangement. Fleisch seconded. The motion carried unanimously.

05-10-09 Consider Budget Amendments – FY 2010

Financial Services Director Paul Salvatore said the budget amendments were usually routine in nature and on the Consent Agenda, but one of the items was significant in nature and required discussion. Salvatore said the funding for the path extensions to the MacDuff Parkway tunnel was included at a cost \$156,312. The project would be paid for it with the savings on the Flat Creek bridge path extension project from the 2007 Bricks & Mortar loan. The bond attorney had verified that it would be fine to transfer the unused funds from the Flat Creek bridge path extension project to another capital project. The remaining funds totaled \$146,312, and Ravin Homes, the developer for Cedarcroft, was putting in the remaining \$10,000, to fund the new project. McMullen noted that the City had received a verbal commitment for the funds from the Cedarcroft developer.

Imker said it appeared that the \$146,000 transfer was going to two different places. Salvatore said it was a "transfer to" and a "transfer from" between funds, an expense to one fund and revenue to another fund. Fleisch said that basically enough money had been saved from the Flat Creek project to fund the MacDuff Parkway project with the additional funds from the developer. Imker clarified that it was the City's decision to prioritize the MacDuff Parkway project and spend the leftover funds on it. Haddix said that was correct, adding that there were people selling their homes because of the traffic through Cedarcroft. He said it should also enhance the City's revenue sources since more people would be exposed to the businesses along SR 54 West. Over time, the City could get the money back through increased sales taxes.

Rast said staff had looked at a few options for the path extensions, as there might be wetlands issues. An easement would be needed from the apartment complex. The engineering plans were not complete, but the Georgia Department of Transportation would not be involved, so there should not be any problems with delays. Haddix said the owner of the RAM property was interested in contributing to the project at one time and asked if he would be contacted about contributing funding. Rast said definitely. He showed where the path extensions would be located, adding that the extensions should alleviate some of the traffic through Cedarcroft. He continued that the path extensions had been planned for many years. Learnard asked if the project was considered the fix for Cedarcroft. Haddix said that was the goal. Rast explained that the paths through Cedarcroft were designed as internal paths for the subdivision, and the subdivision residents had borne the brunt of everyone on the north end of the City going to the shopping area. Council consensus was that they liked the proposed design and that it should cut down on the traffic through Cedarcroft.

Pullias asked if the paths through Cedarcroft would be closed when this project was completed. She felt they should remain open so there would be multiple ways to get to the shopping area. She noted that the project had not been engineered yet and asked if it could cost more than \$156,312.

Imker asked if the project would be done by the end of calendar year 2011. Rast said staff had a concept design, but there were potential wetland issues and a stream crossing exiting the tunnel. There were funds to take care of that. The process had stopped after the concept design because there were not funds. Imker asked that, after the budget amendment was approved, milestones for the project should be identified and reported so everyone could see the progress, possibly every three to six months. McMullen said there would be a quarterly update.

Salvatore said there were two budget amendments, noting that the second amendment was more routine and balanced.

Imker moved to approve the budget amendment for FY 2010 for the funding of the cart path extensions at MacDuff tunnel in the amount of \$156,312. Fleisch seconded. The motion carried unanimously.

Sturbaum moved to approve budget amendment 10-025 as presented by staff. Fleisch seconded. The motion carried unanimously.

05-10-10 Consider Position Reclassification – Parks Monitor

Vrana said the reclassification was for an existing position already in the salary schedule with an employee in the position. The reclassification would allow the parks monitor to issue citations for code violations. Funding was available for the remainder of the fiscal year.

Haddix said he supported the reclassification. This had been an issue every summer, and the reclassification was badly needed. Sturbaum agreed.

Imker moved to approve the position reclassification of the parks monitor from grade 270 to 272. Fleisch seconded. The motion carried unanimously.

05-10-11 Consider Acceptance of Donation from Dog Park Association

Tom Townsend, vice-president of the Dog Park Association's board of directors, addressed Council. He said the gazebo would be built in the expansion area of the park, and the goal was to have it open for the hot weather since the area was wooded, giving the dogs a cool place to go. He continued that, due to the topography of the park, owners could not see their dogs from the existing gazebo. Historical Concepts had designed the gazebo, and it would look very nice.

Salvatore said the gazebo would become City property upon completion and a value would eventually be needed so it could be put on the fixed asset list. Townsend said once it was built, it belonged to the City. Council thanked Townsend for the donation.

Learnard moved to accept the donation of the gazebo and seating area from the Dog Park Association as discussed. Fleisch seconded. The motion carried unanimously.

Council/Staff Topics

McMullen said Assistant Finance Director Janet Camburn would distribute the recommended FY 2011 budget books during the meeting. The first budget workshop was scheduled on June 1 and June 2, with the Town Hall budget meeting scheduled for June 10. Learnard asked what the difference was between the workshops and the Town Hall meeting. McMullen this was a new format, but the intention was for staff to present the budget at the workshops and get guidance and input from Council. The purpose of the Town Hall meeting was to present the information to the citizens for their input. All the meetings were open to the public. It was Council's decision whether or not to take public input and how much during the workshops. Haddix added that the focus of the Town Hall meeting was for citizens to talk to Council.

Hot Topics Update

McMullen reported that the City had received the encroachment permit from the Georgia Department of Transportation, the contracts had been signed, and the Notice to Proceed had been issued for the Paschall tunnel and paths. Work should begin the next week. The execution time was 90 days. The Planning Commission would hold a public hearing on the draft ordinance and application procedures on telecommunications towers on May 24. The public hearing before Council was scheduled on July 15. McMullen continued that it would take another four weeks to complete utility relocation for the realignment of Rockaway Road, then another two to three months for grading, constructing the road bed, and putting in the temporary poles for the traffic lights to open up the new alignment. It should be done by the end of September.

Sturbaum reported that the PCTA met to discuss moving to the Amphitheater offices. Staff was currently looking at the floor plans. Learnard asked what the impact of the move would be on The Gathering Place activities that were held in the Amphitheater building. McMullen said that the DAPC's intern was working on a plan for using the underutilized space at the Amphitheater offices, as well as concepts for using the larger space. In addition, Gaddo was working on data on who used the space and how on the (former) Southern Conservation Trust side of the building, to see which functions could be relocated and which could not move to other areas. Once he had all that information, McMullen said he would present it to Council to make a decision on which way to go.

Learnard moved to convene in executive session for personnel at 9:32 p.m. Fleisch seconded. The motion carried unanimously.

Sturbaum moved to re-convene in regular session at 10:58 p.m. Learnard seconded. The motion carried unanimously.

Sturbaum moved to extend the meeting past 11:00 p.m. Learnard seconded. The motion carried unanimously.

Sturbaum moved to re-convene in executive session. Learnard seconded. The motion carried unanimously.

Sturbaum moved to re-convene in regular session at 11:13 p.m. Imker seconded. The motion carried unanimously.

There being no further business to discuss, Sturbaum moved to adjourn. Learnard seconded. The motion carried unanimously. The meeting adjourned at 11:14 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

2010 City Event Calendar

<u>April</u>	<u>May</u>	<u>June</u>
	5/29 – Welcome Home Lt. Dan @ City Hall, 1 pm – Memorial Day Tribute Concert @ The Fred 5/31 – Memorial Day (City Offices Closed) Memorial Day Commemoration	6/1 & 2 – Council Workshop (Budget), 6:30 pm 6/3 – City Council Meeting, 7 pm 6/5 – Cheap Trick @ The Fred 6/10 – Town Hall Meeting (Budget), 6:30 pm 6/12 – Youth Triathlon Flicks @ The Fred Movie Night 6/14 & 15 – Council Workshop (Budget II), 6:30 pm 6/17 – City Council Meeting, 7 pm 6/19 – Oh What a Night! concert @ The Fred 6/22 – Rotary Candidate Forum (TENTATIVE – alt date 6/29) 6/26 – Christopher Cross/America @ The Fred
<u>July</u>	<u>August</u>	<u>September</u>
7/1 – City Council Meeting, 7 pm 7/2 – Swingin' Medallions @ The Fred 7/3 – Independence Day Celebration – Parade & Fireworks 7/4 – Independence Day 7/5 – City Offices Closed for Independence Day 7/6 – Council Workshop (Tentative), 6:30 7/9 – World Classic Rockers @ The Fred 7/10 – Boz Scaggs @ The Fred 7/15 – City Council Meeting, 7 pm 7/24 – The B-52s @ The Fred	8/3 – Council Workshop (Tentative), 6:30 8/5 – City Council Meeting, 7 pm 8/7 – Jose Feliciano @ The Fred 8/14 – Flicks @ The Fred Movie Night 8/19 – City Council Meeting, 7 pm 8/19 – Army Ground Forces Band @ The Fred	9/2 – City Council Meeting, 7 pm 9/6 – Labor Day – City Offices Closed 9/7 – Council Workshop (Tentative), 6:30 9/16 – City Council Meeting, 7 pm 9/18 & 19 – Shakerag Arts & Crafts Festival – Shakerag Bluegrass Festival @ The Fred 9/24 – The Rat Pack is Back @ The Fred
<u>October</u>	<u>November</u>	<u>December</u>
10/5 – Council Workshop (Tentative), 6:30 10/7 – City Council Meeting, 7 pm 10/9 & 10 – Great Georgia Air Show, Falcon Field 10/21 – City Council Meeting, 7 pm 10/23 – Civitan Chili Cookoff – Storytelling @ The Fred 10/31 – Halloween	11/2 – Council Workshop (Tentative), 6:30 11/4 – City Council Meeting, 7 pm 11/18 – City Council Meeting, 7 pm 11/25 & 26 – Thanksgiving Holiday, City Offices Closed	12/2 – City Council Meeting, 7 pm 12/5 – Pearl Harbor Remembrance – Falcon Field 12/7 – Council Workshop (Tentative), 6:30 12/4 – Hometown Holiday @ The Fred 12/16 – City Council Meeting, 7 pm 12/23 & 24 – Christmas Holiday, City Offices Closed

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

Updated 5/26/2010

ADMINISTRATIVE SERVICES MONTHLY REPORT

For Month of: April 2010

	<u>March-10</u>	<u>April-10</u>	<u>FY 2010 YTD</u>	<u>FY 2009 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	4	2	17	17
City Vehicle / Equipment Accidents	1	1	8	10
Employee Turnover Rate ***		1.23%	3.28%	1.68%
Lawsuit Legal Fees	\$0.00	\$0.00	\$13,038.60	\$47,657.02

(Of the 8 terminations in FY2010, 1 due to death of employee and 3 retirements.)

Municipal Court

Fines Collected	\$202,944.44	\$146,478.56	\$986,274.79	\$943,649.00
Online Transactions	308	229	1,495	1,080
Citations Closed	1,090	263	3,369	3,182
Community Svc Hrs for KPTCB	655	537	4,053	
People on Probation (3)	421	396	2,832	
Jail Fund Balance	\$8,838.26	-\$3,687.65	\$90,367.86	\$160,966.23

** Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies.*

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

Public Information

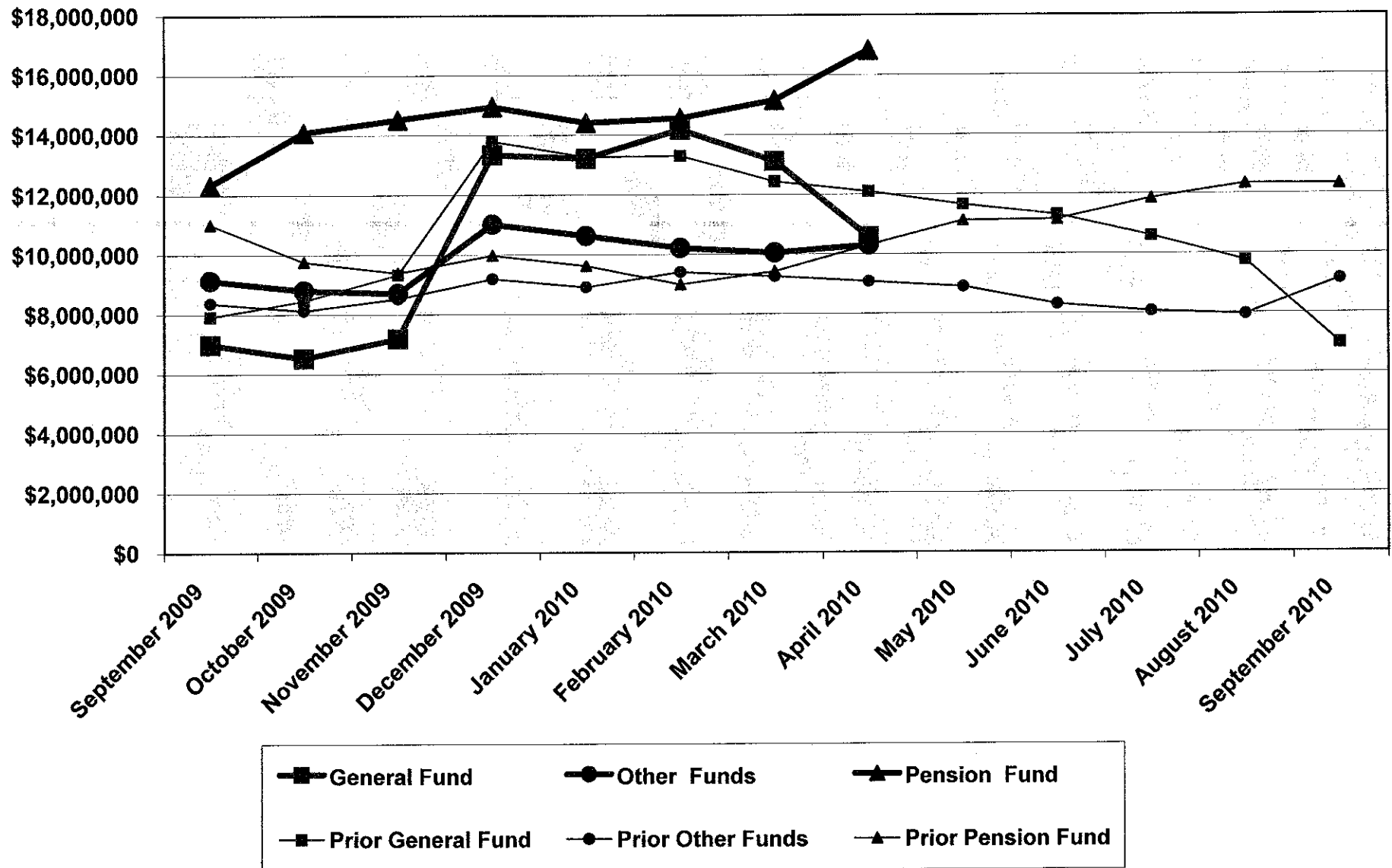
New Businesses Registered	31	24	158	140
Public Contacts, Questions & Complaints *	139	234	1,114	530

** This includes 83 military registrations for the Memorial Day tribute, 76 email list subscriptions, 3 complaints against Comcast Cable Company, 6 sanitation company complaint, and 5 Open Records/Discovery Requests,*

PEACHTREE CITY BUILDING DEPARTMENT
FY 2010

	Mar-10	Apr-10	Fiscal Y-T-D 2010	Fiscal Y-T-D 2009
DEVELOPMENT PERMITS:	5	4	19	21
BUILDING PERMITS:				
Single Family Residential	0	3	17	14
Multi-Family Residential	0	0	0	0
Misc.-Pools/fences/additions	90	73	527	229
Commercial/Industrial	7	11	67	77
TOTAL INSPECTIONS:	254	303	1,639	2,398
CERTIFICATE OF OCCUPANCY:				
Residential	1	1	23	31
Commercial	4	4	36	32
Multi-Family Residential	0	0	0	151
CODE ENFORCEMENT:				
Confiscated Signs	117	228	827	891
New Rehab	14	15	84	40
Rehab Inspections	36	9	136	60
Tree Removal Permits	90	147	563	447
Code Violation Cases	101	215	707	1,048
Assessments	55	134	826	29
Citations	2	1	16	36
Architect Review Permit Approval	49	46	189	195
PERMIT FEES COLLECTED:	25,683	25,784	137,023	311,324
POPULATION:	36,772	36,774	36,774	36,667
Based on 2.09 persons per new completed dwelling unit				

CITY OF PEACHTREE CITY
FISCAL YEAR 2010 (with prior year comparison)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



**CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR YEAR ENDED APRIL 30, 2010**

PERCENTAGE OF BUDGET YEAR COMPLETED 58.33%

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 9,953,147	\$ 9,414,942	\$ (538,205)	94.59%
Franchise Taxes	2,396,840	2,007,710	(389,130)	83.76%
Local Option Sales Tax	6,431,323	3,703,505	(2,727,818)	57.59%
Other Sales & Use Taxes	685,494	391,957	(293,537)	57.18%
Business Taxes	2,243,715	2,147,622	(96,093)	95.72%
Licenses & Permits	654,517	455,105	(199,412)	69.53%
Intergovernmental/Grants	434,090	120,000	(314,090)	27.64%
Charges for Services - Other	741,992	419,911	(322,081)	56.59%
EMS Billings	500,000	251,292	(248,708)	50.26%
Fines & Forfeitures	999,352	615,204	(384,148)	61.56%
Investment Income	50,000	30,372	(19,628)	60.74%
Other Revenue	70,622	53,623	(16,999)	75.93%
Other Financing Sources	406,054	186,588	(219,466)	45.95%
Total General Fund Revenues	\$ 25,567,146	\$ 19,797,831	\$ (5,769,315)	77.43%
Surplus Carryover	490,934	-	(490,934)	0.00%
Total General Fund	\$ 26,058,080	\$ 19,797,831	\$ (6,260,249)	75.98%

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 379,959	\$ 234,538	\$ 145,421	61.73%
Administrative Services	1,079,192	667,286	411,906	61.83%
Financial Services	1,004,461	613,945	390,516	61.12%
Police Services	6,247,824	3,598,874	2,648,950	57.60%
Fire/EMS Services	6,143,584	3,552,075	2,591,509	57.82%
Public Works	3,128,118	1,758,118	1,370,000	56.20%
Leisure Services	4,256,151	2,276,662	1,979,489	53.49%
Community Development Services	1,074,343	630,926	443,417	58.73%
Non-Divisional:				
Unemployment Insurance	35,640	12,347	23,293	0.00%
Council Contingency	50,000	-	50,000	0.00%
Non-Profit Organizations	28,130	23,130	5,000	82.23%
Transfer to Development Authority	35,000	35,000	-	100.00%
Development Authority Debt Service	140,109	116,332	23,777	83.03%
Transfers to Other Funds	2,271,881	1,125,296	1,146,585	49.53%
Liability Insurance	91,610	48,263	43,347	52.68%
Litigation Services	125,675	13,039	112,636	10.38%
General Administration/Miscellaneous	43,171	1,115	42,056	2.58%
Budgeted Savings	(76,768)	-	(76,768)	0.00%
Total General Fund	\$ 26,058,080	\$ 14,706,946	\$ 11,351,134	56.44%

HOTEL/MOTEL FUND REVENUES

Description	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 768,163	\$ 435,597	\$ (332,566)	56.71%

HOTEL/MOTEL TRANSFERS OUT

Type	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 256,054	\$ 145,199	\$ 110,855	56.71%
Transfer to Tourism Association	512,109	290,398	221,711	56.71%
Total Hotel/Motel Transfers Out	\$ 768,163	\$ 435,597	\$ 332,566	56.71%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF APRIL 30, 2010

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER APRIL 2010			
Description	Vendor	Award	Date
Motorcycle Lease - 24 months	Daytona Harley-Davidson	\$ 10,800.00	04/02/2010
Paschal Tunnel Testing Materials	United Consulting	\$ 17,000.00	04/21/2010
Wisdom Road Waterline Relocate	Ronny D. Jones	\$ 24,164.30	04/23/2010

PURCHASING REPORT FOR MONTH ENDED APRIL 30, 2010 AND APRIL 30, 2009		
Activity	Fiscal Year 2010	Fiscal Year 2009
Purchase Orders / Requisitions Processed	255	259
City Store Requisitions Processed	8	9
Sealed Bids Requested	0	3
Requests for Proposals	0	0
Bids Awarded	0	5
Requests for Proposals Awarded	1	2
Contracts Prepared	1	7
Electronic Auction	3	2
Fixed Assets Purchased	3	8

**CITY OF PEACHTREE CITY
DONATIONS RECEIVED
APRIL
2010**

POLICE

Waiczak	CERT	\$25.00
Lauderdale	CERT	\$40.00
Connick	CERT	\$25.00
Various	CERT	\$1,329.47
Mitchell	CERT	\$35.00
Feltman	CERT	\$25.00
McAllister	CERT	\$25.00
Smith	CERT	\$35.00
DiGrazia	CERT	\$50.00
Sexton	CERT	\$25.00
Connor	CERT	\$25.00
Wheeler	CERT	\$25.00
Williams	CERT	\$50.00
Geter	CERT	\$25.00
Whittemore	CERT	\$40.00
Wilson	CERT	\$40.00
Smith	CERT	\$40.00
O'Brien	CERT	\$40.00

CITY HALL

Mr. & Mrs. Joel H. Cowan	Historical Marker	5,000.00
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RECREATION

Coca Cola Bottling Company	LaCrosse Scoreboards	5,721.00
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TOTAL MONTH OF APRIL 2010

\$12,620.47

**PEACHTREE CITY FIRE/EMS DEPARTMENT
2010 MONTHLY REPORT**

	Mar-10	Apr-10	2010 FY-T-D	2009 FY-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	2	2	15	14
Actual Business/Industrial Fires	1	0	4	7
Rescue/EMS Assist	178	167	1123	999
Vehicle/Golfcart Accidents	17	14	101	135
False Alarms	15	29	177	145
¹ Other	27	30	205	200
Total Engine Response	240	242	1625	1500
 Dispatched Fire Calls	 49	 61	 408	 374
 Response Time Fire	 4:26	 4:57	 4:58	 5:00
 RESCUE/EMS				
Trauma	31	32	207	218
Medical	159	160	996	918
Total # Patients	190	192	1203	1136
 Patients Transported	 109	 107	 690	 575
 Dispatched EMS Calls	 192	 183	 1213	 1131
 ² Total Medic Response	 211	 214	 1417	 1377
 Response Time EMS	 4:29	 4:20	 4:31	 4:31
 Dispatched Fire/EMS Total	 241	 244	 1621	 1505
 EMS BILLING				
Patients Billed	109	106	685	570

¹Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

²Includes Fire Assist Responses

LEISURE SERVICES MONTHLY REPORT

Apr-10

<u>Activity Description</u>	<u>Unit</u>	<u>April-10</u>	<u>FY 2010 YTD</u>	<u>FY 2009 YTD</u>
Library				
Books Circulated	number	36,537	264,736	254,266
Internet Usage	visits	2,983	21,528	22,626
Computer Lab Use	hours	0*	0	38
<i>*Lab closed due to hour reductions</i>				
Recreation				
Class/Program Revenue	\$	\$4,823	\$26,024	\$20,403
Playing Field Preparations	hours	885	4,307	4,291
Building Maintenance	hours	517	3,195	3,147
Litter Removal	hours	275	2,020	1,980
Complaints answered	number	2	15	11
Kedron Revenue Update				
		April-10	FY2010 YTD	FY 2009 YTD
Classes/Programs		\$2,967.00	\$16,739.00	\$10,322.00
Pool Revenue		\$10,369.00	\$53,353.00	\$37,854.00
Rentals		\$1,450.00	\$7,475.00	\$1,685.00
Total		\$14,787.00	\$77,567.00	\$49,861.00
		FY 2008 YTD	FY2007 YTD	
		\$10,014.00	\$9,231.00	
		\$27,403.00	\$18,192.00	
		\$1,640.00	\$2,160.00	
		\$39,057.00	\$29,583.00	
Kedron staff reports the following revenue-generating actions at Kedron: Opened pools for Spring Break, \$4,100 revenue; Basketball tournament over Spring Break, \$550 revenue; Judo tournament April 17, \$650 revenue. Rental to Drop Dead Diva case, \$400; Upcoming: Powerlifting meet schedule June 26; Air Tran ditch training plan should be finalized by end of May, to begin later this summer. Bridal Show scheduled for August.				

PEACHTREE CITY POLICE DEPARTMENT

2010 MONTHLY REPORT

	MARCH 2010	APRIL 2010	2010 Calendar Year to Date	2009 Calendar Year to Date
PART I CRIMES				
Criminal Homicide	0	0	0	0
Forcible Rape	0	0	0	2
Robbery	0	0	0	2
Aggravated Assault	0	0	0	5
Arson	0	0	0	0
Motor Vehicle Theft	3	3	18	16
Theft	19	23	110	174
Burglary	3	3	10	19
TOTAL PART I CRIMES	25	29	137	216
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	8	24	63	63
DUI – ADULT	7	21	57	54
DUI – UNDERAGE	1	3	6	9
MINOR IN POSSESSION OF ALCOHOL	5	6	22	25
DRUG ARRESTS:				
MARIJUANA	5	5	26	46
METHAMPHEDIMINE	0	0	0	2
COCAINE	0	2	2	3
OTHER (opium, heroin, etc)	0	0	0	0
ARRESTS				
PROPERTY CRIMES	16	22	81	78
PERSON CRIMES	4	10	34	37
CITY ORDINANCES	27	43	147	132
TRAFFIC OFFENSES	24	34	142	174
OTHER	51	85	184	139
AVERAGE RESPONSE TIME	8.39	9.44	8.67	6.84
CALLS ANSWERED	4,725	4,368	17,765	19,122
PULLOVERS	1,539	1,435	6,518	3,745

TRAFFIC

CITATIONS ISSUED	740	809	3,311	2,143
WARNINGS	977	925	4,600	2,298
ACCIDENTS	92	78	324	352

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	5
HWY 54 / PEACHTREE PARKWAY	3
HWY 54 / HUDDLESTON RD	3
HWY 74 / ROCKAWAY ROAD	2
HWY 74 / PEACHTREE PARKWAY	2

TOP 5 ACCIDENT LOCATIONS – YTD

HWY 54 / HWY 74	17
HWY 54 / PEACHTREE PARKWAY	15
HWY 54 / HUDDLESTON ROAD	10
HWY 74 / ROCKAWAY ROAD	10
HWY 54 / PLANTERRA WAY	84

PUBLIC SERVICES MONTHLY REPORT
APRIL 2010

<u>Activity Description</u>	<u>Unit</u>	<u>April-10</u>	<u>FY2010 YTD</u>	<u>FY2009 YTD</u>
Street Patching	Hrs.	463	1,451	879
Street Crack Sealing	Hrs.	0	282	330
Street Crack Sealing	Mi.	0.00	2.0	1.92
Street General Miantenance	Hrs.	429	3,242	2,843
Storm Water Maintenance	Hrs.	236	2,361	3,211
Cart Path Paving	Ft.	480	5,390	8,974
Cart Path Prepped for Paving	Ft.	0	~~~	~~~
Cart Path Litter Removal	Hrs.	120	872	1,023
Cart Path Drainage Maintenance	Hrs.	38	1,076	1,230
Cart Path General Maintenance	Hrs.	822	4,283	3,337
Subdivision Sign Maintenance	Hrs.	56	152	169
Traffic Sign Maintenance	Hrs.	151	1,184	1,015
Vandalism Repairs	Hrs.	18	167	162
Vandalism Repairs	Dls.	\$828.00	\$4,402.00	\$3,947
Citizen Complaints Answered	Num.	131	778	660
Community Service	Hrs.	537	4,047	206
<u>RECYCLING SITE</u>				
Manhours	Hrs.	52	355	925
Participants:				
Recycling	Num.	1,345	6,584	2,590
Composting	Num.	945	5,954	7,425
Mulch Pick UP	Num.	12	34	221
Streets Adopted for Litter Pickup	Miles	7.35		
Cart Paths Adopted for Litter Pickup	Miles	62		

COMMISSION/AUTHORITY ATTENDANCE RECORD

Planning Commission

April 2010

Board name

Report Date: Month Year

Name & Date of Appointment	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Patrick Staples 10/01/2006	15	15	15	0		100%
Theo Scott 10/01/2004	15	15	12	3	02/02/10, 3/2/10*, 3/8/10*	80%
Larry Sussberg 10/01/2008	15	15	13	2	05/11/09, 03/08/10	87%
Joe Frazar 10/17/2008	15	15	14	1	12/14/09	93%
Lynda Wojcik 02/23/2009	15	15	15	0		100%
Lisa Curtis 10/01/2009	15	9	6	3	12/14/09, 01/11/10, 04/12/10	67%

* Medical absence

COMMISSION/AUTHORITY ATTENDANCE RECORD

Peachtree City Library Commission

Apr-10

Board name

Report Date: Month Year

Name & Date of Appointment	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Keely Suiter 06/01/2006	8	8	7	1	04/14/2010	88%
Adele Klingshirn 06/01/2007	8	8	7	1	04/14/2010	88%
John Waterhouse 06/01/2007	8	8	8	0	0	100%
Sally Meyer 06/01/2008	8	8	7	1	06/10/2009	88%
Paul Lentz, Jr. 06/01/2008	8	8	8	0	0	100%

* Peachtree City Library Commission does not have regular scheduled meetings in July, August, December, and January. *

COMMISSION/AUTHORITY ATTENDANCE RECORD

RECREATION COMMISSION

April 19, 2010

Name & Date of Appointment	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Mark Ballard <i>01-Jan-08</i>	14	14	12	2	12/14/2009 12/16/2009	86%
Joe Keubler <i>01-Jan-10</i>	14	4	4	0		100%
Vince Obsitnik <i>01-Jan-08</i>	14	14	12	2	12/14/2009 3/15/2010	86%
Eric Snell <i>01-Jan-10</i>	14	4	4	0		100%
Shayne Robinson <i>01-Jan-09</i>	14	14	14	0		100%
Nicole File Alternate <i>01-Jan-10</i>	14	5	1	4	1/25/2010 2/22/2010 3/15/2010 4/29/2010	20%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *[Signature]*
Administrative Services Director *[Signature]*
Public Information Officer/City Clerk *[Signature]*

FROM: Deputy City Clerk *[Signature]*

DATE: May 18, 2010

SUBJECT: Consider Amendments to the Alcoholic Beverages Ordinance
June 3, 2010, City Council Meeting

Recommendation:

That Council adopt the proposed ordinance amendments.

Discussion:

During a review of the alcohol ordinance, staff discovered some inconsistencies in how the ordinance was written versus the actual procedures being followed. In **Sec. 6-42 Renewal of licenses by city clerk**, staff recommends deleting subparagraph (c), which requires a renewal application be submitted each year to renew an alcohol license. Currently, the city clerk's office sends a renewal notice to all license holders to remind them of the deadline to renew their alcohol license, which is also a requirement of the ordinance [Sec. 6-42(e)]. The deletion of subparagraph (c) requires re-lettering two other subparagraphs in the section.

In Sec. 6-164(b) and 6-165(b), the proposed amendments would change the due dates from the 10th of the month to the 20th of the month, which has been the date the reports have been due and deficiencies have been calculated for many years.

These are housekeeping items to update the ordinance to reflect current operations. The City Attorney has reviewed the proposed changes and has no concerns about them.

Budget Impact:

The proposed amendments will have no impact on the budget.

AN ORDINANCE TO AMEND THE ALCOHOL ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO PROVIDE FOR LICENSE RENEWAL; TO ALLOW FOR THE REFUNDING OF FEES; TO PROVIDE FOR EXCEPTIONS; 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. Section 6-42, subparagraphs (c), (d), and (e), of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, are hereby further amended as follows:

Sec. 6-42. Renewal of licenses by city clerk.

- ~~(e) Renewal of applications for following years may be made by filing a renewal application form with the city clerk.~~
- ~~(dc)~~ The city clerk shall ~~receive renewal applications and~~ issue renewal licenses upon payment of the annual license fee, by the last business day in December preceding the year for which the license is sought.
- ~~(ed)~~ The city clerk shall send a letter to all license holders on or before December 1 of each year to remind the license holders of renewal deadline for the subsequent year.

Section 2. Section 6-50, subparagraph (a), of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

Sec. 6-50. State alcohol licenses required.

- (a) All holders of licenses under this article must obtain the appropriate state alcohol licenses within 90 days from the date the city license is granted. Written proof must be provided to the city clerk within 90 days. Failure to obtain the required state licenses will result in a forfeiture of the city license on the first business day following the 90 days granted above. If the state declines to approve the request for an alcohol license, the city will return all fees paid with the exception of the application fee.

Section 3. Section 6-164, subparagraph (b), of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

Sec. 6-164. Payment of tax by licensee; collection fee.

- (b) *Return; time of filing; persons required to file; execution.* On or before the ~~10th~~ 20th day of the month following each monthly period, a return for the preceding monthly period shall be filed with

the city clerk in such form as the city may prescribe, by every licensee or agent liable for the payment of tax under this article.

Section 4. Section 6-165, subparagraph (b), of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

Sec. 6-165. Deficiency determinations

(b) *Interest on deficiency.* The amount of the determination, exclusive of penalties, shall bear interest at the rate of one percent per month, or fraction of a month, from the ~~10th~~^{20th} day after the close of the monthly period for which the amount or any portion should have been returned, until the date of payment.

Section 5. 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 6. 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 7. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2010.

Don Haddix, Mayor

Attest: _____ City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Deputy City Clerk

DATE: May 29, 2010

SUBJECT: Alcohol License – NEW – China House
June 3, 2010, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a new alcohol license.

Discussion:

China House, 1200 Highway 74 South, Suite 16, has submitted a request for a new alcohol license. Mr. Gen Yu Lin has requested he be appointed as the Licensee and as the License Representative. He will attend the meeting on Thursday, June 3, to answer any questions you may have.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for the sale of beer and wine, which is \$1,350, and, if they choose to serve on Sunday, they will pay an additional \$500 annually.

Attachments

Application For Alcoholic Beverage License

Business Name: CHINA HOUSE	Business Location: 1200 HWY 74 SOUTH suite 16	PEACHTREE CITY GA 30269
Nature of Business: RESTAURANT	Mailing Address: 1200 HWY 74 SOUTH suite 16 PEACHTREE CITY GA 30269	Business Phone Number: 770-631-8878
Name of Licensee: GEN YU LIN	Home Address: 1123 TWIN BRIDGE LANE PEACHTREE CITY GA 30269	Home Phone Number:
Name of License Representative: Gen-Yu Lin	Home Address: 1123 TWIN BRIDGE LANE PEACHTREE CITY GA 30269	Home Phone Number: 678-467-8785

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 and Business Phone Numbers for individuals listed:
ZONG WEI CHOW	SAME	678-939-5873
MING YAN HUANG	1123 TWIN BRIDGE LANE PEACHTREE CITY GA 30269	678-559-5290
GEN YU LIN	1123 TWIN BRIDGE LANE PEACHTREE CITY GA 30269	678-467-8785

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: _____



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

State of Georgia

City of Peachtree City

I, H.C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Gen Yu Lin

1123 Twin Bridge Lane
Peachtree City, GA 30269

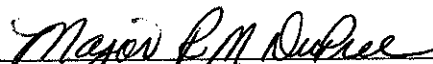
has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



H.C. "Skip" Clark II
Chief of Police

5/27/10

Date

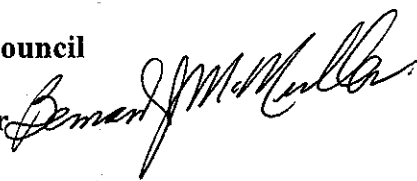


Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: May 28, 2010

SUBJECT: Approval of Revised Agreement for Appropriation of the Hotel/Motel Tax to be Expended by the City of Peachtree City for the Purpose of Promoting Tourism.
June 3, 2010 Council Agenda

Recommendation:

Council approve the subject agreement between the City and the Peachtree City Tourism Association.

Discussion:

The attached agreement was revised to reflect the change from the PCTA operating the Welcome Center located at the Tennis Center, to operating the Visitors Center to be relocated to the Amphitheater Box Office building. The PCTA approved this document with two changes which have been incorporated into the document at their meeting on May 19, 2010. A copy of the abbreviated minutes from this meeting, are attached.

Budget Impact:

There is no budget impact directly from the changes to this document.

STATE OF GEORGIA
COUNTY OF FAYETTE

**AGREEMENT FOR APPROPRIATION OF THE HOTEL/MOTEL TAX
TO BE EXPENDED BY THE CITY OF PEACHTREE CITY FOR
THE PURPOSE OF PROMOTING TOURISM**

THIS AGREEMENT entered into this _____ day of _____, 2010 between the PEACHTREE CITY TOURISM ASSOCIATION, INC. (hereinafter referred to as "Association") and THE CITY OF PEACHTREE CITY (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, the Association was created by the City of Peachtree City ("City") on the 10th day of November, 2003; and

WHEREAS, the Association is organized pursuant to the Georgia Non-Profit Corporation Code and has qualified as a non-profit corporation under Section 501(c)(6) of the United States Internal Revenue Code; and

WHEREAS, the City has dedicated a certain portion of the hotel/motel tax revenues collected by the City to the Association for the purpose of promoting tourism, conventions, and trade shows as defined in O.C.G.A. § 48-13-50.2, and,

WHEREAS, the Association, in recognition of the role the City plays in promoting tourism, wishes to provide a certain portion of the hotel/motel tax revenues received from the City or other Association funds as the Association may deem necessary or appropriate to the City;

NOW, THEREFORE, in consideration of the mutual covenants provided herein, the Association and the City agree to enter into this Agreement to provide revenue for the City to promote tourism as defined in O.C.G.A. § 48-13-50.2, which, in turn, fulfills the Association's purpose in promoting tourism, conventions and trade shows and benefits all citizens of the City by improving the local tax base as follows:

- (1) The Association agrees to operate the Peachtree City Visitors Center, to promote tourism and to sponsor certain tourism-related events within the City of Peachtree City.
- (2) The Association shall expend the hotel/motel tax revenues received by the Association from the City pursuant to the provisions of O.C.G.A. § 48-13-51-(a)(3.4) and in accordance with the annual budget of the Association, said budget being approved by the City Council. The City shall forward the appropriated hotel/motel tax revenues to the Association on a monthly basis.

- (3) Any funds received by the City from the Association shall be utilized to promote, attract, stimulate and develop tourism as defined in O.C.G.A. § 48-13-50.2.
- (4) This Agreement shall continue and shall be in force from the effective date of this Agreement through and including December 31, 2010. Thereafter, this agreement shall renew automatically for a one year term beginning January 1 and expiring December 31 of each year thereafter unless a party thereto shall give written notice to the other party of non-renewal at least one hundred and twenty (120) days prior to the renewal date; provided, however, that this agreement shall terminate immediately, if the agreement between the City and the Association for the operation, management and support of the Peachtree City Visitors Center and the portion of the premises located at 201 McIntosh Trail, Peachtree City, Georgia 30269 is terminated prior to such date.
- (5) This amount paid by the Association to the City under the terms of this Agreement shall be in addition to any amounts payable from the Association to the City under any other agreement between the parties including those agreements for the reimbursement of personnel expenses...
- (6) Both the Association and the City have agreed, thought their respective representatives to enter into this Agreement and have given the Chairman of the Association and the Mayor of the Authority the power to sign on behalf of each.

This Agreement entered into as of the date first above-written.

PEACHTREE CITY TOURISM ASSOC.

CITY OF PEACHTREE CITY

BY: _____,

Chairman
Peachtree City Tourism
Association, Inc.

BY: _____

DONNIE O. HADDIX, Mayor
City of Peachtree City,
Georgia

ATTEST: _____

Secretary/Treasurer
Peachtree City Tourism
Association, Inc.

ATTEST: _____

BETSY TYLER, City Clerk
City of Peachtree City,
Georgia

Bernard McMullen

From: Mary Camburn
Sent: Friday, May 21, 2010 3:20 PM
To: 'Kai Wolter'; 'Kim Westwood'; 'markoballard@yahoo.com'; 'Joe Magennis'; 'ronnieross@comcast.net'; 'Caryl Black'; Nancy Price
Cc: CITY COUNCIL
Subject: PCTA May 19th, 2010 Board Meeting Abbreviated Minutes
Attachments: PCTA Board Meeting Agenda 05-19-10 Abbrev..doc

Peachtree City Tourism Association, Inc
 Regular Scheduled Meeting
 May 19th, 2010
 6:30 PM
 Floy Farr Room – Peachtree City Library
 Board of Directors

I. Call to Order & Pledge of Allegiance**II. Announcements, Awards, Special Recognition****III. Public Comment****IV. Approval of Minutes**

May 5th, 2010 Special Called Meeting Sturbaum motioned to approve the May 5th, 2010 Special Called Meeting Minutes. Ross seconded the motion. Vote 4-0.

V. Old Agenda Items**VI. New Agenda Items**

05-10-03 Review of 2010 World War II Heritage Days (Chris Madrid & Jay Bess, Dixie Wing) Sturbaum motioned to continue Agenda Item 05-10-03 to the June meeting. Wolter seconded the motion. Vote 4-0.

05-10-04 Consider Approval of PCTA Lease Amendment Sturbaum motioned to authorize the Chairman Pro Tem on behalf of the Association to execute the PCTA Lease Agreement. Wolter seconded the motion. Vote 4-0.

05-10-05 Consider Approval of Amendment for Hotel/Motel Tax Agreement Sturbaum motioned to authorize the Chairman Pro Tem on behalf of the Association to execute the Hotel/Motel Tax Agreement with two modifications from the City (1) a monthly time line on the transfer of revenue to the Association and (2) better clarity in Paragraph 5 as to meaning. Wolter seconded the motion. Vote 4-0.

VII. Board/Staff Updates

Executive Director welcome and overview
 Financial Reports – None
 Hotel Update – Wolter
 Lake Committee Update - Wolter
 DAPC/Braelinn Update – Ross
 Airport Authority Update – Magennis

Recreation Update – Ballard
Southern Living Committee – Westwood

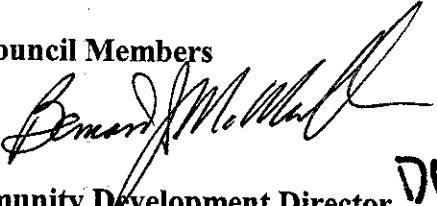
VIII. Executive Session

IX. Adjournment

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 

FROM: Interim Community Development Director 

DATE: May 28, 2010

SUBJECT: Consider rezoning request from NorSouth Companies of Georgia, LLC for
5.62-acre tract of land on Newgate Road
June 3, 2010 City Council agenda

Recommendation

That Council continue this item until the June 17, 2010 meeting.

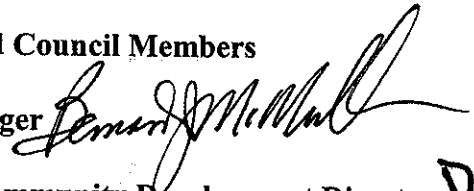
Discussion

At the May 24 Planning Commission meeting, this item was continued until the June 14 Planning Commission meeting so that Staff could research several items the Planning Commission wanted to see included within a Development Agreement should this project move forward. Staff is working on those items and will be meeting with representatives from NorSouth and the Planning Commission next week prior to making a recommendation to the full Planning Commission.

Because of their application deadline, the Applicant has asked that this item remain on the June 17 City Council agenda. We will forward the recommendation from the Planning Commission to you the following day so you can include it in your review of this proposal.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members
VIA: City Manager 
FROM: Interim Community Development Director *David*
DATE: May 28, 2010
SUBJECT: Consider variance request to sign ordinance for NCR
June 3, 2010 City Council agenda

Recommendation

That Council table this item until no later than the September 2, 2010 meeting.

Discussion

Staff is in the process of evaluating and updating our sign ordinance and will be proposing amendments within the next 60-90 days. We are also working with representatives from NCR in an effort to resolve a signage issue at their facility on SR 74 South. We suggested that they request that discussion on this item be tabled until these amendments can be brought before Council, which is tentatively scheduled for the August 19 meeting.

Attachments



Ellen J. Samuels
Law Vice President
NCR Corporation
1700 S. Patterson Blvd.
Dayton, OH 45479

May 28, 2010

The Honorable Don Haddix, Mayor of Peachtree City
Peachtree City, Georgia City Council

151 Willowbend Road
Peachtree City, GA 30269

Dear Mayor Haddix and Members of the Peachtree City Council:

This letter is to confirm that NCR has been made aware of a sign ordinance violation. We would like to work with Peachtree City staff on proposed amendments to the ordinance, and would agree to subsequent relocation of one of our two wall signs to comply with the amended ordinance.

NCR respectfully requests that the variance application be tabled until no later than the September 2 City Council meeting, to allow the staff time to review the sign ordinance and proposed amendments.

Thank you for your time and attention to this matter. Please feel free to contact me if you have any questions or require anything further.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Ellen J. Samuels".

Ellen J. Samuels
Law Vice President

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *[Signature]*
Finance Director *P.S.*

FROM: Interim Community Development Director *David*

DATE: May 28, 2010

SUBJECT: Consider request from SANY America for a partial exemption to the impact fee ordinance
June 3, 2010 City Council agenda

Recommendation

That Council grant a partial exemption to the required development impact fees for Phase One of the SANY America project subject to the conditions imposed by the Development Authority of Peachtree City (DAPC).

Discussion

Approval of the revised final site plan for Phase One of the SANY America development on Cooper Circle is pending and the building plans are being reviewed by City Staff and SAFEbuilt. Phase One of the overall development would include a 347,604 SF manufacturing and assembly building and an associated 61,402 SF office building. Impact fees for this phase of the development are calculated as follows:

Proposed use:	Manufacturing
Total SF:	347,604 SF
Impact fee:	\$0.575 SF
Impact fee:	347,604 SF x \$0.575 SF = \$199,872.30

Proposed use:	General office
Total SF:	61,402 SF
Impact fee:	\$1.048 per SF
Impact fee:	61,402 SF x \$1.048 SF = \$64,349.29

In accordance with the exemption criteria established within the Development Impact Fee Ordinance, the Applicant is requesting an exemption to the required development impact fees associated with Phase One. This request was received on April 26, 2010 (Attachment "A") and

Consider request from SANY America

May 28, 2010

Page 2

was considered by the DAPC at a special called meeting on May 17, 2010. At that meeting, the DAPC voted to recommend that the exemption be granted subject to a series of conditions (Attachment "B").

The proposed exemption would equate to a 75% reduction in development impact fees, or a total of \$198,166. The remaining development impact fees of \$66,055 would be due at the time the Building Permit was issued.

The Capital Improvements Element adopted as a part of the amendment to the Development Impact Fee Ordinance indicates that development impact fees generated by retail, commercial and industrial development would be utilized to offset building construction and equipment costs for two new fire stations and an expansion to the police station.

The city typically finances capital construction projects utilizing a Bricks and Mortar loan. In order to recapture the development impact fee exemption (\$198,166) over a fifteen (15) year amortization period, the annual recovery cost would be approximately \$16,600 per year. The actual recovery period would begin the year the capital improvement projects are undertaken. The yearly budget impact associated with this request would be \$16,600 per year for a period of fifteen (15) years.

In accordance with the exemption criteria established within the city's impact fee ordinance:

It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As a part of the project budgeting process, adequate funds shall be identified and transferred to the Impact Fee Fund Accounts equal to the amount of all exemptions granted. Any such funds shall be transferred over a period of time equal to the time period over which the project is financed.

Budget impacts

The yearly budget impact associated with this request would be \$16,600 per year for a period of fifteen (15) years, which would begin the year the capital improvement is undertaken.

Attachments

Dennis G. Drewyer
15 Woodridge Place, Newnan, GA 30265
(H) 770-251-5133; (C) 770-328-3222
E-mail: drewyer@numail.org

Monday, April 26, 2010

Mr. David E. Rast, Director
Community Development Department
153 Willowbend Road
Peachtree City, GA 30269

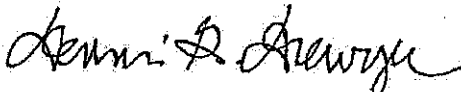
Dear Mr. Rast,

I am writing on behalf of my client, the Sany America Corporation, to request your assistance with our placement on the agenda of the next meeting of the Peachtree City Development Authority (May 3, 2010). It is our intent to make a brief presentation and effective planning argument for an exemption from the maximum impact fee assessment on our new construction permits.

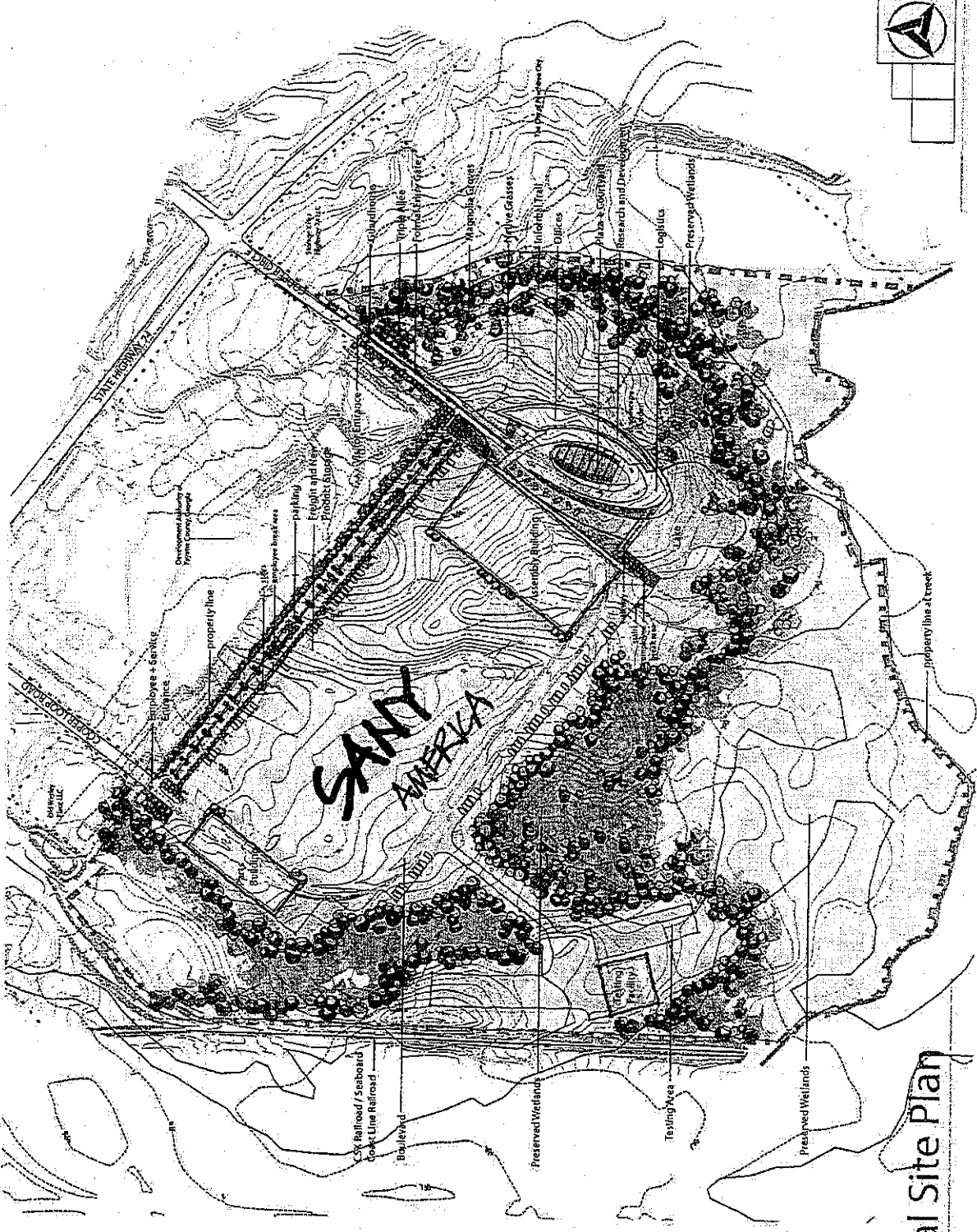
Please be assured that we are not seeking any favored treatment nor are we employing any legal representation or challenges. We only wish to follow the proper City procedures and guidelines as established by the current Land Development Ordinance (Section 307.8, Exemptions).

Thank you for your guidance and consideration of this request. We look forward to meeting with you and the City's leaders on Monday evening, with the hope of working out a "smart growth" solution that will benefit all parties in the future.

Respectfully submitted,



Dennis G. Drewyer, Land Planner
Registered Landscape Architect (Ga. #382)



Conceptual Site Plan

PERKINS
+ WILL



ORIGINAL CONCEPT PLAN...

Conceptual Site Plan

SANY
Peachtree City, Georgia

SANY America

The proposed development will contain approximately 570,500 square feet of industrial development made up of the following facilities: Office, approximately 139,930 square feet; Assembly/Painting, approximately 322,917 square feet; and Distribution Center, approximately 107,639 square feet. This proposed manufacturing facility will make large-scale construction equipment, such as pumper trucks and cranes. The acreage for the SANY America site is approximately 228 acres. The proposed site is located to the southwest of SR 74 between Cooper Circle (north) and Cooper Circle (south). The SANY America development is expected to take one and a half to two years to complete. The expected build-out for this report is 2010. A public multi-use path connecting the development with a proposed multi-use tunnel is being provided adjacent to SR 74.

SITE PLAN

The SANY America site plan can be seen in Figure 1. The site location can be seen in Figure 2. An aerial photograph of the study area can be seen in Figure 3. The proposed site location presently has no active uses. The zoning for SANY America is currently GI (general industrial) and no zoning change is required for the SANY America development. The surrounding land uses are primarily industrial. SR 74 serves as an urban arterial and intersects both residential and commercial collectors. Off-street parking will be provided as surface parking lots with pedestrian crossings to buildings. A rendering of this site plan can be seen in Appendix A.

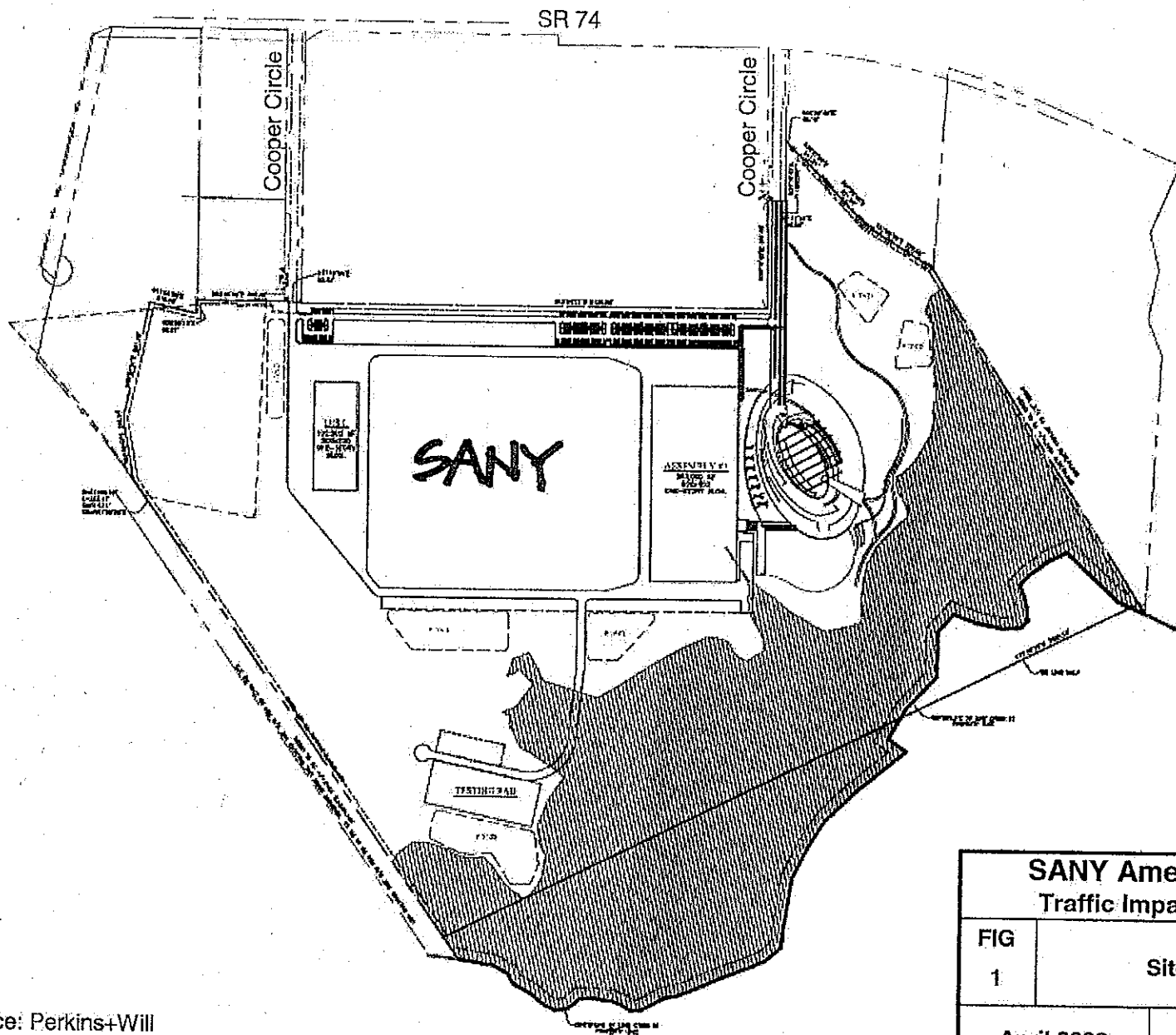
SITE ACCESS

The proposed development will have two access points to SR 74. The main access point will be on Cooper Circle (north), between SR 54 to the north and SR 85 to the south. Cooper Circle (north) consists of one entering lane and two exit lanes (one exclusive left turn and one shared through/right turn lane.) A secondary access point is south of the primary access at Cooper Circle (south) with one entry lane and two exit lanes (one shared left turn/through lane and one exclusive right turn lane.) A multi-use path is proposed to connect the site with a multi-use tunnel under SR 74 south of the development.

Currently, a CSX rail line runs in a north-south orientation to the west of the study site. This line connects Peachtree City with Atlanta, Georgia. As part of future development, the potential of a railroad spur to transport freight is being investigated.

BICYCLE AND PEDESTRIAN FACILITIES ON SITE

The proposed tunnel project south of the study site will allow alternate modes of transportation, including bicycles and golf carts, to the SANY America development. As part of the Leadership in Energy and Environmental (LEED) certification, bicycle racks and showers will be provided at SANY America. LEED certification provides independent, third-party verification that a building project meets the highest green building and performance measures and the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.



Source: Perkins+Will

**SANY America DRI
Traffic Impact Study**

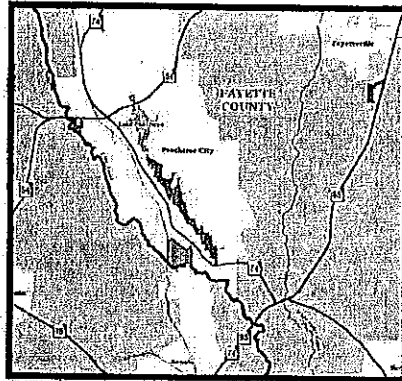
FIG
1

Site Plan

April 2008

JACOBS
Carter Burgess

Location Map



FAYETTE
COUNTY

COWETA
COUNTY

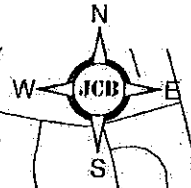
SANY America
SITE

Cooper Circle

Dividend Drive

74

74



Legend



Proposed
SANY America
Development Site

SANY America DRI Traffic Impact Study

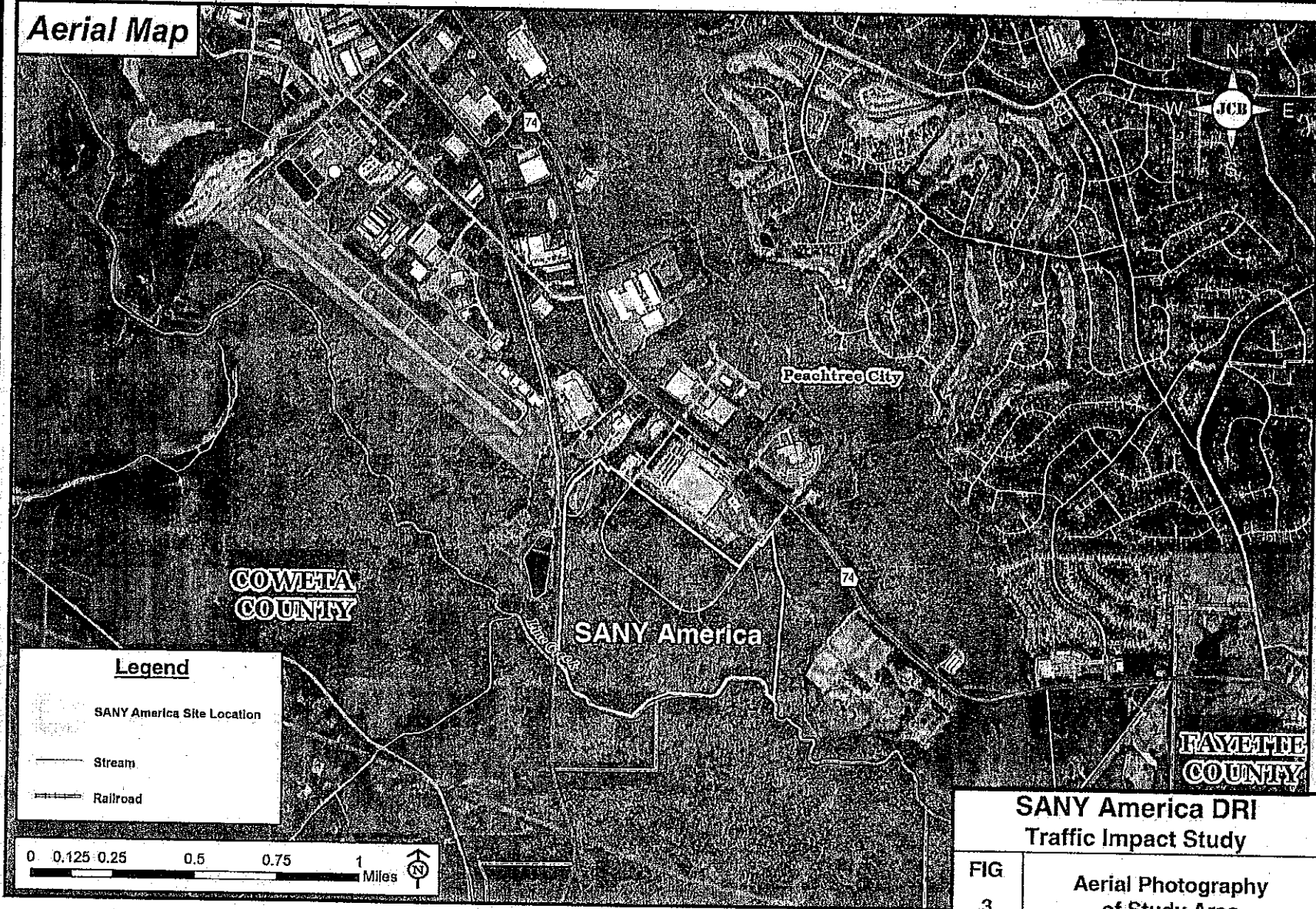
FIG
2

Location Map

April 2008

JACOBS
Carter Burgess

Aerial Map



SANY America DRI Traffic Impact Study

FIG
3

Aerial Photography
of Study Area

April 2008

JACOBS
Carter Burgess

QUALIFICATIONS/JUSTIFICATION AS PER ORDINANCE: (SANY AMERICA)

Ordinance Number 988

AN ORDINANCE TO AMEND THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE, AS AMENDED, TO PROVIDE FOR EXEMPTIONS TO THE IMPACT FEE ORDINANCE; TO ESTABLISH EVALUATION CRITERIA AND GUIDELINES; TO PROVIDE FOR REIMBURSEMENT OF THE IMPACT FEE FUND; 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 that:

Section 1. That Section 307.8 Exemptions, of the Land Development Ordinance of the City of Peachtree City, as amended, be deleted in its entirety and that a new Section 307.8, Exemptions, be adopted to read and to be codified as follows:

Section 307.8 Exemptions

ADOPTED CITY POLICY/INTENT

(a) Exemption policy

The City Council of Peachtree City finds that certain office or industrial uses that create unusually high investment, economic or job creation benefits represent extraordinary economic development and employment growth of public benefit to the City of Peachtree City in proportion to the creation of such benefits. To encourage such development projects, the City Council may consider granting a reduction in the impact fee based on a determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Peachtree City, as adopted in the exemption criteria. It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

(b) Evaluation criteria

The following factors, among others, shall be considered in determining the extent to which a development project represents extraordinary economic development and employment growth of public benefit to the City of Peachtree City:

1. Use: Preference will be given to the construction or expansion of national or regional corporate office facilities and to construction or expansion of projects related to industries primarily involved in research and development; assembly, manufacturing or distribution. Particular consideration will be given to development

→ "SANY AMERICA" MEETS EACH AND ALL OF THESE STANDARDS AND EXEMPTION CRITERIA ...

and/or redevelopment of structures in those areas identified as character areas in the city's comprehensive plan.

2. Investment: The total amount of new private capital investment in land, buildings and equipment related to the project and to the total capital investment in current facilities if the project expands an existing business within the city. #62+M.
3. Annual Economic Impact: The total annual amount of new wages, purchases, employee travel and training and related expenses, and other expenditures that will be generated as a result of the project and to the total annual economic impact of current facilities if the project expands an existing business within the city. SEE "LOCAL" STUDY !!
4. Job Creation:
 - a. The total number of jobs created and/ or retained as a result of the project. ±150-300
 - b. The number of jobs created and/ or retained paying at least 100% of the average wage for Fayette County as established by the Georgia Department of Labor. ALL
 - c. The number of jobs created or retained that are exempt managerial and/ or professional and/ or senior executive jobs. 5-10%

(c) Impact fee exemption guidelines : PROCEDURE WE ARE FOLLOWING...

Any Applicant for an exemption shall present a written request for such an exemption to the Administrator. The request shall include such data of relevance to the evaluation criteria and may include any relevant documents in support of the request.

The Administrator shall forward the application to any and all Boards, Commissions, or Authorities of the City or Fayette County, as applicable, who shall review the request and provide their recommendation to the Administrator. At a minimum, the Administrator shall forward the application to the Development Authority of Peachtree City (DAPC) for review and consideration and recommendation. Each recommendation shall be included in the information provided by the Administrator to City Council.

The Administrator shall prepare a report for the City Council with a recommendation on whether or not the exemption should be granted and, if so, what amount should be exempted. The amount of the exemption shall be related to the public benefit, as determined under the evaluation criteria, and such other factors as the Administrator may consider relevant. Acting upon the recommendation of the Administrator, but not bound by such recommendation, an impact fee exemption shall then be determined

by the City Council for a development or expansion project that is determined to represent extraordinary economic development and employment growth of public benefit to the City of Peachtree City.

The amount of the exemption shall be limited as follows:

1. Business-related development and expansion projects may be considered for an impact fee exemption of up to 50% of the fee otherwise due, reflecting the extent to which the project represents extraordinary economic development and employment growth under the evaluation criteria. 50%
2. An additional impact fee exemption of up to 25% may be considered for such a project that is or is proposed to be located entirely within the Peachtree City Industrial Park. 25%
3. An additional impact fee exemption of up to 25% may be considered if such a project represents an expansion of an existing building already located within the Peachtree City Industrial Park. N/A

(d) Reimbursement of impact fee fund

It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As a part of the project budgeting process, adequate funds shall be identified and transferred to the Impact Fee Fund Accounts equal to the amount of all exemptions granted. Any such funds shall be transferred over a period of time equal to the time period over which the project is financed.

- (e) The City Council may grant or deny an exemption taking into account the criteria set forth herein, the economic condition of the City, and the City's impact fee fund and program. The decision by the City Council to grant or deny an exemption shall be discretionary, and each application for an exemption shall be reviewed on its own merits, taking the factors set forth in paragraphs (c) and (d) into consideration. City Council is under no obligation to take action and exempt any application regardless of its similarity to a previously approved application.

WILL
NOT SET A
PRECEDENT!

Section 2. Except as otherwise provided herein, 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.

TOTAL INVESTMENT: PHASE ONE!

Drewyer

From: Jason Walls [jwalls@intse.com]
Sent: Thursday, April 29, 2010 4:12 PM
To: drewyer@numail.org
Subject: FW: Sany America

Here is a breakdown of the total initial investment.

(PHASE ONE & INFRASTRUCTURE)

± 62.0 MILLION

Sany Investment :

- Land \$7M
- Sitework \$6M
- Utilities \$2M
- Landscaping \$1M
- Steel \$10M
- GC \$22M
- Paint Booth \$5M
- OH Cranes \$3M
- Furniture \$1.5M
- Ext. Signage \$0.5M
- Computers \$1M
- Lighting \$0.5M
- Consultants \$2.5+M

TOTAL : \$62+M

(PLUS IMPACT FEES & PERMITTING)

From: Jason Walls
Sent: Thursday, April 29, 2010 5:00 PM
To: Brandt Herndon
Cc: Michael Colapinto
Subject: RE: Sany America

Total initial investment is \$62+ million. That includes land, site work, building construction, etc. for this first phase. I have a breakdown if you need it.

From: Brandt Herndon [mailto:bherndon@fayettega.org]
Sent: Thursday, April 29, 2010 4:20 PM
To: Jason Walls
Subject: Re: Sany America

Hey. I need updated info on planned investment

Sent from my iPhone

On Apr 29, 2010, at 3:51 PM, "Jason Walls" <jwalls@intse.com> wrote:

Brant, for this first phase only, which is what the impact fee applies to, the facility alone will house 150 employees initially, and can house up to 300 employees.

From: Jason Walls
Sent: Tuesday, April 27, 2010 3:10 PM
To: BHerndon@fayettega.org
Cc: Michael Colapinto; Dan Davis; drewyer@numail.org
Subject: Sany America

4/30/2010

IMPACT FEES: PHASE ONE (2010)

SANY America - Permit / Impact Fee Budget - 3/29/10

- Assembly Building Impact Fee - (347,604sf x \$.0575/sf)
- Office Area Impact Fee - (61,402sf x \$1.048/sf)

TOTAL IMPACT FEES

(\$199,872.30 *
\$64,349.29
\$264,221.59)

Plan Review Fees - (Based on area / sf)

- Assembly - (347,604sf x \$.05/sf)
- Office - (61,402sf x \$.05/sf)

TOTAL PLAN REVIEW FEES

\$17,380.20
\$3,070.10
✓ \$20,450.30

Building Permit Fees - (Based on construction cost formulas provided by Tom Carty)

- Assembly - (27,613.66 x \$5.00)
- Office - (8,351.90 x \$5.00)

TOTAL BUILDING PERMIT FEES

\$138,068.30
\$41,759.50
✓ \$179,827.80

Fire Marshal Permit Fees - (Based on area / sf)

- Assembly - (347,604 x \$.015/sf)
- Office - (61402 x \$.015/sf)
- Miscellaneous - (sprinklers / alarms / compliance...)

TOTAL FIRE MARSHAL PERMIT FEES

\$5,214.06
\$921.03
\$325.00
✓ \$6,460.09

Peachtree City Water and Sewer Authority - Sanitary Sewer Tap Fee

- Based on a total of 300 employees when in full operation

✓ \$227,506.00

REDUCTION REQUEST:

* SUBJECT IMPACT FEE: \$ 264,221.59
FOR (ASSEMBLY BLDG. & OFFICE COMPLEX)

- ELIGIBLE FOR:
75% REDUCTION IN FEE: \$ 198,166.19 off

NET DUE: \$ 66,055.40 → \$ 66,055.40

ESTIMATED TOTAL: \$ 434,244.19
(TO BE PAID..)

(SANY AMERICA... STILL PAYING 68.8% OF TOTAL FEES!!)

(2007) LOCI Summary Report (W/SUPPORT DATA)
Fiscal and Economic Impact Analysis

Total Impacts - Facility, Employees, and Multiplier Impacts

Following are summary results from a fiscal and economic impact analysis conducted for a County in the state of GA. The impact analysis measures the amount of new revenues the jurisdiction can expect from all sources as a result of the project. Sources include sales tax, income tax, real and personal property taxes, fees, and utility revenues if those apply. These revenues are compared against projected increases in costs borne by the jurisdiction as a result of the new development. Costs include items found in the jurisdiction's budget such as police and fire protection, health, social services, and utility investments and operating expenses.

Community

Name: *Fayette05*

Description: *No description given*

Households in the jurisdiction:	37,486	Jurisdiction's local sales tax rate:	2.0 %
Total employment in the jurisdiction:	37,949	Jurisdiction's total operating budget:	133,218,515

Property Tax Rates:

	Non-Residential		Residential	
	<u>Incorporated Areas</u>	<u>Unincorporated Areas</u>	<u>Incorporated Areas</u>	<u>Unincorporated Areas</u>
Real Property:	30.67	31.33	30.67	31.33
Personal Property:	30.67	31.33	30.67	31.33
Inventory:	30.67	31.33	N/A	N/A

Project

Name: *"Peony Ph 1" "SANT AMERICA"*

Description: *No description given*

NAICS Code: 3331, .

Facility payroll:	\$11,000,000	Value of real property (building and land) in year 1:	\$29,370,000
Facility employment:	200	Value of personal property (equip/furn) in year 1:	\$4,600,000

Group Results Aggregating Communities

The detailed reports are displayed in a cash flow statement showing each year's benefits and costs. Below are the first five years and the last year of the forecast period. Also shown is the net present value of discounted net benefits. These results are based on a 20 year forecast horizon and a Level 3 analysis.

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Last Year
Total Benefits:	\$28,963	\$771,538	\$767,245	\$762,951	\$758,044	\$753,750.....	\$730,441
Total Costs:	\$350,000	\$728,926	\$674,941	\$622,287	\$570,394	\$520,499.....	\$290,998
Net Benefits:	\$-321,037	\$42,612	\$92,304	\$140,664	\$187,650	\$233,251.....	\$0
Present Value of Net Benefits =	\$4,500,231						

Household, Income, Retail, and Employment Impacts**

	Non-Residents	Residents	Multiplier Effects	Total
Households				
Annual Income				
Annual Retail Expenditures***				
Employment				

** Households, annual income, annual retail expenditures, and employment don't print when communities are aggregated.

Also, for a phased project, annual retail expenditures and multiplier effect quantities correspond to the last phase.

*** Total retail expenditures includes facility purchases of **\$100,000**

David Rast

From: Mark Hollums [mhollums@gmail.com]
Sent: Tuesday, May 25, 2010 11:15 AM
To: Don Haddix; Doug Sturbaum; Vanessa Fleisch; Kim Learnard; Eric Imker
Cc: Mike Murtaugh; David Conner; Nancy Connerat; David Rast; Ted Meeker; Bernard McMullen; Paul Salvatore; Tony Bernard
Subject: Fwd: DAPC sub-committee's report on SANY impact fee request
Attachments: Methodology Report (03-09-09).pdf; CIE - as adopted (09-03-09).pdf; SANY_prop_tax_analysis_Preliminary.pdf

To all -

As you are aware, on May 3rd Sany officials appeared before the Development Authority of Peachtree City (DAPC) requesting a partial exemption from City impact fees under the criteria specified by Ordinance 988. A sub-committee was formed, which included Board Members Mark Hollums, David Conner, and Mike Murtaugh, and tasked with gathering the facts and to submit a report for the full Board's consideration (see below).

At a special call meeting on May 17th, the DAPC extensively discussed and unanimously concurred that Sany did indeed meet the exemption requirements contained within the Ordinance. Along with granting Sany's request, it is recommended that Council consider a sunset provision, that being construction permits should be issued and work actively commenced no later December 31, 2010. The DAPC was also requested that staff research the legality of whether the impact fee exemption could be reversed should a Certificate of Occupancy not be applied for by December 31, 2011. The intent of these caveats was to encourage Sany to make a good faith effort at getting the project underway in a timely manner. These provisions were discussed with Sany officials present at the May 17th meeting and (barring Murphy's Law) did not appear to elicit any undue concerns on their part.

While all points mentioned in the report below were publicly discussed and deemed noteworthy, three primary issues seemed to resonant with the Board:

1. The time line of events regarding - when the Sany deal was consummated and grading started along with the impact fee ordinance in place at that time (which previously did not have impact fees associated with commercial and industrial developments); the extraordinary events that contributed to the project's delays; and the time line of events leading up to and the formal adoption of the City's new ordinance (which was revised to include impact fees on these types of properties). While Sany officials never brought up this point, the DAPC was concerned about the appearance of duplicity... that being the

the original negotiations.

2. The positive economic impact that just the property taxes alone would mean to the City. The substantial economic benefits that other governmental entities such as the County and the Board of Education would also incur. Real costs to the City for services and road improvements were projected to be minor. Sany's current employment is 79 and according to their HR dept, of which 50% currently live in PTC and an additional 5 more live in the County. Virtually all of the current staff members are management or engineers.

incomes, and the fact that future staff being recruited are actively encouraged by the company to consider a home in Fayette County.

3. Hwy 74 fire station currently under consideration. It was also the DAPC's understanding that the City's repayment of the exempted impact fees would not be required until the programmed projects listed in the Capital Improvement Elements (CIE) report are actually undertaken; furthermore those funds could be spread out over the project's finance period.

If you have any questions for the DAPC's sub-committee members, please feel free to contact:

- Mark Hollums (404) 520-5515 [email](#)
- David Conner (678) 481-4040 [email](#)
- Mike Murtaugh (770) 823-9852 [email](#)

For further reference, some of the more active members of the original citizens' Impact Fee Review Committee included:

- David Rast [email](#)
- Mark Hollums [email](#)
- Beth Pullias [email](#)
- Scott Bradshaw [email](#)

Looking forward to seeing you at the June 3rd Council meeting.

Best regards,

Mark Hollums, Chairman
Development Authority of Peachtree City

----- Forwarded message -----

From: **Mark Hollums** <mhollums@gmail.com>

Date: Sat, May 15, 2010 at 5:00 PM

Subject: DAPC sub-committee's report on SANY impact fee request

To: Todd Strickland <tstrickland@historicalconcepts.com>, Grey Durham <grey.durham@icu-usa.com>, Sherri Smith Brown <sherri@brownsmithbrown.com>, Jay Herzog <jay.herzog@blackjackpaving.com>, David Conner <DConner@tpinspection.com>, Mike Murtaugh <murtfam@bellsouth.net>, Dan Adams <dadams@claytoncrc.org>, Lee Whetstone <lee.whetstone@me.com>

Cc: Nancy Connerat <nconnerat@bellsouth.net>, Don Haddix <donhaddix@donhaddix.com>, Ted Meeker <tmeeker@numail.org>, Tony Bernard <tbernard@peachtree-city.org>, Paul Salvatore <psalvatore@ptcgovernment.org>, Bernard McMullen <citymgr@peachtree-city.org>

To all -

Reminder that there will be a Special Call meeting for the Development Authority of Peachtree City on Monday, May 17 at 6:00pm. Due to a scheduling conflict, the meeting will be held at the Kedron Aquatic Center, 202 Kedron Drive, Room 3, Peachtree City, Georgia 30269 - [map link](#)

DAPC's Impact Fee Sub-committee members met or had conversations with Sany company representatives, various City officials, County Tax Assessor's Office, and other relevant parties over the past two weeks to discuss Sany's recent impact fee exemption request. For your consideration, below are a summary of findings to date:

1. The intent of impact fees is to help equitably distribute the costs for capital improvement projects based on the increased demand for city services due to new developments. An excellent example of this would be the need to add a new fire station. Impact fees are assessed when a building permit is pulled and are subject to specific State guidelines.
2. Time line of events: Late 2007/early 2008 - SANY closes on property - City does not have an impact fee for industrial or commercial development; Early 2008 - Sany begins the construction project by getting their permit for ground disturbance from the City; Late 2008 - City forms task force to review Impact Fee ordinance; Early Summer 2009 - SANY is unable to secure bldg permits due to FAA complaint that proposed thermal effluents and testing height for truck booms will intrude into Falcon Field landing approach; Late Summer 2009 - Impact Fee committee makes final recommendation to Council on new Impact Fee ordinance; Sept 2009 - Council formally adopts new impact fee ordinance, which now includes impact fees for industrial and commercial properties; Late Spring 2010 - SANY plan modifications are accepted by FAA and construction may proceed
3. Peachtree City's new impact fee ordinance specifically allows for City Council to grant an impact fee reduction for a development project provided the project demonstrates significant employment growth and/or extraordinary economic benefit for Peachtree City. The County's original Local Fiscal Analysis (LOCI) is being updated and should be available to you prior to Monday night's meeting.
4. Scope of SANY's current Phase 1 includes a 350,000 sq ft assembly facility, which includes a three story office/R&D portion - estimated total cost is \$62MM.
5. Sany currently provides 79 jobs in PTC; 39 of those employees live in PTC and an additional 5 employees live in Fayette Co. Staffing is expected to be: year 1 = 150, year 2 = 210, and year 3 = 300. Sany's job mix will require a higher than average skill set with a large percentage of higher than average salaries (even those on the factory floor will be skilled positions).
6. Future scope could include two additional 350,000 sq ft assembly buildings, an additional 150,000 sq ft assembly building, a 64,000 sq ft stand-alone corporate headquarters on property behind Cooper Lighting. Final build out could easily exceed an additional \$100MM. Future expansion is based Sany's economic growth. On property across Hwy74 adjacent to Panasonic, an R/D and executive offices with 9 executive residential units are planned (no construction date as yet set).
7. Sany has identified 19 strategic supply chain partners that could possibly be brought to PTC

as ancillary businesses (Parker, Gates, Dupont, Husco, Mack truck, Esco, Hydac Technology, Atlas Copco, KPM, Isuzu, Avaya, Red Dot, Air Gas, Conforms, Belknap, C P Paladin, Piedmont Crane, Cummins, and Tristar).

8. Sany has a warehouse outside of Fayette Co (Fairburn, Ga) that will be incorporated into the new facility in PTC - currently employs approx 10 warehouse personnel

9. Sany has a large office in Kedron (currently under expansion with only a one-year lease) and a smaller assembly facility in the Gardner Denver building in PTC that will all be consolidated into the new building.

10. Sany China provides its own comprehensive training and college level education. Interest in possible feeder program from Fayette BOE to Griffin Tech and/or to Clayton State, Ga Tech, and/or others to increase employment opportunities for County residents

11. Local contractors are able to bid on construction project as well as material suppliers such as Cooper. Difficult to assess local economic benefits as bids have yet to be let

12. Re-use water (purple pipe) at the Sany site is about 1,400 ft away from the Line Creek treatment plant and about 4,000 ft away from the Rockaway treatment plant.

13. Sany has indicated that its pay scale will be higher than comparable jobs in the area in an effort to attract highly talented employees at all levels of operations. (Panasonic's avg pay is about \$85k/yr)

14. Sany is currently using the Quickstart program and is interested in the GA work ready program.

15. According to a report provided by City Finance Director Paul Salvatore to DAPC about 6mos ago, Industrial properties as a whole generate +\$403/acre net positive cash flow (after deducting for actual services costs - without SPLOST). By contrast, Residential is a net revenue negative impact at -\$673/acre. Open Spaces are the biggest drain at -\$869/acre and Retail is the biggest money maker at +\$4,763/acre.

16. 2007 greenfield property tax revenues for Peachtree City were \$5,400. Upon sale, Fair Market Values (FMV) rose from \$2,465,000 to \$5,006,00 on site adjacent to Cooper Lighting. There is a sliding scale on property taxes (see attached spreadsheet). According to Paul's report, all industrial properties combined generate about \$989,000/yr in property tax revenue for PTC - that's with SANY's site as a greenfield. SANY's estimated property tax payments in year 10 (with only Phase 1 improvements) are expected to exceed \$141,000/yr, or about 14% of the combined total.

A 20-year spreadsheet based strictly on property tax revenues is attached along with a projected Impact Fee recovery worksheet. ***This is a preview model only***

discussion; however it is believed to be accurate.

Attached are copies of the City's Impact Fee Methodolgy report and the Capital Improvement Elements report. Links to the City's Impact Fee ordinance and exemption clause are included below:

- <http://library.municode.com/ordinances/11414/Ordinance%20No.%20985.pdf>
- <http://library.municode.com/ordinances/11414/Ordinance%20No.%20988.pdf>

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DAPC Sub-committee members:

Mark Hollums, David Conner, Mike Murtaugh

SANY AMERICA

20 YEAR PROPERTY TAX FORECAST (COMBINED)

State of Georgia, Fayette County, Fayette Co Board of Ed, Peachtree City

Yr	FY	Site 1 FMV	Site 2 FMV	Assess Value (combined)	Allow	Georgia	Fayette Co	Fayette BOE	P'tree City
0	2007	\$2,465,000	n/a	\$986,000	100%	\$247	\$5,356	\$21,836	\$5,456
1	2008	\$5,006,360	\$1,772,000	\$2,711,344	10%	\$68	\$1,464	\$6,486	\$1,500
2	2009	\$5,006,360	\$1,772,000	\$2,711,344	20%	\$136	\$2,928	\$13,123	\$3,000
3	2010	\$5,006,360	\$1,772,000	\$2,711,344	30%	\$203	\$4,392	\$19,684	\$4,501
4	2011	\$30,000,000	\$1,772,000	\$12,708,800	40%	\$1,271	\$27,451	\$123,021	\$28,127
5	2012	\$62,000,000	\$1,772,000	\$25,508,800	50%	\$3,189	\$68,874	\$308,656	\$70,570
6	2013	\$62,000,000	\$1,772,000	\$25,508,800	60%	\$3,826	\$82,649	\$370,388	\$84,684
7	2014	\$62,000,000	\$1,772,000	\$25,508,800	70%	\$4,464	\$96,423	\$432,119	\$98,798
8	2015	\$62,000,000	\$1,772,000	\$25,508,800	80%	\$5,102	\$110,198	\$493,850	\$112,912
9	2016	\$62,000,000	\$1,772,000	\$25,508,800	90%	\$5,739	\$123,973	\$555,582	\$127,026
10	2017	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
11	2018	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
12	2019	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
13	2020	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
14	2021	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
15	2022	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
16	2023	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
17	2024	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
18	2025	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
19	2026	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
20	2027	\$62,000,000	\$1,772,000	\$25,508,800	100%	\$6,377	\$137,748	\$617,313	\$141,140
Totals						\$94,147	\$2,033,574	\$9,113,352	\$2,083,661

Following assumptions apply:

- * Only Phase 1 site improvements taken into consideration (project estimates provided by SANY America)
- * Year 4 reflects estimated project completion as of January 1, 2011 for tax assessor's purposes
- * All taxing authorities' millage rates are constant relative to CPI (FY 2009) thru 2027
- * No allowances for current general obligation bond retirements or future bond indebtedness
- * County tax assessor's valuations reflect no substantial changes relative to CPI thru 2027
- * Future expansion plans for Site 1 (adjacent to Cooper Lighting) currently contemplated, which include a 2-story 64,000 sq ft office/R&D office bldg, two additional 350,000 sq ft assembly buildings similar in design & scale to Phase 1 bldg, a 150,000 sq ft assembly/testing(?) bldg, and other site improvements are not reflected
- * Improvements for Site 2 (adjacent to Panasonic) currently contemplated are not reflected thru 2027
- * Other sources of revenue (permits, franchise fees, stormwater utilities, licenses & other fees) are not included
- * Other intangible benefits (economic multipliers, employment, vendor support, cultural, etc.) are not included

PHASE 1 CITY FEES WORKSHEET

Total Estimated Impact Fees	\$ 264,222
Less eligible 75% impact fee reduction for substantial local economic impact	\$ (198,166)
Impact Fee Total	\$ 66,055

IMPACT FEE RECAPTURE WORKSHEET

Impact Fees to be recovered	\$198,166
Amortization period (years)	15
Interest Rate (estimated)	3.00%
Annual Recovery Costs	(\$16,600)

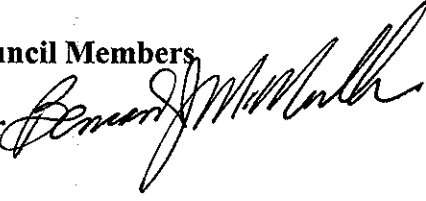
Actual recovery period to begin year that capital improvement projects are undertaken

Total Plan Review Fees	\$ 20,450
Total Building Permit Fees	\$ 179,828
Total Fire Marshall Permit Fees	\$ 6,460
WASA Sanitary Sewer Tap Fees	\$ 227,506
Other Fees	\$ 434,244
Total Fees	\$ 500,300

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Manager 

DATE: May 27, 2010

SUBJECT: Resolution of Opposition to Amendment 4174, the "Public Safety Employer-Employee Cooperation Act of 2009," to H.R. 4899, the Emergency Supplemental Appropriations Bill
June 3, 2010, City Council Meeting

Recommendation:

That Council adopt the attached resolution to forward to our United States Senators and Representatives and the local and state agencies identified in the text of the resolution.

Discussion:

This week, staff learned that the United States Congress has attached an amendment to House Resolution 4899, the Emergency Supplemental Appropriations Bill. The amendment is identical to The Public Safety Employer-Employee Cooperation Act of 2009.

While the aims of the act, protecting public safety employees, are certainly laudable, the legislation actually mandates that state and local governments engage in collective bargaining with public safety employees. This would establish a massive intrusion of federal government into local government affairs. Such a law would not only create special rights for one category of city employee, but would also pit the interests of unionized public employees against the public interest.

The Public Safety Employer-Employee Cooperation Act of 2009 and legislation of the same nature has been strenuously opposed by a wide range of national, state, and local agencies, including the National Association of Counties, National League of Cities, International City/County Management Association, International Public Management Association for Human Resources, National Sheriffs' Association, National Public Employer Labor Relations Association, International Association of Chiefs of Police, National Association of Towns and Townships, and the Georgia Municipal Association.

Budget Impact:

This item has no budgetary impact.

**CITY OF PEACHTREE CITY
STATE OF GEORGIA**

RESOLUTION NO. _____

**A RESOLUTION OPPOSING AMENDMENT 4174, THE "PUBLIC SAFETY
EMPLOYER-EMPLOYEE COOPERATION ACT OF 2009," TO H.R. 4899, THE
EMERGENCY SUPPLEMENTAL APPROPRIATIONS BILL**

WHEREAS, the citizens of Peachtree City, Georgia, have duly elected a Mayor and City Council to represent their interests with respect to the preservation of their health, safety, and welfare; and

WHEREAS, under the City Charter adopted by the Georgia Legislature, the services provided by the City of Peachtree City to its constituents include but are not limited to Police, Fire, and Emergency Medical Services; and

WHEREAS, the City of Peachtree City has long taken a proactive approach to fostering excellent working conditions, compensation, and health and retirement programs for all its employees, regardless of department; and

WHEREAS, by mandating federal collective bargaining standards for public safety employees, the "Public Safety Employer-Employee Cooperation Act of 2009" undermines state, county, and municipal autonomy and places the needs of a select group of governmental workers ahead of the needs of other public sector employees and the community at large; and

WHEREAS, if approved, the "Public Safety Employer-Employee Cooperation Act Of 2009," would severely damage the ability of municipal, county, and state governments to establish priorities and allocate funding in accordance with the needs of their respective constituents; and

WHEREAS, if approved, the "Public Safety Employer-Employee Cooperation Act of 2009" could negatively impact the very employees it purports to protect by superseding local merit and performance standards in lieu of rewarding tenure and other standards imposed by the collective bargaining agency; and

WHEREAS, the proposed legislation is opposed by a wide range of agencies, including the National Association of Counties, National League of Cities, International City/County Management Association, International Public Management Association for Human Resources, National Sheriffs' Association, National Public Employer Labor Relations Association, International Association of Chiefs of Police, and the National Association of Towns and Townships, as establishing a precedence of federal interference in employer-employee relations between state, county, and municipal

governments and their employees and as detrimental to the citizens of the United States of America.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Peachtree City do hereby adopt this resolution in opposition to Amendment 4174, The "Public Safety Employer-Employee Cooperation Act Of 2009," To H.R. 4899, The Emergency Supplemental Appropriations Bill, under consideration by the United States Congress in this year 2010; and

BE IT FURTHER RESOLVED that we encourage all state and local officials representing the citizens of Peachtree City and Fayette County, Georgia, including our State Senators and Representatives, the Fayette County Board of Commissioners, the Constitutional Office of the Fayette County Sherrieff, and the municipal Mayors and Councils serving Brooks, Fayetteville, Tyrone, and Woolsey, to voice their opposition to this proposed legislation; and

BE IT FURTHER RESOLVED that we call upon our United States Senators and Representatives, regardless of political party or affiliation, to recognize the potential damage this amendment could inflict upon their constituents, both individual and the lawfully chartered and constitutional governmental agencies that represent those constituents on the local and state level, and to ensure that the amendment does not pass.

IT IS SO RESOLVED, by the Mayor and City Council of the City of Peachtree City, Georgia this 3rd day of June 2010.

ATTEST:

Betsy Tyler, Acting City Clerk

Donnie O. Haddix, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: May 28, 2010

SUBJECT: Approval of Revised Lease between Peachtree City Tourism Association (PCTA) and Peachtree City for a Visitor Center
June 3, 2010 Council Agenda

Recommendation:

Council approve the attached lease between the PCTA and Peachtree City for space within the Amphitheater Box Office building to be used as a Visitor's Center and to authorize the use of Council contingency for facility modifications.

Discussion:

Previously, the PCTA operated a Welcome Center in the pro-shop building located at the Tennis Center. The Council recently approved an agreement with the PCTA where City employees located at the Amphitheater box office would provide all staffing needs for the PCTA; including the Visitor's Center (previous Welcome Center). Locating the Visitor's Center in this location is expected to provide better access to visitors since many activities occur in this area and allows for efficient use of staffing. The lease indicates that the City would be responsible for the initial build out of the Visitor's Center. Subsequently, PCTA would pay a proportionate share of the utilities for the building. The PCTA board approved this lease at their May 19, 2010 meeting. Copy of abbreviated minutes attached.

Budget Impact:

Staff intends to brief council on two options for use of space in the box office building during this agenda item. The cost will be a function of which option council directs staff to proceed with. The intent is to fund modifications using Council contingency.

**STATE OF GEORGIA
COUNTY OF FAYETTE**

LEASE AGREEMENT

THIS LEASE, executed on the dates shown next to the parties' signatures, by and between City of Peachtree City, first party (hereinafter called "Lessor") and Peachtree City Tourism Association, Inc., second party (hereinafter called "Lessee"); "Lessor" as used in this Lease shall include first party, its heirs, representatives, assigns and successors in title to premises. "Lessee" shall include second party, its heirs and representatives, and if this Lease shall be validly assigned or sublet, shall include also Lessees assignees or sub-lessees, as to premises covered by such assignments or sub-lease. "Lessor" and "Lessee" include male and female, singular and plural, corporation, partnership, LLC or individual, as may fit the particular parties.

For and in consideration of the mutual obligations contained herein and ten dollars (\$10.00) the receipt and sufficiency of which, is hereby acknowledged the parties agree as follows:

**1.
PREMISES**

1.1 Lessor does hereby rent and lease to the Lessee property and facilities thereon designated _____ square feet located in the structure at 201 McIntosh Trail, Peachtree City, Georgia 30269 (hereinafter referred to collectively as "Premises") for the use as a Visitor's Center.

1.2 Lessor shall complete initial alterations and improvements to the Premises to accommodate the Visitor's Center.

1.3 Lessee shall manage and operate the Premises in accordance with the By-Laws approved by the Lessor and Lessee, or as subsequently amended.

**2.
TERM/RENEWAL TERMS**

2.1 The Initial Term of this Lease shall begin on the date of approval by both Lessor and Lessee and ending on December 31, 2010; provided, however, that this Lease shall automatically renew for a term of one (1) year, beginning on January 1 and ending on December 31 of each succeeding year unless either party gives the other party written notice of its intention to not renew this Lease, which notice must be given not less than forty-five (45) days prior to the expiration of the then-current term.

2.2 In addition to any other rights of either party set forth in this Agreement, either party may terminate this Lease Agreement by providing thirty (30) days written notice to the other party.

3. FUNDING

3.1 The Lessor shall pay to the Lessee that portion of the Hotel/Motel Tax authorized by Georgia Law and other funding authorized within the Lessor's approved budget specifically for the Lessee. Said funds shall be utilized by Lessee for the operation and maintenance of the premises and to promote tourism within the City of Peachtree City, Georgia, and for the operation of a visitors center for the City of Peachtree City.

3.2 Any user fees generated from the Premises shall be retained by Lessee and shall only be utilized by Lessee to operate and maintain the Premises and to promote tourism within the City of Peachtree City, Georgia, and the operation of a visitors center within the City.

4. USES OF PREMISES

4.1 Premises shall be used for the promotion of tourism within the City and for the operation of a visitors center for the benefit of the City, as well as all other purposes that Lessor approves in writing. Premises shall not be used for any illegal purposes; nor in violation of any regulation of any governmental body, nor in any manner to create any nuisance or trespass; nor in any manner to vitiate the insurance, or increase the rate of insurance, on premises. The Lessee will comply with all rules and regulations of the building published from time to time by the Lessor.

4.2 Lessee may grant licenses to third parties for temporary use of the Premises and facilities located thereon only for the purpose above-stated, and provided such parties are "responsible third parties". The term "responsible third parties" shall mean parties who: a) comply with all rules and regulations of state and local governing authorities; b) supply a certificate of insurance in accordance with the rules and regulations established for the operation of the Premises; and c) agree in writing to abide by the rules and regulations established for the operation of the Premises.

4.3 Lessee shall maintain and repair the premises, in accordance with Section 6 hereof, in the same condition as the Premises and facilities thereon are presently in.

4.4 Prior to authorizing third party use of the Premises, Lessee will develop, and Lessor shall approve, policies for the use and care of the Premises, including bond and insurance requirements.

5.

CARE OF PREMISES

Lessee shall commit no act of waste and shall take good care of the Premises and the fixtures and appurtenances therein, and shall in the use and occupancy of the Premises, conform to all lawful orders, regulations, ordinances, and laws issued by any duly constituted governmental body or agency that governs the premises.

6.

REPAIRS/MAINTENANCE/IMPROVEMENTS

6.1 Lessor shall make all necessary repairs to the exterior, building structure, heating, air conditioning, plumbing, the building's parking areas, the building's landscaping, exterior roof, and electrical system. Lessee shall be liable for and shall indemnify and hold Lessor harmless with respect to damage or injury to the leased Premises, or the person or property of the Lessee, or the person or property of Lessees other sub-lessees or anyone in its control or hire. Lessor shall not be responsible to Lessee for any loss of property from the Premises hereby leased, however occurring or for any damages therefore, except if caused by Lessor's sole negligence or willful misconduct.

6.2 Lessor shall cause the exterior building structure and common exterior areas to be cleaned and generally cared for; will furnish electricity for lighting the exterior of building. Lessor shall not be liable for any damages directly or indirectly resulting from the installation, use, or interruption of use of any equipment in connection with the furnishing of services referred to in this paragraph, and in particular any interruption in services by any cause beyond the immediate and direct control of Lessor.

6.3 Lessee shall not install any capital improvements, as hereafter defined, without the written permission of the Lessor. All capital improvements installed by the Lessee shall be fixtures and appertain to the Premises. Title to all fixtures, including fixtures installed by Lessee, shall be held by Lessor. As used herein, "capital improvements" means any fixture installed on the Premises that costs Lessee five thousand dollars (\$5,000.00) or more and has a useful life of at least three (3) years.

7.

INSURANCE

7.1 Lessee shall carry extended insurance insuring Lessee's interest in its improvements and betterments to the Premises, all partitions, fixtures, additions, and other property placed in or about the Premises by Lessee, and any and all furniture,

equipment, supplies, and other property owned, leased, held, or possessed by it and contained therein. Lessee agrees to carry a policy or policies of comprehensive general liability insurance, including personal injury with minimum limits of \$1,000,000.00 per occurrence, \$3,000,000.00 per occurrence in the aggregate. Such general liability insurance policy described above shall; (i) name Lessor as an additional insured(s); and (ii) be issued by an insurance company having an A.M. Best rating of "A" or better and a financial category of "VI" or better (or otherwise approved by Lessor, which approval shall not be unreasonably withheld) which is licensed to do business in the State of Georgia; and (iii) provide that said insurance shall not be cancelled unless thirty (30) days prior written notice shall have been given to Lessor. Said policy or policies, or certificates adequate to evidence such insurance coverage, shall be delivered to Lessor by Lessee at least annually or upon request by Lessor.

7.2 Lessor may carry insurance to cover property damage for the full insurable value of the premises and liability insurance including personal injury with minimum limits of \$1,000,000.00 per occurrence, \$3,000,000.00 per occurrence in the aggregate in which case Lessee shall pay its proportionate share of premiums.

8.

LESSOR ACCESS

Lessor and/or its agents may enter the Premises to exhibit same to prospective purchasers or tenants; to inspect Premises to see that Lessee is complying with all his obligations hereunder; and to make repairs required of Lessor under the terms hereof or repairs or modification to any adjoining space.

9.

DEFAULT/REMEDIES

9.1 The following shall be events of default of this Lease:

9.1.1 Any petition is filed by or against Lessee under any section or chapter of the United States Bankruptcy Act as amended; provided that if an involuntary petition in bankruptcy is filed against Lessee, Lessee shall have thirty (30) days within which to have the petition dismissed.

9.1.2 Lessee shall become insolvent or make a transfer in fraud of creditors;

9.1.3 Lessee shall make an assignment for benefit of creditors;

9.1.4 A permanent receiver is appointed for a substantial part of the assets of Lessee;

9.1.5 The leasehold interest is levied on under execution;

9.1.6 The Lessee shall fail to comply with any material term, provision, condition, or covenant of this Lease (excluding 9.1.1 through 9.1.5 above), or comply with any of Lessor's Rules and Regulations now or later established for the government of this building, and shall not cure such failure within ten (10) days after written notice to the Lessee of such failure to comply;

9.2 In any such event, Lessor shall have the option to (in addition to and not in limitation of any other remedy permitted by law or by this Lease) terminate this Lease, in which event Lessee shall immediately surrender the Premises to Lessor, but if Lessee shall fail to surrender the Premises, Lessor may, without further notice and without prejudice to any other remedy Lessor may have to repossession or arrearages in rent or damages for breach of contract, enter upon the Premises and expel or remove Lessee and its effects, by force if necessary, without being liable to prosecution or any claim for damages therefore; and Lessee agrees to indemnify Lessor for all loss and damage which Lessor may suffer by reason of such Lease termination, whether through inability to relet the Premises for the remainder of the Lessee's term, or through decrease in rent for remainder of Lessee's term, cost of reletting the Premises including improvements to the Premises. Lessor's right to collect from Lessee all amounts owed pursuant to this Lease, including amounts accrued prior to termination and all future post-termination rents, taxes and penalties owing Lessor pursuant to this Lease shall survive the termination of the Lease by Lessor pursuant to this Paragraph.

9.3 If Lessee remains in possession of the Premises after the termination or expiration of this Lease and without the execution of a new Lease, Lessee shall be deemed to be occupying the Premises as a tenant at sufferance and shall be subject to all the covenants and provisions of this Lease insofar as the same are applicable to a lessee at sufferance and in no event shall there be any renewal of this Lease by operation of law.

9.4 At termination of this Lease, Lessee shall surrender Premises and keys thereof of Lessor in same condition as at commencement of term, reasonable natural wear and tear only expected.

10.

ASSIGNMENT/SUBLEASE

Lessee shall not, without the Lessor's prior written consent: (i) mortgage, pledge, encumber, assign, convey, or transfer (whether voluntarily, by operation of law, or otherwise) all or any interest in this Lease of the Premises; (ii) allow any lien to attach to Lessee's interest in the Premises or this Lease; (iii) permit the use or occupancy of the

Premises of any part thereof by any one other than Lessee except for purposes stated herein; (iv) sub-lease any part or all of the Premises or assign this Lease Agreement; or (v) any attempt to consummate any of the foregoing without the Lessor's prior written consent shall be void.

11.
INDEMNIFICATION

To the extent permitted by Georgia law, Lessee and Lessor agree to indemnify and shall hold the other harmless from any and all claims, liability, costs, or expenses for any injury or death to any person or damage to any property arising out of or in any way relating to any act or omission of its respective agents, employees, contractors, invitees, licensees, sub-lessees, or assignees, including attorney's fees and costs of litigation. The provisions of this Lease with respect to any claims or liability occurring or cause prior to any expiration or termination of this Lease shall survive such expiration or termination.

12.
ENVIRONMENTAL INDEMNITY

Lessee shall conduct its business within the Premises and on the Land in compliance with all applicable federal, state, or local laws and regulations related to pollution control, hazardous or toxic waste, substances, and other environmental and ecological matters, including, but not limited to the Federal Water Pollution Control Act (33 U.S.C. §1251, et seq.), Resource Conservation and Recovery Act (42 U.S.C. §6901, et seq.), Safe Drinking Water Act (42 U.S.C. §300f, et seq.), Toxic Substances Control Act (15 U.S.C. §2601, et seq.), the Clean Air Act (42 U.S.C. §300f, et seq.), Comprehensive Environmental Response of Compensation and Liability Act (42 U.S.C. §9601, et seq.), and other comparable state laws, as well as the Georgia Comprehensive Solid Waste Management Act (O.C.G.A. §12-8-20, et seq.) and the Georgia Rules for Solid Waste Management (particularly Chapter 39-3-4 and Rule 391-3-4-.15 pertaining to biomedical waste). Lessee agrees to indemnify and hold Lessor harmless from and against all causes, claims, demands, losses, liabilities, costs, and expenses (including, without limitation, attorney's fees) incurred, directly or indirectly, by Lessor as a result of or in connection with Lessee's failure to comply with any of the foregoing provisions.

13.
ATTORNEY'S FEES/EXPENSES

Lessee agrees to pay all reasonable attorney's fees and reasonable expenses the Lessor incurs in enforcing any of the obligations of the Lessee under this Lease, or in any litigation or negotiation in which the Lessor shall, without its fault, become involved through or an account of the Lessee.

14.
ENTIRE AGREEMENT

This Lease contains the entire agreement of the parties and no representations or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect.

15.
WAIVER

No failure of Lessor to exercise any power given Lessor, hereunder, or to insist upon strict compliance by Lessee of any obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

16.
TIME ESSENCE

Time is of the essence of this Lease Agreement.

17.
NO ESTATE

This contract shall create the relationship of landlord and tenant between Lessor and Lessee; no estate shall pass out of Lessor; Lessee has only a usufruct, not subject to levy or sale.

18.
SUBORDINATION

Lessee agrees that this Lease shall be subject and subordinate to any bond indenture, loan deed or loan now on said Premises and all future loan or loan deed on said Premises and to all advances made, or which may be hereafter made, on account of said loan deeds or encumbrances to the full extent of all debts and charges secured thereby and to any renewals or extensions of all or any part and to any loan deeds which any owner of said Premises may hereafter at any time elect to place on said Premises, and Lessee agrees upon request to hereafter execute any paper or papers which the counsel for Lessor may deem necessary to accomplish that end and, in default of Lessee so doing, that Lessor is hereby empowered to execute such paper or papers in the name of Lessee, and as the act and deed of Lessee, and this authority is hereby declared to be coupled with

an interest and not revocable, and it is further expressly agreed that Lessor shall not be liable to Lessee for breach of covenant or quiet enjoyment by reason of the foreclosure and/or sale of the demised Premises under any loan deed or mortgage now or hereafter affecting the demised Premises.

19.
UTILITIES

19.1 Lessee shall be responsible for a proportional share of all utilities consumed by Lessee, and proper and lawful waste disposal. The proportional share shall be calculated by adding the square footage of the Visitor's Center plus fifty percent (50%) of the office and storage space on the second floor and determining the fractional total of the entire building square footage. The lessee shall be responsible for this fractional total of all utilities. The Lessor shall not be responsible for interruption of utility services.

20.
NOTICES

Whenever notice is required under the terms of this Lease, such notice shall be deemed given three (3) days from the mailing of said notice via U.S. Certified or Registered Mail, Return Receipt Requested, unless sooner received, addressed to the following:

If to Lessor:
City of Peachtree City
c/o City Manager
151 Willowbend Road
Peachtree City, Georgia 30269

If to Lessee:
Peachtree City Tourism Association, Inc.
c/o Registered Agent
201 McIntosh Trail
Peachtree City, Georgia 30269

IN WITNESS WHEREOF, the parties herein hereunto set their hands and seals the day and year written below.

THIS AGREEMENT EXECUTED IN COUNTERPARTS ON THE DATE BELOW EACH PARTY'S NAME BELOW, AND THE PARTIES HEREBY AFFIX THEIR NAMES, SIGNATURES, AND SEALS, WITH THE FULL INTENT TO BE BOUND HEREBY.

LESSOR:

City of Peachtree City

By: _____
Title: _____
Date: _____

LESSEE:

Peachtree City Tourism Association,
Inc.

By: _____
Title: _____
Date: _____

Bernard McMullen

From: Mary Camburn
Sent: Friday, May 21, 2010 3:20 PM
To: 'Kai Wolter'; 'Kim Westwood'; 'markoballard@yahoo.com'; 'Joe Magennis'; 'ronnieross@comcast.net'; 'Caryl Black'; Nancy Price
Cc: CITY COUNCIL
Subject: PCTA May 19th, 2010 Board Meeting Abbreviated Minutes
Attachments: PCTA Board Meeting Agenda 05-19-10 Abbrev..doc

Peachtree City Tourism Association, Inc
 Regular Scheduled Meeting
 May 19th, 2010
 6:30 PM
 Floy Farr Room – Peachtree City Library
 Board of Directors

I. Call to Order & Pledge of Allegiance**II. Announcements, Awards, Special Recognition****III. Public Comment****IV. Approval of Minutes**

May 5th, 2010 Special Called Meeting Sturbaum motioned to approve the May 5th, 2010 Special Called Meeting Minutes. Ross seconded the motion. Vote 4-0.

V. Old Agenda Items**VI. New Agenda Items**

05-10-03 Review of 2010 World War II Heritage Days (Chris Madrid & Jay Bess, Dixie Wing) Sturbaum motioned to continue Agenda Item 05-10-03 to the June meeting. Wolter seconded the motion. Vote 4-0.

05-10-04 Consider Approval of PCTA Lease Amendment Sturbaum motioned to authorize the Chairman Pro Tem on behalf of the Association to execute the PCTA Lease Agreement. Wolter seconded the motion. Vote 4-0.

05-10-05 Consider Approval of Amendment for Hotel/Motel Tax Agreement Sturbaum motioned to authorize the Chairman Pro Tem on behalf of the Association to execute the Hotel/Motel Tax Agreement with two modifications from the City (1) a monthly time line on the transfer of revenue to the Association and (2) better clarity in Paragraph 5 as to meaning. Wolter seconded the motion. Vote 4-0.

VII. Board/Staff Updates

Executive Director welcome and overview
 Financial Reports – None
 Hotel Update – Wolter
 Lake Committee Update - Wolter
 DAPC/Braelinn Update – Ross
 Airport Authority Update – Magennis

Recreation Update – Ballard
Southern Living Committee – Westwood

VIII. Executive Session

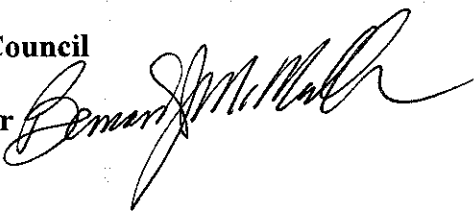
IX. Adjournment

City Council of Peachtree City
REVISED AGENDA
June 3, 2010
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Recognize Paul Salvatore for 10 Years of Service
Recognize Jesse Brooks for 15 Years of Service
- IV. Citizen Comment**
Any member of the public attending the meeting may comment on any issue or item that is not included on the agenda. The time limit is two (2) minutes.
- V. Agenda Changes**
- VI. Minutes**
April 26, 2010, Workshop Minutes
May 20, 2010, Regular Meeting Minutes
- VII. Monthly Reports**
- VIII. Consent Agenda**
 - 1. Consider Amendments to Alcoholic Beverage Ordinance**
Proposed amendments correct inconsistencies between the ordinance and the procedures followed
 - 2. Consider Alcohol License – NEW – China House, 1200 Highway 74 South, Suite 16**
Applications for new licenses must be approved by Council. Applicant has met requirements.
 - 3. Consider Approval of Amendment for Hotel/Motel Tax Appropriation Agreement**
Amendment reflects move of the Visitors Center from Tennis Center to Amphitheater Box Office Building
 - 4. Consider Appointments to PCTA – Sherri Smith Brown, Bill Rial, Becky She (alternate)**
Selection Committee recommends Council appoint Sherri Smith Brown to fill an unexpired term ending December 31, 2012; Bill Rial to fill an unexpired term ending December 31, 2010; and Becky She as an alternate
- IX. Old Agenda Items**
- X. New Agenda Items**
 - 06-10-01 Public Hearing – Consider Rezoning, LUR-13 to GR, Newgate Road**
Request to continue to June 17, 2010, due to continuance by Planning Commission until June 14
 - 06-10-02 Public Hearing – Consider Variance to Sign Ordinance, NCR**
Applicant requests continuance to no later than September 2, 2010
 - 06-10-03 Consider Partial Exemption from Impact Fees for Sany**
Applicant requests reduction of development impact fees for Phase One
 - 06-10-04 Consider Resolution in Opposition to the Public Safety Employer-Employee Cooperation Act of 2009**
Resolution in opposition to proposed federal collective bargaining standards for public safety employees
 - 06-10-05 Consider Approval of PCTA Lease Agreement**
Revision to lease agreement include use of space at Amphitheater Box Office Building for Visitors Center and use of funds from Council Contingency for facility modifications
- XI. Council/Staff Topics**
Hot Topics Update
- XII. Executive Session**

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: June 2, 2010
SUBJECT: Consider Appointment of Tourism Association Members
Consent Agenda, June 3, 2010

Recommendation:

Appoint Sherri Smith Brown to the Tourism Association to serve the term from 6/3/2010 – 12/31/2012, fulfilling the un-expired term of Joe Magennis and appoint Bill Rial to serve from 6/3/2010 – 12/31/10, fulfilling the un-expired term of Bill Bexley. In addition, Becky She to be appointed as an alternate in the event a vacancy occurs.

Discussion:

The Selection Committee, composed of Mayor Haddix, Council Member Doug Sturbaum, Tourism Association Acting Chairman Kai Wolter and myself, considered 3 applicants for the vacancies on the Tourism Association.

It is the recommendation of the Committee that Sherri Smith Brown be appointed to a term that would end on 12/31/2012 and Bill Rial to a term that would end on 12/31/10. In addition, the Committee further recommends that Becky She be appointed as an alternate to fill any vacancy that may occur.

Copies of their applications are attached for your review.

Budget Impact:

This item should have no budgetary impact.

PEACHTREE CITY TOURISM ASSOCIATION, INC.
APPLICATION FOR APPOINTMENT

Thank you for your interest in being considered for appointment to the Peachtree City Tourism Association, Inc., (PCTA).

The PCTA is comprised of seven members appointed to three-year terms. Meetings are held on the third Wednesdays of each month at 6:30 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Association meetings as possible in an effort to become familiar with the responsibilities of the Association.** The purpose of the PCTA is to serve the needs and interests of tourism within the City of Peachtree City. Applicants should preferably have been employed in the restaurant or hotel/motel business and/or have a minimum of five (5) years of fiscal experience.

Please take a few minutes to complete the form below and to answer the questions on the reverse side of this application and return it with a resume, if available, to Debbie Lemay, Peachtree City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by 5:00 p.m. on Friday, May 14, 2010. The City will contact you within one week of the application closing date.

If you have questions, please call (770) 487-7657.

Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME:

Sherri Smith Brown

ADDRESS:

400 Peachtree Pkwy North

PTC

TELEPHONE (Day Time)

cell: 404-310-9613

(Evening)

(Fax #)

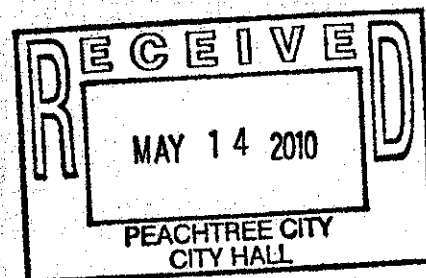
(E-mail Add:)

Sherri@brownsmithbrown.com

Sherri Smith Brown
Signature

5/14/2010

Date



1. How long have you been a resident of Peachtree City?

33 years

2. Why are you interested in serving on the PCTA?

My interest and most of the work I do is in promoting recreational activities around the state. This is a good fit.

3. What qualifications and experience do you possess that would benefit the PCTA?

Years of traveling and writing about this area. In general, writing skills, video production skills, & marketing.

4. List major jobs you have held during your working career to include name of company and position.

Free-lance writer and video producer

5. Do you have any past experience relating to PCTA operations? If so, describe.

No

6. Have you attended any PCTA meetings in the past year and, if so, how many?

No

7. Are you willing to take continuing education classes?

Yes

8. Would there be any possible conflict of interest between your employment and you serving the PCTA?

No

9. Describe your current community involvement.

DAPC board member

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NAME:

BILL RIAL

ADDRESS:

614 GRAYSTONE CT

PEACHTREE CITY, GA 30269

TELEPHONE (Day Time)

(Evening)

(Fax #)

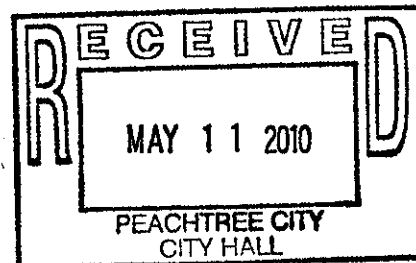
(E-mail Add:)

404.259.2258

RIALW&FP@EARTHLINK.NET

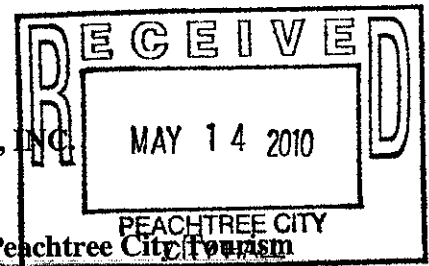
WR
Signature

11 MAY 10
Date



1. **How long have you been a resident of Peachtree City?**
9 years.
2. **Why are you interested in serving on the PCTA?**
Through my position as a Peachtree City Airport Authority (PCAA) member, I realize there are shared public interest between both the PCTA and the PCAA. As a member of both groups, I could help facilitate a combined effort toward achieving a common goal – to better our community and to help promote our shared interests.
3. **What qualifications and experience do you possess that would benefit the PCTA?**
Through my years in the military, I have maintained residence in eight different states. I have been part of many communities! As a PCAA member, I recognize the value of both business and general aviation and what it has to offer to our city and our economy. As a marketing focus committee member with the PCAA, I have recent experience marketing our airport.
4. **List major jobs you have held during your working career to include name of company and position.**
Retired military officer (25 years) – too many jobs/positions to list. Current Delta Airlines employee.
5. **Do you have any experience relating to PCTA operations? If so, describe.**
Only attending PCTA meetings.
6. **Have you attended any PCTA meetings in the past year and, if so, how many?**
Attended two PCTA meetings and a PCTA “workshop”. Represented PCAA at a meeting to discuss Hotel/Motel tax agreements
7. **Are you willing to take continuing education classes?**
Yes
8. **Would there be any possible conflict of interest between your employment and you serving the PCTA?**
No
9. **Describe your current community involvement.**
PCAA alternate for one year and currently serving first year as PCAA member.
Honor Flight Fayette Organization Volunteer.

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NAME: BECKY SHE

ADDRESS: 106 Southern Trace Ct

Peachtree City, GA. 30269

TELEPHONE (Day Time) 770-487-8818 678-525-7369 (C)

(Evening) 770-487-8818

(Fax #) 770-487-8828

(E-mail Add:) beckyshe@hotmail.com

Becky She
Signature

5-14-10
Date

1. How long have you been a resident of Peachtree City?

Since ~~1988~~ 1990, 20 years

2. Why are you interested in serving on the PCTA?

promote business in PTC.

3. What qualifications and experience do you possess that would benefit the PCTA?

OWN business in PTC for 24 years

4. List major jobs you have held during your working career to include name of company and position.

The Peking Restaurant, She's Bistro & Sushi Bar
World Financial Group

5. Do you have any past experience relating to PCTA operations? If so, describe.

NO

6. Have you attended any PCTA meetings in the past year and, if so, how many?

NO

7. Are you willing to take continuing education classes?

yes

8. Would there be any possible conflict of interest between your employment and you serving the PCTA?

NO

9. Describe your current community involvement.

go to church, support teachers at BoE.
teach elementary school children about
Chinese cultures.