

City Council of Peachtree City
Agenda
May 9, 2013
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Proclamation for Relay For Life
Recognize Ron Mundy – 30 Years of Service
- IV. 10-Minute Talk**
Joan Velsmid, Clothes Less Travelled Thrift Shop
- V. Public Comment**
- VI. Agenda Changes**
- VII. Minutes**
February 5, 2013, Workshop Minutes
April 18, 2013, Regular Meeting Minutes
- VIII. Monthly Reports**
Due to deadline for meeting packet, not all reports had all the info needed; will be on dais for meeting
- IX. Consent Agenda**
 - 1. Consider Award of Contract for Citywide Phone System**
 - 2. Consider Request to Surplus Trailers**
- X. Old Agenda Items**
 - 03-13-02 Public Hearing – Consider Variance to Floodplain Management/Floodplain Protection Ordinance, Somerby Project, Rockaway Road**
Request to allow fill in part of the floodplain crossed by required fire access road
 - 04-13-12 Discuss Traffic Conditions on SR 54 West and Consider Traffic Engineering Study on SR 54 West & MacDuff Parkway**
Council Member Dienhart's topic is traffic conditions; Council Member Fleisch added consideration of traffic study
- XI. New Agenda Items**
 - 05-13-01 Public Hearing – Consider Variance from Watershed Protection Buffer Ordinance, 323 Watermark Drive**
Applicant desires variance of six to eight feet into impervious buffer for a pool
 - 05-13-02 Consider Amendments to Chapter 66, Signs, Specifically Related to Temporary Signs**
Proposed housekeeping amendments related to commercial messages on temporary signage
 - 05-13-03 Consider Ordinance Amendments Regarding Blankets and Tarps**
Proposed amendments would restrict the time unattended blankets, tarps, and vehicles could be left in City parks and rights-of-way
 - 05-13-04 Consider Budget Amendment for Crosstown Road**
Reallocation of funds to allow for full depth reclamation paving of Crosstown Road
- XII. Council/Staff Topics**
Hot Topics Update
Report on Food Trucks
- XIII. Executive Session**

**MINUTES OF WORKSHOP
CITY COUNCIL OF PEACHTREE CITY
February 5, 2013**

The City Council workshop was called to order in the City Hall Council Chambers at 6:30 p.m. on February 5, 2013. Those present were Mayor Don Haddix and Council members Kim Learnard, Vanessa Fleisch, Erik Imker, and George Dienhart. Planning Commission Chairman Frank Destadio and Commissioner Lynda Wojcik were also in attendance as were the City Manager, Dr. James Pennington; the Community Services Director, Mr. Jon Rorie; the Planning and Zoning Administrator, Mr. David Rast; and the Recording Secretary, Ms. Jennis Rice.

Discuss Final Report and Recommendations from ONE Peachtree City Initiative

Mr. Rast explained that Staff would be giving an overview of the results of the ONE Peachtree City process and thanked those in attendance for coming. Staff had been working on this for some time. He expressed his appreciation to those who had participated in the Open Houses and the Roundtable discussions. He applauded the efforts of Mr. Tony Bernard, who was now the City Planner for the City of Newnan, and Mr. Erick Murphy, the former Planning Intern whose last day was that Friday, February 10.

Mr. Rast provided those in attendance with a copy of the PowerPoint presentation he was presenting which would remain in the files of the Community Services offices in the lower level of City Hall. Staff had researched the plans of planned communities of similar size to Peachtree City in an effort to learn from the plans they had developed. That research was used to develop the concept for Peachtree City and was presented at a Joint City Council and Planning Commission workshop on February 7, 2012.

Mr. Rast stated there were three simple goals they felt had been accomplished:

- Updated and factual technical information had been provided to paint a realistic picture of Peachtree City today;
- As much feedback and input as possible had been solicited from the community; and
- The community had been engaged through innovative data gathering efforts.

The new Community Room in the lower level of City Hall had been used as Plan Central and was where the kick-off celebrations, open houses, and roundtable sessions were held.

Displays had been set up around the Community Room related to community aesthetics, several versions of city signage, village identification, monument signage, special event signage, way-finding signage, and industrial park signage. A section on quality of life, i.e., greenspace, the multi-use path system, and recreation facilities, was provided as well as a section on growth and development, i.e., zoning, land use, annexation, and utilization of undeveloped property.

Three comment boards were also provided where people could leave notes and comment on the notes others had left on the following topics:

- (1) One thing they liked about Peachtree City,
- (2) One thing they would like to change about Peachtree City, and
- (3) One vision for the Peachtree City of the future.

A very elementary budget exercise provided attendees the opportunity to spend the tax dollars generated in Fayette County minus the monies that went to the Fayette County Board of Education, Fayette County, and the State. The categories included community aesthetics, quality of life, roads, development, and public safety. Some wanted a 2 percent rollback. These opinions were compared to the 2011 budget that was adopted.

Mr. Rast stated there was a lot of dialogue between the citizens, City Staff, and Planning Commission and City Council members who attended. All of the comments had been tabulated and were outlined in the handout Mr. Rast had distributed. He noted that these comments were taken directly from the comments that were written down at the roundtable sessions. Some were frank, some far-fetched, and there were also a lot of good and consistent opinions included.

A list of the people who participated was also included in Mr. Rast's document. He was impressed by the number of people who participated and had been in Peachtree City for quite some time. This told him there were a lot of people who had invested a lot of time in the community and wanted to see it prosper.

The items that were discussed included the following:

- The strengths and challenges the city faced.
- People's take on life in Peachtree City, where it was now and the course of action in the future.
- Comments were summarized into a "wordle" which provided a gist of what people were talking about. The larger the font, the more consistent that topic had been in all of the roundtable sessions.
- The themes that were prominent in each of the roundtable sessions as to what people liked about the city were:
 - The overall sense of community,
 - The family atmosphere,
 - The abundance of green-space,
 - The golf carts and path system,
 - The recreational opportunities, and
 - The Fourth of July.
- The common themes of what people did not like about the city were:
 - The lack of outdoor events and a central gathering place,
 - Maintenance of the landscaping,
 - Limited affordable housing options,
 - The number of rental homes, and
 - The amount of vacant retail space.

There was confusion as to what was meant by the lack of outdoor events. Mr. Rast said people acknowledged there were plenty of sporting events, etc., but there really were not a lot of events where the entire community could come and participate such as arts or music festivals, etc.

- The common themes of what the ideal community would be were:
 - A strong sense of community,
 - More outdoor festivals and community-wide events,
 - An essential gathering area,
 - More community involvement, and
 - Better utilization of Drake Field.

During the second roundtable session, discussion was about how the city could balance growth and maintain the things that were liked and valued, the

choices the City faced regarding housing needs, and the things that made Peachtree City a desirable place to live.

When discussion turned to preserving and improving our natural environment and how we should protect our air, water, and greenspace, there was a strong desire to:

- Sustain the city and preserve the things the citizens appreciated,
- Update the vision statement and a strategic plan,
- Find a way to empower the community,
- Identify volunteer opportunities,
- Maintain and enhance city facilities, and
- Ensure factual information was provided.

The next topic of discussion was the natural environment and how to protect the air, water, and greenspace. The overriding themes were protection of the buffers, maintenance of the greenspace, and making this the signature of the city as it had been through the years. Some even recommended that maintenance standards be developed for some of the natural areas. Some felt plant material should be removed and replaced.

Improving educational opportunities for residents by partnering with the University of Georgia, Clayton State, and some of the other universities in this area was also mentioned.

The common themes about the activities that were most important included the path system, the Library, the Fourth of July parade and fireworks, running events and triathlons, the Farmers' Market, the Community Garden, etc.

Activities the residents would like to see or participate in in the future included the outdoor events at City Hall Plaza, outdoor festivals within the village retail centers, events at Drake Field, village identification, and better lake access. Mr. Rast acknowledged that there already were a lot of these activities, but there was an opportunity to look at some different areas.

A good deal of time was spent on housing, what type of housing might be needed, and what type of planning was necessary for housing in the future. Some key themes of this topic were neighborhood redevelopment, infill housing, live-work-shop concepts, increased density, and low-to-moderate income.

Some of the things people would like to see to encourage participation in the community included outdoor activities such as the Community Garden, path system maintenance, expansion of the path system, bike racks, golf cart parking, bike lanes, and youth activities. It was very apparent there was a desire to try to be more of an active community as we planned for the future.

The session on communication included the following topics:

- How the needs of the community were balanced,
 - How we might equip residents to speak more freely together,
 - How opposing views and opinions were welcomed,
 - What we might do to try to build consensus in the community, and
 - How to get people more involved.
- In general, the group appreciated the roundtable process where people could sit across from each other and share opinions, even if they did not always agree.
 - It was felt the city should provide a running list of volunteer activities for people of all ages, including families. The list should be specific as to time commitments and tasks.
 - They also felt volunteers should be recognized, volunteer opportunities should be identified, and the recommendations of volunteers should be heard.
- A Community Clean-up Day was proposed. Mr. Rast noted those who participated in the roundtable discussions had a tremendous desire to give back to the community in whatever way they could.

Mr. Rast stated that the final session dealt with effective communication.

- Roundtable discussions.
- Providing more information in The Updates.
- A centralized website and calendar.
- Accentuating the positive.
- Create some eclectic events and be known for them.
- The people had a lot of ideas to get people involved. One suggestion that Mr. Rast thought sounded pretty good was to hold an event at City Hall Plaza that would include members of the various boards and

commissions. Residents could meet them and find out about what was involved in holding these positions.

The next question was, "Where do we go from here?" as a lot of good ideas had been generated by those who participated.

Mr. Rast noted that some of the ONE Peachtree City participants were in the audience and he asked whether any of them would like to speak. Those who shared their thoughts included the following:

Mr. Felix Kelly, a 12-year resident of Peachtree City

- Peachtree City had not annexed very much even though all the jurisdictions around us were. Pretty soon, Peachtree City would have no say in what was developed around us. He hoped the City would seriously look at this possibility.

Dr. Pennington thought these were the kinds of subjects that needed to be discussed and had the following additional comments:

- Peachtree City was built around a plan.
- The problem was that if the proper buffers and controls around the community were not established, there could be some serious problems.
- It was important to find the mechanisms to keep Peachtree City alive and moving forward.
- Strategic planning was important to establish that vision and then move forward with the goals and objectives of that strategic plan. This should be a flexible, movable, changing object and was important to provide guidance for us.
- It was extremely important to look at all of the boundaries around the city.

Planning Commission Chairman Frank Destadio noted that the groups they had spoken to thought it was important to watch our borders and make sure we were annexing properly. They also wanted to ensure that the values and concepts that made Peachtree City were not lost in those annexations. They wanted to keep what we have but also protect our borders. Dr. Pennington agreed completely.

Mayor Haddix added that we did not know what was good for annexation and it was important to have a unified approach. It could not be piecemeal but must be organized and all encompassing or it could fail.

Ms. Wojcik noted the following relative to annexations:

- There would always be a city border.
- The standards in Fayette County, Fayetteville, Senoia, etc., should be reflective of Peachtree City's standards so the entire county could have a quality of life similar to Peachtree City's.
 - Mayor Haddix said it was important to realize other cities did not want to be like Peachtree City.
 - Ms. Wojcik thought they did want a lot of the same things and especially wanted to keep their property values up.
 - It was important to have friendly and cooperative discussions.
 - Mayor Haddix agreed that cooperation was important. However, he did not think conformity was ever going to happen. Everyone had their own lifestyle which was the reason people chose one community over another.

Since Dr. Pennington had been in Peachtree City, he had found that certain words were unspeakable. He did not think it should be that way. There had to be dialogue.

Mayor Haddix urged everyone to look at the County's Land Use Plan. The majority of the property was zoned for residential, and there was no zoning for greenspace. People did not want to change the zoning of their property unless they had to. He agreed that discussion was the first step. Dr. Pennington noted that there was discussion going on.

Ms. Tricia Stearns, who had lived in Peachtree City for 18 years, said it was very important for her to come to this meeting because Mr. Rast and his team had worked so hard. She thought page 21 summed it up: "Peachtree City is not like every town." This was the reason she went to the ONE Peachtree City meetings. She urged people to read Mr. Rast's report because it was full of a lot of good information. She was only aware of what happened in her group but found that all of the groups were saying the same thing.

Ms. Stearns loved that the ONE Peachtree City forums took national problems and discussed how they should be addressed locally. She thought City Council owed it to the people who participated to really digest these comments and figure out a strategy to address the foremost problems. What are we going to do from here?

Mayor Haddix agreed with Ms. Stearns wholeheartedly.

A woman who did not identify herself had participated in the Roundtables and felt very fortunate to be part of the ONE Peachtree City process. Their group included people of all ages with a lot of different opinions. She thought this was an honest review of the process. Even though no one at her table agreed with her comments, they were included in Mr. Rast's review. She thanked Mr. Rast and Staff.

Ms. Frances Meaders, a Peachtree City resident for 40 years, thought some of the items included in the report were very fixable, e.g., communication and opportunities for community/family recreation. She thought with all of the current communication capabilities, we should be able to keep the community informed. A lot of people said they would participate but did not know what was happening or when. People did not read the newspaper much any more, and she thought a city-wide web page that would allow citizens to contribute was a way to address this need. She appreciated Mr. Rast's giving the citizens the opportunity to discuss these items; they had a good time doing so.

Mr. Kelly also commented on the dragon boat racing and his not being able to see the boats because of the bushes that were planted all around the field. He later found out the city ordinance prohibited removal of trees and bushes around reservoirs. He thought grass was more protective of the soil than land and bushes. It was noted this was a requirement of the Environmental Protection Agency (EPA). He thought the EPA was wrong in making this requirement and that it made no sense to have a park that restricted views of the lake.

Mayor Haddix wanted to chime in on the topic of "Definition and Understanding." When he attended the Open Houses, he continually heard people defining the golf cart paths as recreation. He thought this was a common understanding throughout the community even though it was not

correct. In terms of interpreting the data and for making comments, terms needed to be defined to ensure everyone was on the same page.

Peachtree City Signage Program: Concepts and Recommendations

Mr. Jon Rorie, the Community Services Director, began this discussion by stating that one of the difficult responsibilities for staff, whether at the City Manager or even Council level, was trying to determine THE most important thing. Strategic planning and vision statements referred to Staff's trying to define for the community the core value or the core function for us to perform and how to move in that direction.

Mr. Rorie was going to discuss one of the issues that was covered in the ONE Peachtree City campaign, Signage. This was a huge issue in terms of the amount of impact and the problems it could create for staff. He did not want to deal with theories and principles but would be very pragmatic and very rational. He cautioned that some of the things he would say would not please everyone in the room but would go back to the City's core function and core value and the difficulty staff had trying to go down this path and get somewhere.

His understanding of the sign program in particular was that Staff had been looking at signs throughout Peachtree City for almost three years, everything from way-finding signage to MUTCD standards.

Mr. Rorie noted there were some key components in the sign program and the regulations and ordinances that needed to be maintained because they represented the character of this community.

Mr. Rorie identified the following signs that were located in Peachtree City and explained some of the issues/recommendations associated with each:

- The Welcome Sign was installed by the Rotarians at least 15 years ago and was a focal point for everyone entering the city at SR 54 /74.
 - Does this sign need to be changed? Should we capitalize on it as a common feature in our community?
- What were the general goals for simple sign programs?

- Reduce some of the sign clutter.
 - Centrally locate the signs.
 - The signs should be characteristic and brand this community.
 - As good financial stewards of the community, it should be simple and elegant and also cost effective.
- Way-finding features were very important for outside visitors coming into the community.
 - The destination signs should be customized so that people would know their location.
 - Gateway signs had evolved due to a recent annexation and were important so that people would know they were in the city. There should be a sense of arrival through the use of landscaping areas.
 - A huge effort had been made over the past year in areas such as the medians and the parkways. However, one of the grant projects that was launched soon after Mr. Rorie arrived in Peachtree City now had weeds in it. Since the gateways were important to us, how should we move forward?
 - Maintenance and enhancement of the environment of this city was important to the city's residents evidenced by comments that were made during the ONE Peachtree City process. How should we maintain these areas; how should we move forward?
 - Economic development.
 - Improve pedestrian traffic safety.

There were four components Mr. Rorie wanted to discuss at this meeting:

- **Way-finding signs.**

- This program was launched about six weeks ago.
- The purpose was to show where you were and where you needed to go.
- The purpose in installing some of them was to see what kind of comments we would get.
 - Most had been favorable relative to the colors and the uniqueness of the signs. A lot of people were just sick and tired of brown signs.
 - Both positive and negative e-mails had been forwarded from members of Council and other members of staff.
 - Even the negative feedback was valuable.
 - Staff did not make arbitrary decisions; there was a reason for the decisions that had been made on the various issues that had been raised.
- Sight distance – The signs were purposely placed where they were based on perception response time.
- The decision was made to use three-line locations based on MUTCD regulations. These signs would identify locations for tourists and city facilities and would not be used for advertising. This was an economic development issue.
- Relocation was under way. There were major difficult-to-locate right-of-way issues that were faced on SR 54 and 74.

- **Monument Signs.**

- A lot of them were in a state of disrepair and needed to be replaced, removed, eliminated, or given a facelift.
- These signs were all over the city and there was a high cost associated with them, an average of \$4,000 to \$6,000 each.
- They had a large footprint but were low maintenance, which was good.
- However, many of them needed a facelift.

- **Destination signs.**

- They were low cost, low maintenance, and had a small footprint.
- There was a specific place where they could be installed today.

- Mr. Rorie showed a picture of the destination sign at the Baseball Soccer Complex.
 - Since the SR 74 widening, it had been sitting in the pole barn.
 - Maintenance personnel had painted that sign and given it a facelift for approximately \$250.
 - It would have cost \$4,000 to \$6,000 to replace it.
 - It might eventually be replaced, but at this time, this was the most cost-effective approach.
- Different options had also been explored such as branding.
- Digital signs had been discussed. Per city ordinance, they were not permitted and a recommendation to allow them would not be supported by staff.
- Signs with changeable letters or static templates had also been discussed.
- The City had a lot of facilities and associated signs.
 - Mr. Destadio pointed out that there were landscaping issues associated with some of the city signs Mr. Rorie had shown. The City had required the landscaping that was now an issue. Mr. Rorie said there were already plans to move landscape material from some of these locations to other areas in the city.
 - Mr. Rorie recommended something simple, elegant, and cost effective be used when there were multiple facilities in one location such as the Gathering Place, Welcome Center, and Rec Admin Building. He suggested a monument sign be installed at the entrance and smaller destination signs be installed inside the entrance.
- **Gateway signs.**
 - The issues associated with the current signs at the city's gateways included: sign clutter, appearance, cost, and right-of-way.
 - According to the Cost Manual for the Georgia Department of Transportation (GDOT), these signs were to be fabricated and installed by DOT.
 - Their signs were probably overly cost effective and, to him, they were ugly. He thought we could do better.

- This issue had come to the forefront as a result of a recent annexation.
 - A recommendation had been made for a sign that would be used at the gateways to the city.
 - It would first be installed on SR 74 South.
 - The sign was stone and capitalized on the "peach."
 - Landscaping of the sign should be appropriate and anticipate future maintenance requirements.
 - There would be right-of-way issues with the SR 54/74 gateway and Staff would get complaints about where the signs would be located. However, these were state roads with DOT rights-of-way, and there were only so many things that could be done.

Mr. Rorie said the reason he included this topic at this workshop was because there had been so much discussion about where the city was going with their sign program. There was nothing wrong with a lot of the signs we had, but they needed a facelift and we needed to address landscaping issues. However, as the signs were replaced, it was necessary that there be a plan for moving forward.

Their recommendation was to follow a path where the signs would be stone with columns and appropriate landscaping. It was not cheap but they also were not the gateway signs that were currently in place at the entrances to the city. This would be the theme for the signs throughout the city.

Council Member Dienhart asked about the individual village signs that were in such disrepair. Mr. Rorie said that would be addressed through the ONE Peachtree City campaign which had discussed the graphics for the village signs. He agreed that some of them needed cleaning but also noted that some were already stone and brick. He would not recommend changing them but thought if the change to the village signs was something simple, in the long run this could be addressed. Council Member Dienhart asked if they could be reused. Mr. Rorie said he was 90 percent sure they could be.

Council Member Learnard thought it would be nice to get some consistency in the signs. Council Member Imker agreed.

Council Member Fleisch asked if they had a rough idea of what the cost would be. Mr. Rorie said they had a very elementary cost estimate which was about \$15,000 for each sign with the potential of four locations throughout the city, over time.

Reference was made to the potential annexations being proposed for the city and whether that issue should be settled before a sign would be purchased. Mr. Rorie said we did not want to move signs, but this would always be a part of the thought process.

Mr. Rorie highlighted the following recommendations:

- Reduce sign clutter; limit future sign installations.
- Continue way-finding through tweaking.
- Remove industrial park sign.
- Facelift monument signs – static panels, painting, etc.
- Install destination signs where appropriate; with the renovations to the Rec Admin building, this would be the first place a destination sign would be needed.
- Approval was needed for the gateway sign concept so we would be ready when Southern Pines was ready to move forward with their sign.
- The gateway signage at some of the other locations would be based on funding, budgeting, years to come, right-of-way issues, etc.
- This was being reviewed from a cost-effective approach.
- Takes advantage of current assets.
- Move forward with this plan as presented.

Ms. Mary Giles, a resident of Braelinn Village, suggested that the name of the McIntosh Trail Recreation and Entertainment complex be installed on a sign that would be located on McIntosh Trail. As one drove into the complex, a sign would be posted that included an internal map of the complex that listed each venue and its location. Individual signs would then be posted at each venue. She thought the map sign might also contain changeable letters for the concert listings. Mr. Rorie thought it would be good to simplify the sign on McIntosh, but he did not know how this would work. He said he would consider it though.

Mr. Destadio wanted to emphasize maintenance, maintenance, maintenance. By using stone, the city would get a better rate of return because the signs

would outlast the wooden ones which needed to be painted and also mildewed.

Ms. Wojcik pointed to the subdivision signs that often needed to be maintained. Some of them were owned by homeowners associations, but a great number of them were not. She did not think the city did a lot to help citizens take care of things themselves. People might volunteer to do some of the labor if paint was available or if water was available to water the plants, etc. This would help the overall look of the city and also cut down on costs to the city. She did not think anything had been done to try to mobilize the citizenry in this regard.

Council Member Fleisch agreed with Ms. Wojcik but also pointed out that there had been efforts in the past such as the cart path cleanup. She noted that the signs especially required a lot of effort to maintain.

Ms. Wojcik pointed out that a lot of the areas looked good five to ten years ago because the City was maintaining them. She understood that money was a problem, but removing signs, landscaping, etc., because there was less expense that way was not necessarily attractive. This was what had been done when bushes died in the area leading into the Kedron Fieldhouse, a facility that frequently had out-of-town visitors.

A resident of The Highlands subdivision shared how their subdivision had borne the cost of replacing their sign when it needed to be replaced.

Ms. Tricia Stearns, who operated the Community Garden, agreed that if the City would give a push, more people would volunteer.

Since he had not heard any objections from City Council, Mr. Rorie said they would move forward and tie these pieces together.

Dr. Pennington thought the most important thing of all was that there were other projects and programs like this. He thought they should be brought to a conclusion so they could be accomplished. He appreciated the efforts of Mr. Rorie, Mr. Rast, and everyone else in that regard.

There being no further items to discuss, the workshop ended at 8:06 p.m.

Don Haddix, Mayor

Jennis Rice, Recording Secretary

City Council of Peachtree City
Meeting Minutes
April 18, 2013
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, April 18, 2013. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Eric Imker, and Kim Learnard. Vanessa Fleisch was unable to attend due to a death in her family.

Announcements, Awards, Special Recognition

There were none.

10-minute Talk – Ginnie Plunkett, Fayette Senior Services

Ginnie Plunkett, the coordinator for Fayette Senior Services' Meals on Wheels program, briefed Council on the Meals on Wheels program, noting there was a senior hunger problem in Fayette County. The program was needs-based rather than income-based, and seniors who were unable to prepare their meals or had limited access to meals were eligible. There were 160 recipients throughout the County, with 15 daily routes traveled by volunteers who delivered the meals. One meal was provided each day, along with a meal for any pets the seniors might have. Plunkett pointed out that nutrition was an important factor in seniors being able to stay in their homes.

Public Comment

Josh Bloom addressed Council, announcing his candidacy for Council Post 4.

Minutes

April 4, 2013, Regular Meeting Minutes

Learnard moved to approve the April 4, 2013, regular meeting minutes as written. Imker seconded. Motion carried unanimously.

Monthly Reports

There were no comments.

Consent Agenda

- 1. Consider GOHS/MATEN Highway Safety Grant**
- 2. Consider Friends of Library Donation to Library**

Learnard moved to approve Consent Agenda items 1 and 2 as presented. Imker seconded. Motion carried unanimously.

Learnard noted that the Police Department grant was for \$20,000, and it was the second consecutive year the City had received the grant. She added the Friends of the Library had donated a large flat screen television, a laptop computer, and equipment for secure wireless connectivity that would be used to display City information at the Library, and thanked the organization.

Old Agenda Items

- 03-13-02 Public Hearing – Consider Variance to Floodplain Management/Floodplain Protection Ordinance, Somerby Project, Rockaway Road**

Haddix reported that staff had requested a continuation of the public hearing until May 2, but there was an agenda item to cancel the meeting.

Imker asked if there was a timing requirement on the public hearing. City Attorney Ted Meeker said the public hearing needed to be re-advertised, so Council should continue it until the first meeting in May.

Imker moved to continue the agenda item until the first meeting in May. Learnard seconded. Motion carried unanimously.

New Agenda Items

04-13-03 Public Hearing – Consider Step One Annexation Application for Bradshaw Tracts, SR 54 East

Planning and Zoning Administrator David Rast gave Council a brief introduction to the property, noting the 28.3 acres on SR 54 East was composed of two tracts, a 14.1-acre tract and a 14.2-acre tract. The land use for the property in unincorporated Fayette County was designated low-density residential (one to two units per acre), and it was zoned Agricultural Residential (A-R).

The public hearing opened.

Jerry Peterson, Peterson Planning, represented the applicant, Bradshaw Family, LLLP. Peterson noted the property had been in the family for several generations. Peterson said that he felt it was a mistake to look at just the property to the south in that area, saying Council should look at the bigger picture. The Bradshaw tract was completely undeveloped, which provided an opportunity to do something that was more like Peachtree City in appearance than the developed properties that had requested annexation. There had been some additional planning since the Step One application was submitted, although the purpose of Step Two was to present a more definite plan. The plan included the long proposed Northeast Collector, which would run from SR 54 along the northeast side of the City to connect to Dogwood Trail via Sims Road. Some of the neighborhoods there had already built parts of it or allowed it to go through. The plan had been to use Sumner Road in this area to connect with SR 54. The residents on Sumner Road had never liked that plan. By annexing this property, there was the option for the road to come out to another median cut by the medical building. The collector would give access to parcels rather than having several curb cuts along the highway, giving the area one nice entrance, which was similar to the most of Peachtree City.

Peterson pointed out that the plan included two small retail tracts on each tract, with frontage on SR 54. They asked Council to consider Office Institutional (OI) on the area backing up to Sumner Road. The north side, approximately half of the acreage, would be Limited Use Residential (LUR), saying the owner was looking at a development similar to Saranac, Honeysuckle Ridge, or North Cove. People were looking for larger houses on small lots, and Peterson said the area would fit that trend well. They wanted the opportunity to work with staff to develop the plan, and to work with the other parcels interested in annexation. He suggested Council consider connecting the existing businesses, possibly through the parking lots so people did not have to get on the highway to go from one business to another. There was an opportunity to come up with a big picture for the area, rather than a lot of little pieces.

No one else spoke for or against the annexation. The public hearing closed.

Haddix said he had spoken with Scott Bradshaw about the proposed annexation. Haddix had no problem bringing the property in as Agricultural Reserve (AR), which was the equivalent of the County's A-R, but he did not want to bring it in without a site plan and a use. He could not support more commercial property.

Imker said the frontage property might be good for a hotel, with Pinewood Studios a few miles north. He wanted to understand the potential costs and staff effort to the City if the Step One annexation were approved. He asked if it would be a pencil whip or hundreds of hours.

Rast said it would depend. Until a formal application was received and there was a workshop with the Planning Commission, it was difficult to say. It would definitely take some time. The Step Two application would be turned in soon for the seven-acre tracts. Staff had not contacted the other property owners yet. Staff would like to develop a master plan for the entire area, but that would definitely take time.

Imker asked Rast if it would overburden his staff or was it a routine part of the job. Rast said that, with the Step Two application, there was an application fee and a cost per acre that was designed to offset the cost of staff time. This was not a large tract of land, and he did not see staff being as involved as The Gates 70-acre annexation, especially since the other tracts in the area that were already developed. Those tracts would be compared with the City's ordinances to develop an overlay, bringing the properties up to City standards.

Dienhart asked Rast when he would talk to the remaining owners, adding he did not want to see the area annexed in piecemeal. He liked the idea of a master plan and direction for the area.

City Manager Jim Pennington said that with the Step One and Step Two application process, staff was not allowed to contact property owners about annexation. So there was not a master plan on where the City was going. The City was in a reactive mode, and it needed to get out of that. He continued that this was a significant issue that had come up, and there would be more to come. There were some minimalistic calculations on the proposed annexation since there were no development plans. It would probably be positive for the City.

Learnard asked what was needed. Pennington said he and Haddix had discussed the issue several times. The question was whether there were growth boundaries for the City, and there were only questions. There was a good idea of the boundaries on the west and a definite boundary to the north. They needed to look on the east and south sides of the City and determine those boundaries. Staff felt it was time to put together a long-range projection, and bring it to Council. They would look at growth boundaries and all the elements that went along with them. He was talking about controlling the environment that affected the City.

Haddix said annexing the property now was putting the cart before the horse. He could not support the Step One request without a site plan, which was the reason he was encouraging an agricultural zoning. It would allow the City to do the planning. There needed to be a future land use map. If the City had that, Council would know what was wanted for the area.

Pennington said annexing the Bradshaw property without a plan would be fine because it was open land and was controllable. It was a holding pattern. This was also an opportunity to work on something that would fit.

Haddix noted that Bradshaw told him it would be at least three years before anything would be done with the property, which was not an argument for annexation.

Peterson said that was why the latest drawing had been done, to give the City a better idea of what they were thinking. It would not be all commercial. The Phase Two application was the time to work out the details and a more definitive plan. Haddix said that proved his point; they wanted the zoning with no site plan. Council had never considered annexation without a site

plan. Peterson reiterated that was what the second phase of the annexation process was for, and there was not a detailed plan of what the buildings would look like.

Dienhart said there seemed to be a road block between what the Mayor expected and what the applicant wanted to provide, asking Peterson what they intended to do for Step Two. Peterson said they wanted to work with staff, adding they could work on some details for the residential component, but they could not work on the commercial without knowing what would be going in. The City's ordinances and site plan review took over from there. It was the same with the office building.

Haddix said that was his problem. They wanted the City to give them a blank check/blackboard, and he did not support commercial zoning at all. Peterson pointed out the acreage along the four-lane highway was not good for residential, and there was already a lot of office space in the City. Haddix said, based on his conversation with Bradshaw, it would be a minimum of three years before Bradshaw had any idea. Dienhart asked Peterson if Bradshaw had given him a timeline. Peterson said there had been discussions on a timeline. Dienhart agreed no one would want to live on the highway, so they needed to find the right use for the land. Haddix agreed. He would rather have office than anything.

Haddix reopened the public hearing.

Debbie Yutko asked why Council would consider bringing in more commercial property when there was a lot of empty commercial space. She was not against annexation, but it should bring something to the City. Dienhart said the City wanted control over the land so apartments or higher density projects were not developed. With annexation, the City had input into what would go there. Haddix said that was why bringing the property in as AG would be good, because the sewer, cart paths, and other infrastructure would be ready to go when the applicant was ready to develop the property.

Learnard said, given the timeframe, they needed to get the Land Use Plan for the area underway since there was no sense of urgency. She would have preferred discussing agenda item 04-13-09 prior to this item. Haddix agreed.

Imker asked if the applicant would have to wait six months before applying again if Council denied the Step One request. Meeker said there was not a waiting period since it was not a zoning application. Imker said he did not see the urgency in annexing the tracts, and he wanted more information about the remaining property in the area. He agreed with Haddix that the property should come in as AG along with the bordering properties.

Haddix clarified that Council seemed to agree that they wanted the property in the City, but wanted to bring it in properly.

Imker added that he wanted to hear from the citizens that bordered the property as well, because if there were major complaints about the plan, he would support the citizens.

Pennington said staff was not opposed to the annexation, but felt it was more important to look at the bigger picture.

Steve Doyle questioned the need for the proposed connector road, saying it would be another West Bypass. It seemed only Bradshaw would benefit from the road. While his subdivision was not technically part of the Smokerise subdivision, the road would separate his neighborhood

from Smokerise, which was where his children played. He supported a residential use for the property, and he did not want a road going through his backyard.

Dienhart said another advantage to annexation was the property would be developed to the City's standards, rather than the County's, which were not as stringent.

The public hearing closed again.

Imker moved to deny the Step One annexation application. Dienhart seconded. Motion carried unanimously.

04-13-04 Public Hearing – Consider Variance to Rear Building Setback (401 Cimarron Park)

Rast said the variance was for a tract of land in Planterra Ridge, pointing out that the Bishops' property now backed up to Lake McIntosh. The applicants wanted to extend their deck five feet into the rear building setback. When lots closest to the future lake were built, they had to account for the flood elevation of the lake. They were required to raise the building so the lowest finished floor was three feet out of the floodplain. There was also drainage easement across the property. The floodplain area of the lot was not developable. No structures were allowed, and activities were limited in the floodplain. The lot also abutted City greenbelt and the cart path. There was a 30-foot rear building setback. The existing deck on the rear of the home extended to the rear setback, and nothing encroached into the floodplain. The applicant wanted to extend the deck along the rear of the house, approximately 37 feet, and extend the deck 16 feet from the house, which would encroach five feet into the rear building setback.

Rast said staff (Planning and Engineering) had looked at the plans. The applicant's plans were approved by the Planterra Ridge Homeowners Association (HOA), as well as the Fayette County Water Department and the Fayette County Board of Commissioners, both of which had given the applicant permission to encroach into the floodplain.

Rast continued that there were specific criteria considered for variances, including the impact on adjoining properties. Staff looked at the adjoining properties, and only one homeowner could see the rear of the house. That property owner had written a letter of support for the variance request. Staff recommended three conditions for approval:

1. *The variance shall be limited to an encroachment of no more than five (5) feet into the rear building setback. There shall be no additional encroachments permitted without first securing additional variances.*
2. *The Applicant shall provide an updated Foundation Survey identifying the exact location of the home as part of the Building Permit process.*
3. *Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey identifying the location of the new deck. The purpose of this survey is to ensure the new construction does not encroach any further into the building setback than permitted by this variance.*

Rast introduced Alvin Isbell, the builder representing the applicants, who were also attending.

The public hearing opened. No one spoke for or against the variance. The public hearing closed.

Imker asked if a variance would be necessary if the deck was cantilevered. Rast said that the height qualified the deck as a structure, whether or not it was cantilevered. Imker asked if similar

variances had been approved. Rast said the requests that had been approved were for properties that had abutted the greenbelt or open space, with no impact to the adjoining property owners. Imker asked if approval of the variance created a precedent. Meeker said it would, adding that Council had already set precedent with other variances that had been approved. Meeker asked City Engineer Dave Borkowski if there needed to be a variance for watershed protection. Borkowski said no. Meeker had questions about how far the Fayette County easement extended.

Steve Brown, chairman of the Fayette County Board of Commissioners and a member of the Water Committee, said when the plans for the lake were drawn, there had been an abundance of caution. He continued that the committee felt the easements were overkill and unanimously approved the encroachment request. Brown said the building setbacks were more the issue.

Learnard said an extra five feet into the building setback would make the deck stand out. Only one neighbor would be affected, and that neighbor sent a letter of support. The County and the Water Committee had also approved the encroachment, and Rast had done another great job in helping Council understand the criteria. Learnard said she could support the variance request, adding that any decisions on variances set up precedent.

Haddix said there appeared to be room to do the deck another way, without going into the setback. Isbell said, per Haddix's suggestion, there was an area where the deck would only be 10 feet wide. Haddix said he wanted to examine extending the deck in either direction. Isbell said a 10-foot wide elongated deck would not look right.

Dienhart said he had no objection and saw no reason to deny the variance, especially with no objections from the County.

Geoff Bishop said there were bedrooms on the left and right ends of the home. It did not make sense to put a deck by a bedroom. With the extension as planned, the doors to the deck would open from the dining room and living room.

Learnard moved to approve the variance to rear building setback at 401 Cimarron Park. Imker seconded. Motion carried unanimously.

04-13-05 Consider RFP for Public Safety Assessment

Haddix noted there was an additional document on the dais – the staff memo on the recommendation. Pennington said the request for proposal (RFP) for an assessment of the Fire and Police Departments had been sent to 20 companies, and seven had returned proposals. Staff recommended Council approve the proposal from Matrix Consulting Group for \$65,000. The cost proposals had ranged in price from \$49,900 to \$119,464. Pennington continued that methodology was the key ingredient, not cost. Staff had checked Matrix's references, and they were superb. He recommended proceeding with the assessment as soon as possible.

Learnard asked what an operational efficiency analysis included. Pennington said they would collect data, hold on-site visits, and in-depth interviews, as well as examine the departments' internal cultures. He said the City needed to know if it was on the right track. There were some issues that needed to be put to rest. Staff was most interested in the interviews, which would be conducted by someone with no affiliation with the City. The assessment would also provide an objective opinion.

Learnard asked when the study would begin and how long it would take. Pennington said it would take 16 weeks, and he hoped it would start in two to three weeks.

Dienhart asked if Matrix had dealt with the difficulties the City had. Pennington said they had, and with more difficult situations. Dienhart said he did not care if Council liked their report; he only cared if they could solve the City's problems.

Haddix said the assessment would be good for Fire and Police, as well as Council and the public. He had no opposition.

Imker said \$65,000 was too much money, and he did not like the title, Organization and Operation Efficiency Analysis. He felt the effort belonged in Human Resources. There had been a leadership failure, not an organizational inefficiency. Both departments had received accolades for their organizational efficiency. This was a human resources problem. The City did not need to spend that much money to hear good things about the fire and police departments. An analysis was needed of the internal workings and how people thought.

Pennington said the City's Human Resources Department did not have the ability or the time to perform an in-depth analysis of this type. Imker said he would rather scale the cost back to \$5,000 or \$10,000. The City already knew the problem was leadership. They needed to look at those issues, not operations.

Dienhart agreed that there had been a leadership failure, but the assessment would also help the City find out if the departments were the right size, which was a bonus on top of what they were looking for. He was not sure the expertise was available in-house for such a study. Pennington said the two departments had a combined \$12 million operation. The assessment would be a good procedure.

Learnard said she firmly believed in hiring experts, and the City Manager was smart enough to know when to call in the experts, adding a comprehensive look at the organizational structure, training, and leadership could also find efficiencies in excess of \$65,000. The money was a good investment and was the right thing to do.

Haddix said he had no bias on the subject. If the assessment said everything was being done right, that was fine. The public needed to hear that. He supported the cost of the study. Imker said he supported the intent of the assessment, but not the price tag.

Pennington said he was not trying to argue, but he had worked as a consultant, and he would not do such an assessment for \$10,000.

Learnard moved to approve the RFP for the public safety assessment. Dienhart seconded. Motion carried 3 – 1 (Imker).

04-13-06 Consider Phase 2 of Citywide Computer System Installation

Financial Services Director Paul Salvatore gave a brief history of the computer upgrade, saying things were running a little behind schedule, and Phases 2 and 3 had been combined. They were ready to move forward, and all the equipment was priced either at or below the state's contract pricing. For budgeting purposes, the cost had been spread over two fiscal years. Operationally, it could not all be done in one fiscal year. Ryan Wilson from VC3 was available to answer questions.

Dienhart asked if there was a target date for completion, asking if the schedule was reasonable and executable. Salvatore said it was, and staff would work closely with the project manager. Staff expected things to move rapidly, adding there had been some failures that needed to be taken care of. He continued that the phone system would be bid separately. The phone and

computer system were tied together, so VC3 would work closely with staff to develop an appropriate RFP.

Dienhart asked if the project manager would be on-site. Wilson said it would be a combination of remote and on-site management. Dienhart asked, if the project ran behind schedule, if VC3 would bring more people on site. Wilson said they would, saying they would be working directly with staff. Dienhart asked if the project manager had the ability to make decisions that could incur additional costs. Wilson said she did.

Imker asked what the City was buying. Wilson said an assessment had been completed. The work included installing wireless in multiple locations, upgrades to the network infrastructure for all locations, an upgrade to the switching infrastructure, connectivity, and adding an additional 65 thin clients to replace desktops and laptops identified in the original assessment. It was up to staff where the work would start, but his recommendation was to replace the remaining computers with thin clients first.

Salvatore noted that, during Phase 1, 15 servers were replaced by three servers, and some thin clients were rolled out for testing. Salvatore said the typical thin client cost \$500 – \$800 compared to \$2,200 for a personal computer. Wilson added that the life span of a thin client was an average of seven years compared to the typical computer with a life span of three years that could be pushed to five years.

Learnard moved to approve a work order with VC3 to proceed with Phase 2 in the amount of \$312,276.61. Dienhart seconded. Motion carried unanimously.

04-13-07 Consider Proposed Changes to USA Pools Contract

Recreation Supervisor Cajen Rhodes noted that staff had been challenged to save money on operating costs. As a result, Recreation staff met with USA Pools to try to reduce pool costs. USA had agreed to take over purchasing the chlorine and chemicals for Glenloch and Kedron pools. Also, the hours at Glenloch had been analyzed, and staff recommended reducing the hours of operation at the Glenloch pool. The USA Pools contract currently cost \$249,024, and the Recreation Department budgeted \$19,700 annually for chlorine and pool chemicals. The savings included the money budgeted annually for chlorine and chemicals that the City would not budget for, and there would be a decrease in the USA Pools payments of over \$3,000 based on the reduced hours of operation at the Glenloch pool. For FY 2013, the savings was a little over \$16,000, and the savings for FY 2014 would be just under \$23,000.

Learnard thanked Rhodes for saving the money. Dienhart agreed.

Learnard moved to approve amending the contract with USA Pools as discussed. Rhodes noted the current agreement with USA Pools expired on December 31, 2014. He asked Council to include three one-year options for renewal of the contract. The contract could still be cancelled with 30 days written notice by either party.

Learnard retracted her motion, then moved to adopt the amendments to the USA Pools contract as recommended by City staff. Imker seconded. Motion carried unanimously.

04-13-08 Consider Cancelling May 2 & May 16 Meetings and Holding Meeting on May 9

Imker said staff would be working on the FY 2014 budget during May in preparation for the June workshops, and he would like to relieve them of the second meeting in May. He recommended

holding one meeting on May 9. If something came up, then a special called meeting could be held.

Imker moved to cancel the May 2 and May 16 meetings and to hold one meeting on May 9. Learnard seconded. Motion carried unanimously.

04-13-09 Discuss/Guidance for Future Land Use Planning

Haddix noted the agenda item was added at his request, and he read the following statement:

Our lack of a Future Land Use Plan for property surrounding Peachtree City has been a concern to me for years. It is one component of our needed but nonexistent Comprehensive Strategic Plan for Peachtree City. I am very aware of the rezoning and the types of construction the County has allowed on our borders. Recent events have moved the requirement for a Future Land Use Plan to the top of our needs list for me.

I am not saying we need to be out there annexing everything in sight. I still adhere to the idea we annex to fulfill a real need in a controlled manner, not to just grow.

So why then, do we need a plan for annexing property? I will elaborate.

One of the Agenda Items for tonight is a Step One Annexation request by Scott Bradshaw. That has resulted in an email from Commission Chairman Steve Brown expressing concerns. That does not mean they would object, but it raises the question of what if they ever did object to any annexation.

As a Georgia Annexation Arbitrator I know what it takes to file a valid objection, what the Arbitrators would look at and how they would approach a judgment. One set of documents they would study are the Fayette County Future Land Use Map and the Peachtree City Future Land Use Map for annexed property, which Peachtree City does not have. That is a mistake that must be remedied.

Then there are the concerns of property owners in Peachtree City along and near 54, 74 and the area in between over property development. They are concerned over what the County has wanted to do in the past and will want to do in the future. They are concerned over what developers want to build.

There is also the very real issue of Fayetteville seeking to annex over 1,000 acres to bring the studio into Fayetteville. That is a major jump of their city limits west toward Peachtree City. It is a dramatic change to the nature of Fayette County and a huge impact on Peachtree City.

But, it does not end there. Another block of land, extending to include the Fayetteville West Bypass area, has approved plans by the County for about 2,000 new homes and a lot of retail development. The plan by Fayetteville, at that time, was to annex this into Fayetteville as well.

Then there is the property between the West Bypass and Peachtree City that is developing. Where will Fayetteville stop?

For those who doubt this is a real concern, before 2008 Fayetteville was actively growing its boundaries. Look at the map of Fayetteville and you will see the corridor growth along 54 toward Peachtree City. That was stopped by the economic issues of 2008.

When Fayetteville's sewer capacity was almost to maximum they expanded their capacity for even more growth. Having talked to the engineer who designed the extra capacity and to WASA, Fayetteville has about 4 million gallons a day of unused capacity. That is comparable to WASA's excess capacity, but existing in a city less than half the size of Peachtree City.

There are a lot of reasons to be concerned about Fayetteville's growth and plans. But to make it clear, I am talking about Fayetteville, not just today, but under future Councils. We have seen the push on the past Councils, see what this Council wants to annex to date and have no idea what future Councils will want. So we must be ready.

Then there is the growth in the unincorporated County. It is happening and cannot be ignored. A simple reality is Counties were not intended to build into and function like cities. When the growth hits a certain level in an area, it either becomes its own City or is annexed by an adjoining City. In the extreme the County and City merge into one government with the County having very limited power. The County does not control annexation, the Cities do.

The realities and choices we are facing were not anticipated in the past, but the questions are very real today. What is the 74 corridor going to look like in the future? Who is going to control the 54 corridor? Will it develop to County, Fayetteville or Peachtree City standards? Where are the City Limits of Fayetteville and Peachtree City going to be? Will there even be any unincorporated County in the future along 54?

I do not have the answers, but this is a conversation that has to take place. Part of that conversation is establishing a Future Land Use Plan for properties surrounding Peachtree City. I firmly believe it will provide not only the opinions and feelings of Peachtree City residents, but those in at least the immediately surrounding unincorporated areas. Indeed some have already expressed a desire to become part of Peachtree City, not liking what the County has done and not wanting to be part of Fayetteville.

There are more questions than answers at this time. We need to get some answers.

I brought this up to the City Manager in the past, to which he said he was already thinking about it. When I added it as an Agenda Item to move it forward, he said Staff was already discussing it. So, we independently are on the same page, which says we need this. With that said the City Manager has his own comments he wishes to add.

Pennington said Haddix had elaborated on staff's concerns. He was not suggesting the City annex all the land around the City, but the possibility of how to control the City's borders to the east and south. The areas just outside the City impacted the City's environment. The City should be able to control the areas just outside its borders so the City did not denigrate. Annexation had not been addressed by the City from a comprehensive planning standpoint. The City was usually forced to react to an application, then research. The research and planning needed to be done now so the City could respond in the future. Pennington asked for Council's support to have staff move forward and to look at future growth areas, whether there were future growth areas, and whether the City wanted future growth areas. Some work had been done in the past, but they needed to look at it with a fresh set of eyes. He asked for Council guidance.

Learnard said staff had her support.

Pennington said they did not want to change the character of the City, but staff wanted to look at what could be part of the City at some point. The City might be forced into it at some time in the future, but information was needed.

Imker wanted to know the ideal situation, asking whether there should be a 1,000-foot buffer of agricultural in the City, and controlled as such. Pennington said that was something that would be looked at, adding that in January there would be a new Council with different ideas, but a framework was needed so the City could respond to these concerns.

Imker said it sounded like the City wanted its own internal land use plan for the unincorporated County adjacent to the City. He was struggling to see how Council could discuss the issue without the landowners' cooperation. Pennington agreed, noting the annexation process was cumbersome. Staff could not talk to any of the landowners under the current ordinance. The County had excellent maps, so did the City. They needed to put it all together. Imker pointed out that the ground rules could change with the next Council, but at least there would be a starting point.

Haddix said the City was not saying it was going to annex any areas, but if a property owner wanted to be annexed, then the first document to be pulled would be the Future Land Use Plan. Pennington said it would be a controlled growth plan.

Dienhart said the object was not to sprawl out to Fayetteville, but to minimize the effects of sprawl in the long run. Haddix said they would need to look at what the other cities had done

The Council consensus was for staff to proceed with a future Land Use Plan. Imker asked for a timeline. Pennington said it would take three to five months to do it right.

04-13-10 Discuss Proposal from Chicks4PTC to Allow Backyard Hens

Learnard introduced the agenda item, and Julee Smiley of Chicks4PTC, who represented a group of residents who would like the City to allow backyard hens. Smiley's presentation included a proposal for a pilot program. Smiley noted that backyard hens produced fresher, better tasting, and healthier eggs, practiced natural insect control, provided beneficial fertilizer for your garden, provided education and companionship, and enabled residents to embrace local food systems. Roosters were not needed for hens to lay eggs; they were just not fertilized eggs. The eggs purchased in stores were unfertilized.

Smiley continued that chickens were very clean, but occasionally gave themselves "dirt baths," which helped them stay cool and clean. Like all pets, responsible owners were needed to keep their area tidy and clean. Chicken coops needed care, but were very low maintenance. Hens did not need to be groomed, walked, spayed/neutered, or trained. Hen excrement made excellent compost, especially when combine with bedding materials such as shavings, straw, or sawdust.

Hens were one of the quietest domestic animals. Smiley said they clucked softly and sounded much like a mourning dove. Some hens squawked when laying an egg. Smiley added that a hen's squawk had a decibel rating of about 70, while the average human conversation was 60 decibels. A barking dog registered about 75 decibels, and lawn mowers and leaf blowers registered above 100 decibels. Hens roosted and made no noise at night, retreating to their coops by the time the sun went down.

Hens did not attract predators, but foxes, skunks, raccoons, and hawks would eat chickens if they caught them. Smiley pointed out that those same predators would eat cats, rabbits, and

small dogs if given the opportunity. Predators were more likely to be attracted to pet food left outside, adding there were simple methods that could be used to predator-proof a coop.

Smilley addressed whether coops were an eye sore, noting that urban hen owners had coops in their backyard living space, so the coops tended to be well-built and maintained. There would be restrictions in place to limit the location, size, and screening of coops. Smilley said coops were usually no bigger than already permitted accessory structures such as a shed, child's play set, or a gazebo. Smilley added coops varied from the most basic structures to the Taj Mahal. Coops were offered for sale by some retailers, and Pinterest also had ideas for coops.

Smilley continued that Americans kept backyard chickens in cities for centuries, adding that our grandparents' generations routinely kept vegetable gardens and urban chickens. Two generations ago, Americans began to embrace the philosophy that said to replace the old-fashioned with the quick and easy. Because chickens were so low maintenance and cost so little to raise, people viewed them as a status symbol of the uncivilized or uncultured class. An increasing number of high income communities with high standards of living were changing their zoning to allow chickens. Georgia cities that allowed backyard hens included Alpharetta, Atlanta, Decatur, Macon, and Dunwoody. Bonita Springs, Florida; Charleston, South Carolina; Ft. Collins, Colorado; Brooklyn, New York; and Portland, Oregon, also allowed backyard chickens.

Smilley said the success of the Peachtree City's Farmers Market and the Community Garden showed the City's residents valued locally grown food. Science showed that buying locally grown food or growing vegetable and raising hens for eggs reduced the impact on the environment and gave people more control over the quality of food they ate.

The proposed backyard hen program included the following:

- A two-year pilot program limited to 25 single-family dwellings,
- Up to five hens allowed; no roosters;
- Hens must be contained within a covered coop and fenced run area;
- Coops must be kept in the backyard and not visible from streets or cart paths;
- Coops must be 25 feet from the rear and side property lines;
- Coops must be kept in a sanitary manner;
- All stored feed must be kept in rodent/predator-proof containers;
- Residents in gated or deed-restricted communities would be required to provide written approval of their homeowners' association;
- Rules would be enforced through animal control and zoning;
- Permits of a pilot program participant could be revoked for noncompliance; and
- The program could be re-evaluated at any time.

Haddix said he had grown up on a farm, and he did not like confining animals to small areas. He also pointed out that a farmer would never put a pen close to their house, adding chickens could tear up a yard. Smilley said the smaller coops were not designed for five hens. For most, two to three hens would probably be enough. Smilley said they would recommend moving the coop every few days. She added that backyard chickens were also more pet-like.

Dienhart said the feedback he had gotten from residents was they either supported the program or they did not, nothing in between. He asked if there was a list of possible participants. Smilley said she had a petition with over 300 signatures, pointing out that some who signed the petition supported the program, but were not interested in keeping chickens. Dienhart suggested limiting the program to three hens and 15 families, adding Council had to consider everyone's needs. He would like to minimize the pilot program.

Learnard asked what lot size was being considered. Smilley said 10,000 square feet was allowed in some cities, although one-fourth acre seemed small to her. She added if the pilot program was allowed with 15 families, they would be happy with that. They wanted to show the value of backyard hens. If Council decided against the pilot program, then she was done with it.

Smilley added that she had a group of people interested in marshaling the program, ensuring everyone was in compliance. There would be a committee that would select the program participants. One of the ideas was for a coop tour. Another idea was to involve the shop classes at McIntosh and Starr's Mill high schools in building coops, saying it would help control the quality of them.

Learnard said she was concerned about staff time for the program, adding there was not time for staff to run the program. Smilley said there was a group of residents willing to run and police the pilot program. She had researched some information on complaints about chickens, and found some data from Portland, Ore., adding they changed their ordinances to allow chickens without a pilot program. In a two-year period, there were 40,000 animal control complaints in, and only six of those were about chickens, and only two of the complaints were found to be creditable.

Haddix said it was incredibly easy to damage chicken wire, which could be an issue when moving a coop around a yard. He was also concerned about enforcement and the impact on stormwater from the chicken excrement. He opened the floor for comments from the public.

Twila Dove noted she lived in the unincorporated County, and she had a lot of chickens. She said, if the coops were cleaned everyday, there would not be a smell. There was usually an area where they liked to dig, but that could be fixed by paddocking them off and moving them to different areas. The key to odor was taking care of the chickens. There had to be enough space to take care of chickens adequately.

Jerry Peterson said allowing chickens would be a big mistake. They did smell, and they did attract rodents and predators. They were noisy, and the coops could be a visual problem. The study sounded good, but 20 people could be handpicked for a pilot. The problem was when it was opened to 100 or 1,000. He asked who would inspect the areas and tell people to get rid of their chickens if they did not comply with the rules. The study was too limited. People who wanted chickens should buy a farm, or enough acreage to have them. It was not fair to neighbors.

Linda Sue Allman said she had five hens she had raised as pets, and no one had known they had them until they moved and had to give them away. They had followed federal regulations for space, and they stayed in the coop unless she took them out to pet them. There was no smell; they used sawdust once a week.

Robert Hamlin said he had raised chickens on and off, but he did not raise them as pets, and it had always been in unincorporated areas. The smell could be kept down, and he recommended Council consider lots of two acres or more so there would be enough room to move the coops around.

Scott Larsen told Council his neighborhood had small lots, and chickens could be noisy. He was president of an HOA in a subdivision without deed restrictions, so there were concerns. There had to be standards, and there had to be enforcement of the standards. Haddix said it would depend on the covenants and bylaws of the HOA. Larsen said the covenants had expired.

Tricia Stearns said she had a small yard, but it would be wonderful to try to have backyard hens. It could be a divisive issue. The program could be self-monitored and the ordinance structured as those for the Community Garden and Farmers Market. The group could monitor itself, adding that those who did not follow the rules of the Community Garden were out. Haddix asked Stearns what she thought of having a community chicken area at the Community Garden. Stearns said Suwanee had a common chicken house. She had concerns about the chickens being at the Community Garden at night with no people around. She was definitely interested in trying it. People would have to sign up and agree to abide by the rules. There was always a reason to say no, but the community needed to look at ways to say yes.

Dienhart said he could see moving forward with 15 families in the pilot program, including a community coop at the Community Garden. He continued that lot size needed to be addressed, and he liked the idea of having the McIntosh and Starr's Mill classes building the houses. The program needed tight controls.

Learnard noted that the Dog Park Committee took care of the Dog Park, asking what would happen to the Dog Park if the committee people got tired. Fayette County Commission Chairman Steve Brown, a member of the Dog Park Committee, said there were no intentions on the committee's part to stop its work. If it happened, they would probably give the park over to the City.

Learnard said she wanted to know more about the pilot programs. Smiley said, based on her research, except for Bonita Springs, Fla., the cities had just changed their ordinances. Learnard said Council could not do anything without looking at those ordinances to see what was required. Learnard said she would work with Smiley so staff would not have to use their time. She clarified that Council was not going to vote on a pilot program at this meeting; the agenda item was for discussion only.

Josh Bloom said he had moved to Peachtree City from Portland, where he lived on a half-acre lot. His neighbors had five or six chickens. He had not known his neighbor had chickens for the first couple of years they lived there, adding Portland also had an ordinance against slaughtering.

Mary Giles said her brother had lived here, then had moved up north. He had two hens and a coop now. She asked him his opinion, and he told her he did not think chickens should be allowed in Peachtree City. Giles did not see a correlation between having a community garden and a farmers market to having chickens in the backyard.

Mark Ott said his neighbor's dog barked constantly, and he put up with it. He was not going to let chickens tear up his yard and devalue his home, and he did not think others would. He asked Council to have an open mind and give the pilot program a chance. If it failed, it failed.

Bonnie Helander said she loved the idea of keeping chickens, but she probably would not. It was, however, an opportunity for the City to be on the cutting edge with the pilot program.

Haddix said he did not know which way to go, but the thing that was clear was they were talking about a 20-foot by 10-foot backyard. He wanted staff to look into the issue, and he wanted feedback from the residents as a whole. He would rather have the research done up front before approving a pilot program. The City would not be doing its due diligence by not doing it properly. Council needed an independent study from staff.

Learnard said she had not heard a definite no from Council. The learning process needed to continue. She was willing to spend time on the issue and work with Smiley to help minimize staff time. Haddix said staff should do the research. Everyone could contribute; this was staff's job, not Council's.

Iris Salzman said she had friends who lived next door to backyard hens, and they were not happy about it. She did not want chickens living next door to her, and she lived on an acre. She understood the benefits, but she did not want to be subjected to chickens. She loved all that Peachtree City represented.

Haddix asked Imker if he had an opinion, noting he been quiet during the discussion.

Imker said he could not believe that almost an hour had just been wasted on chickens. He wanted staff to spend minimal time on this issue, and it should be the lowest of priorities. Spending an hour discussing them was ridiculous. He was not opposed to backyard hens, but it had to be gauged. If he heard one complaint during the pilot, then it was over.

Learnard reiterated that she would help with any research to minimize staff time, and Dienhart agreed, saying he was willing to help with some research. Haddix said the research needed had to be solid data, not opinions, to convince him. Haddix directed staff to proceed.

Imker cautioned staff to make the research their lowest priority since they were working on the FY 2014 budget and safety issues. He would be very upset if staff put anything aside to work on an ordinance for chickens. Haddix said there would be no time restraints, and staff had been given guidance from Council.

Ann Hayes told Imker she saw his anger. This was an important issue to her, her family, and to some of her neighbors. It was a high priority to her. It was not her choice for her neighbors to have cats or dogs, nor was it something she could control. If she had chickens and did not disturb the neighbors, then she did not understand why the City did not give them a chance. They could provide the information Council needed. If Council did not like what was happening in the pilot program, then they could shut it down.

Rhonda Pennypacker said the proposal was for a pilot program that could be nixed at any time. Bigger cities were allowing chickens without a pilot program. The City was at a crux. There were lots of young families that wanted this program. There were 15 more people she knew that could not attend this meeting. Her family wanted to do this, and they did not want to leave the City. This might affect young families that wanted to be in Peachtree City.

Haddix said Council had not given a yes or no on a pilot program. More information had to be collected, and the City Manager would report back to Council. It had to be done in the right way.

A short break was called at 9:52 p.m. The meeting reconvened at 9:58 p.m.

04-13-11 Discuss Countywide Special Purpose Local Option Sales Tax (SPLOST)

Dienhart referred to the proposed SPLOST the County wanted to put before the voters in November. He noted that Commissioner Brown and County Administrator Steve Rapson were attending this meeting because they wanted guidance from the City on whether to include the City in the SPLOST. He said the City could designate where its share of the funds would be used, suggesting it be used on roads and golf carts. This was just like any other SPLOST, and the City could designate how its share would be used. It was not double taxation since the City would not use the money for stormwater.

Imker said the SPLOST would be an additional one-cent tax for two years, which would generate \$6.7 million for the City each year for two years, which was double the City's current sales tax revenue. Sales tax revenue was a quarter of the City's budget. The City received \$10.5 million from the 2005 County Transportation SPLOST (collected between 2006 and 2010). The City could receive \$6.7 million each year from this SPLOST based on its population. The 2005 SPLOST had been based on the needs of the County.

Imker continued the Council would be able to direct the potential windfall to something that was useful to the City. The City was hurting for funds for road and golf cart maintenance, which averaged \$1.5 million each year. He did not want to go on a wild spending binge, but Council needed to propose to the citizens how the money would be spent. The City could use the SPLOST funds for road and cart path maintenance for the next eight years. Hopefully, the fair market value of real estate in the City would increase during that eight years, and a SPLOST could no longer be needed. Another option was to use a portion of the funds for the maintenance, and the rest to build the new paths residents wanted. He was trying to find a flaw with the SPLOST. Personally, the additional one cent would cost him \$200 a year, assuming his family purchased \$30,000 of taxable items in Fayette County. The City's share of the SPLOST was equivalent to a tax increase of 3.75 mils (\$365 additional in taxes per year). The County residents would not be the only ones paying the tax; everyone coming into the County would pay for it. It would be an almost two for one payoff. It would help secure the City's future.

Dienhart agreed, saying it would be a two-year tax that would impact the City for the next eight to 10 years. The project list would be tightly controlled. There was no down side to it.

Imker said it would also give Council the option to lower the millage rate. He asked if Council would support the SPLOST or not. They could work on the list during the next few months. The tax would begin in 2014 and run through 2016. Learnard agreed.

Haddix said he would not get bogged down in an argument on something ultimately decided by the voters. This would be his second SPLOST proposals, with all the same arguments, noting the voters shot down a County SPLOST in 2009 because it was another tax increase. He opposed any new taxes until a comprehensive strategic plan was in place, and the City had a better fiscal situation.

Imker said there had been two other County SPLOSTs, in 2005 and 2009. The two-year payoff was three times the value of those, so that was why he supported it. The City's citizens trusted their governing body to not spend the funds irresponsibly.

Haddix said all the entities would have their list of projects to spend the SPLOST funds on. The voters voted the entire list up or down. All succeeded, or all failed.

Steve Brown said there was a desperate need for funding in the County for stormwater. Stormwater infrastructure had been deferred. There was corrugated metal pipe 40 – 50 years old that was collapsing. The County needed \$15 million for stormwater maintenance and repair. They held three public hearings, and there were many who wanted to look at a SPLOST. It was not as big of an issue for Peachtree City, since the rates just increased. The County considered it a core infrastructure SPLOST for two years, not a 10-year SPLOST. Tyrone and Fayetteville also had infrastructure issues, and funds were needed desperately for those projects. The County recently lost a road in a subdivision that was the only way in and out of the neighborhood. This scenario would happen over and over again. There would be many economic opportunities for the County with the opening of Pinewood Studios. The better the County's infrastructure, the better the County could take advantage of those opportunities.

Imker referred to the regional transportation SPLOST that was defeated by the voters in 2012, saying the proposed 10-year transportation SPLOST had not seemed fair. The City would use its share of this SPLOST for its own projects, not the County's or Tyrone's.

Haddix clarified that the County's 2009 SPLOST was not the regional transportation SPLOST. Everyone in the County was paying for the other. Every one cent would be chopped into six pieces. Brown said the division of the proposed SPLOST would be very favorable to the municipalities compared to the SPLOSTs in the past.

The majority consensus was for staff to move forward and to come up with a list. Haddix also gave instruction to the City Manager to develop a list, although he would not support the proposed SPLOST.

04-13-12 Discuss Traffic Conditions on GA 54 West

Dienhart noted there were five lights in an area that was one and one-half miles long, and it was a choke point. The lights were already fiber-linked, so if the timing would not get any better. It was a primary artery to I-85, and it was always congested. People seeking alternate routes were choking off local businesses. Additional traffic control would further congest the area, and the congestion had two side effects – people shopped elsewhere, and people moved elsewhere.

There was a current proposal from a developer for a sixth light. Dienhart proposed Council work with the Georgia Department of Transportation (GDOT) on the problems in the area, asking Council to commit to not allowing a light at SR 54 and Line Creek. He also proposed asking GDOT to close the median at SR 54 and Line Creek. Right turns only would be allowed on both sides of the highway. In addition, Dienhart said Council needed to commit to no cut-through from an access road into Planterra Ridge.

Dienhart said there were limited options as to what the City could do on a state highway. Those options were for Council to commit to no light at SR 54/Line Creek and the permanent fix of closing the median at SR 54/Line Creek. The closure would limit traffic flow to right turns only, and the in and out traffic pattern would still allow shoppers to reach their destination without adding additional minutes stopped at traffic lights.

As for the residents of Planterra Ridge and Cardiff Park, the latest plans for Line Creek commercial area included a cut through from the commercial area to Planterra Way. The residents in the area were already upset over the cliff behind the RaceTrac™. A curb cut through to this area would make the entrance into one of the largest neighborhoods in the City almost impossible. Dienhart said citizens in the area told him previous Councils had promised no such curb cuts.

Dienhart continued that this Council did not create the situation, but it could show leadership and pledge to "do no harm." Council could manage the situation better than the current proposal. Council had to take into account what was best for the City. Worsening the City's primary traffic chokepoint was not best for business or residents.

Haddix thanked Dienhart for his presentation, adding that in 2009, Dienhart had chastised him for not backing a traffic light at that intersection. He also had said no to the connection to Planterra. A traffic light would be a disaster, and GDOT had granted a permit for a light. Shortly after Haddix became mayor, GDOT asked if the City still wanted the signal permit, and Haddix told GDOT to cancel the permit. Haddix said the median should be closed, there should never be a traffic light, and there should be no connection to Planterra Way.

Imker asked what the legal rights of the property owner were and whether the property owner could ask GDOT for the light at Line Creek themselves.

Meeker said the light was ultimately GDOT's decision. He did not think a developer could ask for the light without support from the City. Imker asked if the City could be sued if the median were closed. Meeker said it was a GDOT decision whether the City advocated for the light or not. He added that Borkowski confirmed an application for a signal had to be submitted by the City. Imker asked what the City's exposure to a lawsuit would be if it asked GDOT to close the median, ending the possibility of a traffic signal at the intersection. Meeker said that was still GDOT's decision, whether the City advocated for the closure or not. Ultimately, it fell back on GDOT. He did not know if the City would be implicated or not.

Dienhart said it was more important to keep the traffic moving. Haddix said the City had no obligation to improve a person's property. The developer bought the property with no light at the intersection, and he wanted the light to enhance the property. Imker said he was just looking out for the City's exposure to lawsuits. Every Council had to have the trust of the citizens.

Haddix said that, in 2009, the developer had gone through the City, and GDOT had permitted the light. It was within the City's power to control the light at the intersection.

Learnard said there was a long list of catastrophes along that road. The current traffic situation needed scrutiny. She was willing to see if GDOT could do anything to help with the traffic situation, and the City had control over the light. She felt the situation could be managed better than the current proposal. Council could show leadership by working toward the best scenario. LAI had shown what could happen if the property were developed as zoned. The City could take a stand, but if the City was going to end up with nothing if the property was developed piecemeal as it was at Lexington Circle. She cautioned Council to be careful about taking a stand before seeing a proposal.

Dienhart said there was a proposal before the Planning Commission, and they wanted a signal at Line Creek. He did not want it to be a bad development, but he did not want to protect the developer. Learnard said it was protecting the citizens, not the developer. Council also had to protect the City from the big fat nothing no one wanted. Council and the citizens had to decide.

Haddix said he was shocked about the granite on that property and the gas station. People had been livid about the proposed development in 2008 and 2009. He did not want to discuss what a good or bad development was, but what to do about the traffic. Closing the median and not allowing the light would dictate how the property was developed, or giving them the light for a better development.

Dienhart said smooth-flowing traffic would allow people to get into the shopping area. He continued that Council needed to give staff direction on contacting GDOT and commit to stopping cut-through traffic to Planterra Way. Learnard said this was not the time to deliver ultimatums. It was time to see what could be done together.

Haddix asked whether Council could agree on whether they wanted the curb cut and the traffic signal. Learnard said Council had control and did not have to lay down an ultimatum and find out no developer could live with the ultimatum, which was how the gas station was built. Dienhart said taking a stand would give the developer clear direction.

Imker said he was concerned about the legal ramifications. The next Council could re-open the median cut. He wanted to see what the developer proposed. He did not ever see supporting a light and a cut-through to Planterra Way. He wanted to see what the developer, Planning Commission, and the residents came up with. To make a decision without all the information was premature.

Dienhart asked to bring the discussion back at the next meeting when the full Council was there.

Council/Staff Topics

Hot Topics Update

Pennington said the Recreation Administration Building would be completed on April 29. The reopening was planned for Friday, June 21. The Visitors Center ribbon-cutting was scheduled on May 14 at 5:30 p.m.

An air quality study had been conducted at City Hall, and Pennington said the building was fine and in good shape.

Imker said he appreciated the sound system, and he wanted to watch the streaming video to see if there was any improvement.

Imker moved to allow the meeting to go past 11:00 p.m. Dienhart seconded. Motion carried unanimously.

Learnard moved to convene in executive session for pending and threatened litigation and personnel at 10:49 p.m. Imker seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 11:02 p.m. Dienhart seconded. Motion carried unanimously.

There being no further business to discuss, Learnard moved to adjourn the meeting. Dienhart seconded. Motion carried unanimously. The meeting adjourned at 11:03 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

FY2013 MONTHLY REPORT
LIBRARY

ACTIVITY DESCRIPTION	UNIT	October	November	December	January	February	March	April	May	June	July	August	September	FY2013 YEAR-TO-DATE	FY2012 YEAR-TO-DATE
Items - Acquired	Num.	520	693	366	370	289	339	476						3,053	3,224
Items - Circulated	Num.	37,687	34,388	29,493	35,752	33,486	33,648	34,216						238,670	254,754
Items - Loaned to Other Libraries	Num.	1,278	1,134	1,080	1,234	1,205	1,066	1,113						8,110	8,334
Items - Borrowed From Other Libraries	Num.	2,331	1,871	1,584	2,469	1,973	2,217	1,857						14,302	14,387
Class Visits	Num.	3	2	0	2	0	3	2						12	17
Group Meetings	Num.	46	34	18	25	28	27	32						210	203
Monthly Traffic	Num.	29,411	19,097	18,658	18,322	20,453	25,200	19,878						151,019	144,381
Children's Programs	Num.	22	18	9	17	22	18	11						117	128
Number of Participants	Num.	983	368	216	385	652	511	350						3,465	3,920
Adult Programs	Num.	4	5	2	3	3	4	4						25	21
Number of Participants	Num.	90	43	68	34	120	334	102						791	648
Revenue from Overdues	Dls.	4,670	4,139	3,839	5,119	5,038	3,953	5,379						32,137	26,188
Revenue from Copies	Dls.	409	651	431	585	714	553	509						3,852	4,280
Reference Assistance	Num.	853	1,515	1,128	1,443	1,280	1,163	1,336						8,718	9,875
Internet Usage	Num.	2,585	2,208	1,873	2,056	1,867	1,647	1,769						14,005	17,894
Volunteers	Num.	42	39	35	36	42	38	34						266	245
Number of Hours Worked	Num.	341	272	195	295	319	378	361						2,161	1,973
eBook/Audio Downloads	Num.	923	774	928	1,000	878	659	1,101						6,263	6,240

April was National Poetry Month. Alexa Selph of Emory University led a poetry workshop sponsored by the Friends of the Library (FOL). The Library will host a Brunswick Stew cook-off for the release of Larissa Reinhart's second Cherry Tucker mystery, *Still Life in Brunswick Stew* (Henery Press, 2013), on May 18th. The kickoff for the annual Summer Reading Program is May 28th. A variety of fun and educational programs are planned for all ages throughout June and July. The Library's OverDrive Advantage program for ebooks is up and running. Local patrons should begin to notice an improvement in the availability of ebook titles.

PEACHTREE CITY POLICE DEPARTMENT

2013 MONTHLY REPORT

MARCH 2013

APRIL 2013

2013

2012

Calendar Year to Date Calendar Year to Date

PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary

TOTAL PART I CRIMES	29	32	129	155
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<u>DUI ARRESTS</u>	7	19	43	39
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DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)

TOTAL DRUG ARRESTS:	11	11	33	35
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OTHER ARRESTS

PROPERTY CRIMES	9	16	54	83
PERSON CRIMES	7	8	29	25
TRAFFIC OFFENSES	19	24	74	70
OTHER	25	33	113	125

<u>CALLS ANSWERED:</u>	4,136	3,689	16,169	18,359
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TRAFFIC:

CITATIONS ISSUED	863	819	2,675	2,783
CITY ORDINANCES	23	39	101	177
WARNINGS	936	898	2,996	4,005
ACCIDENTS	73	94	343	350

CITY OF PEACHTREE CITY
RECREATION REVENUE
AS OF APRIL 30, 2013
WITH COMPARISONS TO APRIL 30, 2010, 2011, & 2012

	ACTUAL THRU APRIL			ORIGINAL BUDGET FY 2013	BUDGET ADJUSTMENTS	CURRENT BUDGET FY 2013	ACTUAL THRU APRIL 2013
	FY 2010	FY 2011	FY 2012				
RECREATION REVENUE							
Program Fees - Recreation	\$ 78,500	\$ 90,300	\$ 84,988	\$ 187,533.00	\$ -	\$ 187,533	\$ 94,168
Program Fees - Kedron	60,870	93,460	68,525	188,268	-	188,268	69,236
Program Fees - Kedron Open Gym	-	-	-	17,275	-	17,275	9,936
Facility Maintenance Rec.- Athletic Assoc.	-	-	-	93,000	-	93,000	60,695
Facility Maintenance Ked- Athletic Assoc.	-	-	-	\$62,500	-	62,500	12,130
Facility Rental - Recreation	2,150	5,096	2,430	8,000	-	8,000	7,623
Facility Rental - Kedron	7,124	5,088	10,377	17,789	-	17,789	11,614
Program Fees - Pool Fees/Passes	53,713	66,670	15,809	96,042	-	96,042	30,870
Program Fees - Kedron Swim Teams	-	-	-	6,000	-	6,000	25,693
Program Fees - Kedron Swim Lessons	-	-	-	24,000	-	24,000	3,355
Program Fees - Rec Pool Revenue	-	3,301	475	12,000	-	12,000	297
	\$ 202,357	\$ 263,915	\$ 182,604	\$ 712,407	\$ -	\$ 712,407	\$ 325,617

Recreation Programming Notes- Both pools at Kedron opened back up after being resurfaced on the 1st. All aquatics classes resumed on the 15th. We had a Nike Elite Basketball Camp at Kedron the 1- 3rd with 14 campers registered. Summer Camp registration opened up on the 15th and the response has been great. Planning continues for our summer programming in preparations for a busy summer.

Special Events Notes- The Huddleston Hustle was at Huddleston on the 13th. The March for Babies event at Picnic Park was on the 20th, but the weather consistency deteriorated during the event. The Heritage Days were held at Falcon Field on the 26th & 27th. The Bark for Life event was scheduled for the 28th at Drake Field, but had to be cancelled due to inclement weather.

Tournaments Notes- We had a travel baseball tournament at BSC April 5- 7th. We hosted a youth softball tournament at Meade April 12- 14th. We had a BMX state qualifier on the 21st with over 200 riders competing. We had a small baseball tournament at BSC on the 27- 28th.

PLANNING COMMISSION ATTENDANCE RECORD

April 2013

Report Date: Month Year

3-Year Term

Term of Appointment

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner 10/07/10 - 09/30/13	15	15	15	0		100%
Aaron Daily, Vice Chairman 10/10/11 - 09/30/14	15	15	14	1	1/14/2013	93%
Frank Destadio, Chairman 04/21/11 - 09/30/15	15	15	15	0		100%
Robert Napoli 10/01/12 - 09/30/15	15	8	7	1	2/11/2013	88%
Lynda Wojcik 02/23/09 - 09/30/13	15	15	14	1	4/8/2013	93%

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *P.S.*

DATE: May 3, 2013

SUBJECT: Citywide Phone System
May 8, 2013 City Council Agenda

Recommendation

Consider award of contract with phone vendor, still under review.

Discussion:

Requests for proposals on a new citywide phone system were sent out and the city received seven (7) responses. The average price of the systems proposed by the seven vendors was \$154,219 as opposed to the budgeted amount of \$165,000, which is good news. Even better news is that the RFP process has revealed how the city might realize significant, ongoing savings on annual phone service charges (over \$50K per year) by utilizing the newer technology available! Staff is still evaluating the proposals submitted and conducting other due diligence such as reference checking. A recommendation on a particular vendor will be submitted via a subsequent memo prior to the May 8 Council meeting.

Budget Impact

To be determined, but significant short and long-term savings are anticipated.

CITY OF PEACHTREE CITY

INTRAOFFICE MEMORANDUM

TO: Mayor Haddix and Members of Council

VIA: James Pennington, City Manager 
Paul Salvatore, Financial Services Director P.S.
Beverly Waldrup, Assistant Financial Services Director

FROM: Angela Egan, Purchasing Agent 

DATE: May 1, 2013

SUBJECT: Request to surplus trailers
Council Meeting: May 9, 2013

Recommendation. Staff recommends Council approve trailers for surplus.

Discussion. The City's Fleet Manager has determined the following trailers are no longer needed and can be surplused:

<u>ASSET #</u>	<u>VIN</u>	<u>DEPT</u>
5125	1H9FB122S10474510	B&G
5142	4TOFB1223X1000118	B&G
5153	4TOFB162131002560	B&G
3133	1H9FB182T10471718	PW
3509	4TOFB12271001156	PW
3836	4TDFB162141003094	B&G
3845	4TOFB182641004621	PW

Budget Impact. Staff will seek to maximize revenue.

POSITION PAPER

Proposed Variance: Section 1007.4 Standards for development
Floodplain management/ flood damage prevention ordinance

Somerby at Peachtree City
Peachtree City Water and Sewerage Authority

Planning and Zoning Administrator
City Engineer
May 2, 2013

David
David A. Bokowski

Situation:

Dominion Partners ("Applicant") is required to construct a fire access road around the perimeter of the assisted living and memory care component of the overall Somerby at Peachtree City development under construction on Rockaway Road. Construction of the fire access road requires that approximately 165 cubic yards of fill be placed within a portion of the 100-year floodplain associated with Flat Creek.

The fill would be placed within an old roadbed that has been located on the property for many years. The roadbed was cut into a portion of the property, which caused an abnormality in the location of the floodplain.

As a part of the Somerby development, the Peachtree City Water and Sewerage Authority is constructing a force main from the existing wastewater treatment plant on SR 74 South to Meade Field. A portion of the force main will cross the Somerby tract and will require the disturbance of 0.16 acres of floodplain. No additional fill will be placed within the floodplain.

In accordance with the floodplain management/ flood damage prevention ordinance, the Applicant prepared a detailed Engineering Study to determine the impact this fill would have on the overall floodplain associated with Flat Creek. The purpose of the study was to demonstrate that the proposed fill would not cause a rise in the floodplain elevation of equal to or greater than 0.01 feet. That report has been reviewed and approved by the City Engineer.

The variance application is included as Attachment "A".

Facts:

1. The overall master plan for the Somerby at Peachtree City development was approved on October 18, 2007.
2. The final site plan for Phase 1, which includes the assisted living and memory care component, was approved on August 29, 2012.
3. As a part of that approval, the Applicant was required to provide a fire access road around the perimeter of the building.

Proposed Variance: Section 1007.4 Standards for development

May 2, 2013

Page 2

4. A portion of that access road crosses what is platted as the 100-year floodplain. That portion of floodplain extends into the property along an abandoned roadbed.
5. Approximately 165 cubic yards of fill be placed within the 100-year floodplain associated with Flat Creek.
6. The Engineering Study prepared by the Applicant demonstrates the proposed fill would not cause a rise in the floodplain elevation of equal to or greater than 0.01 feet. That report has been reviewed and approved by the City Engineer.

Review criteria:

Based on the review criteria established within Section 1007.6 of the floodplain management/ flood damage prevention ordinance, a variance shall be issued only when there is:

(a) A finding of good and sufficient cause;

Staff findings:

There is good and sufficient cause to allow the fill to be placed within the floodplain. The fill as proposed would not cause a rise in the floodplain elevation of equal to or greater than 0.01 feet as required by the floodplain management/ flood damage prevention ordinance.

(b) A determination that failure to grant the variance would result in exceptional hardship; and

Staff findings:

Failure to grant the variance would require a modification to the approved final site plan to relocate the required fire access road. The building and site improvements are currently under construction. Relocating the fire access road to another location at this time may be difficult, if not impossible, to accomplish.

(c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or the creation of a nuisance.

Staff findings:

The Engineering Study prepared by the Applicant and reviewed and approved by the City Engineer demonstrates the proposed fill would not result in increased flood heights, additional threats to public safety, extraordinary public expense, or the creation of a nuisance.

Proposed Variance: Section 1007.4 Standards for development

May 2, 2013

Page 3

Recommendation:

Based on the analysis and findings presented herein, and without the benefit of considering additional evidence that may be presented at the Public Hearing, Staff recommends that the variance request to Section 1007.4 Standards for development of the Floodplain management/ flood damage prevention ordinance, specifically to permit 165 cubic yards of fill within a portion of the 100-year floodplain associated with Flat Creek, be approved subject to the following understandings and conditions:

1. *The Applicant shall continue to coordinate with City Staff to ensure disturbance within the floodplain is kept to a minimum prior to, during and following construction activities.*
2. *The variance shall be limited to the disturbance as identified on the final site plan approved by City Staff on August 29, 2012, specifically Sheet C4.0 Grading as prepared by Eberly and Associates, Inc. (last revised August 28, 2012). There shall be no other disturbance within the floodplain without first securing additional variances.*

Attachments



Please use blue or black ink to fill out this form.

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00

Receipt # 250138
Date Filed 02/08/13
Case # V-2013-03
Office Use Only

VARIANCE LOCATION	Street Address <u>Rockaway Road</u> <u>Peachtree City, GA</u>	PROPERTY OWNER	Name <u>Dominion Partners</u>
	Zoning District: ☐ Residential ☐ Multi-Family ☒ Commercial\Industrial\Office Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☒ Land Development ☐ Zoning		Phone <u>(205) 776-6086</u> Email <u>drodgers@dominionpartnersllc.com</u>
APPLICANT	Name <u>Wesley Reed</u>	PROPERTY INFO	Subdivision: _____
	Address <u>1852 Century Place, Suite 202</u> City, State, Zip <u>Atlanta, Ga 30345</u> Phone # <u>(770) 452-7849</u> Email <u>wreed@eberly.net</u>		Phase: _____ Lot # _____
		SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Does the application pertain to a zoning setback?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) How long has the violation existed?	_____ Years	
	5.) What is the required setback?	_____ Feet	
	6.) How much of a variance is being requested?	_____ Feet	
	7.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No _____	

SPECIAL EXCEPTION	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Has property been rezoned or deed restrictions?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) Application for a bldg setback, fence, or parking?	(Circle One)	
	5.) What is the required setback, height, or spaces?	_____	
	6.) How much of a variance is being requested?	_____	

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application) <u>An encroachment into the floodplain is necessary to provide the required fire access around the building</u>
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	_____ Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No _____	

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: David E. Bant Date 2-5-2013

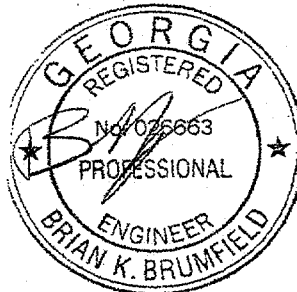
OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions
SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: <u>DAVID E. BANT</u>	Date of Acceptance: <u>02-08-13</u>	Date of Public Hearing: <u>03-07-13</u>



**FLOOD STUDY
FOR
SOMERBY OF PEACHREE CITY**

**LAND LOT 29, 30
6TH DISTRICT
FAYETTE COUNTY, GEORGIA**



BY

**EBERLY AND ASSOCIATES, INC.
1852 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30345**

EAI JOB# 12-030

DATE: 02/05/13

REV: 04/12/13

APPROVED

5/2/2013
Peachtree City Engineering
BY [Signature]

Project Description

The proposed Somerby of Peachtree City project is located on Rockaway Road, south of SR 74 in Peachtree City, Georgia. The project, constructed for Dominion Partners, will consist of the construction of a 78,744 square foot, 2-story assisted living facility. The proposed construction will also include driveways, parking lots, landscaping, utilities, and a storm conveyance system that will provide detention, channel protection and water quality. The site is also being developed with anticipation of future buildings, which were approved in the LUC-20 rezoning of the property. The project will result in earthen fill being placed in the floodplain of Line Creek. An encroachment into the floodplain is necessary to provide the required fire access around the building, while maintaining the overall development plan conceptually approved by Peachtree City in 2007. An encroachment is also needed for the installation of the sanitary sewer force main to the waste water treatment plant. This work will be done by Peachtree City Water and Sewer Authority. The area of disturbance, for the force main installation, inside the floodplain will be approximately 0.16 acres. No additional fill will be placed in the floodplain due to the force main installation; therefore no hydraulic impact is expected. Flat Creek bisects the Dominion Partners property, entering at the north property line, and before exiting to the south converges with Line Creek. Line Creek then continues under Rockaway Road. The area that the fill will be placed is an old dirt road that was cut into the property prior to Dominion Partners taking ownership of the property. The existing road causes an abnormality in the floodplain that extends into the site. The purpose of this study is to demonstrate that the proposed fill inside the floodplain does not cause a rise in the floodplain elevation of equal to or greater than 0.01 feet.

Method of Analysis for Proposed Encroachment

In 2008, a Future Conditions Floodplain Study was completed for this development. The project did not proceed at that time. The study was performed by Integrated Science and Engineering, which had worked previously on developing the future flood plain elevations for Line and Flat Creeks. This study utilized LiDAR data from Peachtree City and Coweta County to identify cross section configurations for the hydraulic modeling. More recently, the Dewberry Study established the existing base flood plain elevations for Line and Flat Creeks. The HEC-RAS models for the Dewberry Study of Line and Flat Creeks was provided to Eberly and Associates by the Peachtree City Engineering Department. None of the cross-sections in the Dewberry study were impacted by the Somerby development. Because of this a new cross section at STA 64810 was created in the model. The geometric properties of this cross section were taken from the Future Conditions Floodplain Study cross section 7655. This cross section was inserted in the model in both the existing and proposed condition for comparison. Modeling and hydraulic analysis was performed with the HEC-RAS Version 4.1.0, Jan 2010 software.

Existing Conditions

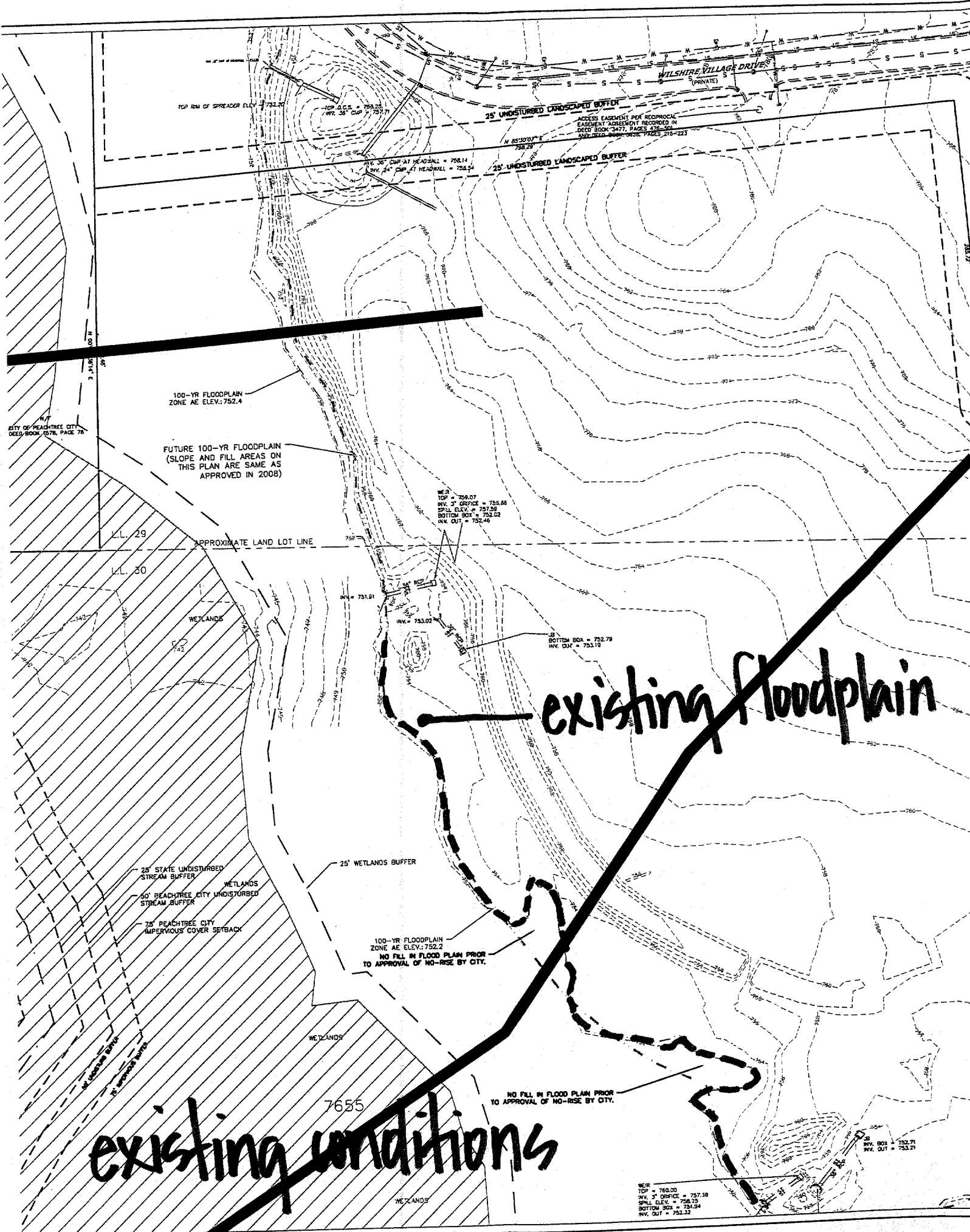
The Flat Creek basin encompasses approximately 15,724 acres and extends from just north of the intersection of Highway 74 and Twin Lakes Road to the convergence with Line Creek immediately upstream of the Rockaway Road Bridge. Although the earthen fill proposed in this project will be placed in the Line Creek floodplain it is necessary to include Flat Creek basin in this study to

Eberly & Associates, Inc.

determine what, if any, effects the fill may have upstream on Flat Creek. The Line Creek basin encompasses approximately 46,951 acres and extends from Roosevelt Highway near Fairburn to Rockaway.

[illegible]

LAND LOTS 29 & 30	DATE OF SURVEY: 08/20/07 AND 07/26/12
6th DISTRICT	DATE OF DRAWING: 08/26/12
CITY OF PEACHTREE CITY FAYETTE COUNTY, GA.	REF:
SCALE: 1" = 150'	JOB NO. 991221



TOP RM OF SPREADER ELEV. 752.20

TOP A.C.S. = 752.25
INV. 36" CUP = 752.71

25' UNDISTURBED LANDSCAPED BUFFER

ACCESS EASEMENT PER RECIPROCAL
EASEMENT AGREEMENT RECORDED IN
DEED BOOK 2477, PAGES 476-501
AND DEED BOOK 2636, PAGES 215-223

INV. 36" CUP AT HEADWALL = 756.14
INV. 24" CUP AT HEADWALL = 756.94

25' UNDISTURBED LANDSCAPED BUFFER

100-YR FLOODPLAIN
ZONE AE ELEV. 752.4

FUTURE 100-YR FLOODPLAIN
(SLOPE AND FILL AREAS ON
THIS PLAN ARE SAME AS
APPROVED IN 2008)

L.L. 29

L.L. 30

APPROXIMATE LAND LOT LINE

WEIR = 759.07
TOP = 759.07
INV. 3" ORifice = 755.66
SPILL ELEV. = 757.55
BOTTOM BOX = 752.02
INV. OUT = 752.46

INV. = 751.21

INV. = 753.02

25'
BOTTOM BOX = 752.79
INV. OUT = 753.19

existing floodplain

25' STATE UNDISTURBED
STREAM BUFFER

50' PEACHTREE CITY UNDISTURBED
STREAM BUFFER

75' PEACHTREE CITY
IMPERVIOUS COVER SETBACK

25' WETLANDS BUFFER

100-YR FLOODPLAIN
ZONE AE ELEV. 752.2
NO FILL IN FLOOD PLAN PRIOR
TO APPROVAL OF NO-RSE BY CITY.

NO FILL IN FLOOD PLAN PRIOR
TO APPROVAL OF NO-RSE BY CITY.

existing conditions

WEIR
TOP = 760.00
INV. 3" ORifice = 757.58
SPILL ELEV. = 758.25
BOTTOM BOX = 751.04
INV. OUT = 753.32

TOP RIM OF SPREADER ELEV. 752.2

TOP R.C.C. = 752.2
REV. 25' CIP = 752.71

WILSHIRE VILLAGE DRIVE
(PRIVATE)

25' UNDISTURBED LANDSCAPED BUFFER

25' UNDISTURBED LANDSCAPED BUFFER

100-YR FLOODPLAIN
ZONE AE ELEV. 752.4

FUTURE 100-YR FLOODPLAIN
(SLOPE AND FILL AREAS ON
THIS PLAN ARE SAME AS
APPROVED IN 2008)

L.L. 29

L.L. 30

APPROXIMATE LAND LOT LINE

WETLANDS

EXISTING FLOODPLAIN LINE

fire lane

25' STATE UNDISTURBED
STREAM BUFFER

WETLANDS
50' PEACHTREE CITY UNDISTURBED
STREAM BUFFER

75' PEACHTREE CITY
IMPERVIOUS BUFFER

25' WETLANDS BUFFER

proposed fill

100-YR FLOODPLAIN
ZONE AE ELEV. 752.2
NO FILL IN FLOOD PLAIN PRIOR
TO APPROVAL OF NO-RISE BY CITY.

UNITS OF
DISBURSANCE
12.56 ACRES

ENCROACHMENT INTO EXISTING
FLOODPLAIN = 0.17 ACRES

grading plan

855

NO FILL IN FLOOD PLAIN PRIOR
TO APPROVAL OF NO-RISE BY CITY.

WETLANDS

POSITION PAPER

Proposed Variance: 323 Watermark Drive (Burnett residence)
Lot 20, The Peninsula

Planning and Zoning Administrator
May 2, 2013

David [Signature]

Situation:

Richard and Catherine Burnett ("Applicant") desire to construct a swimming pool behind their home at 323 Watermark Drive within The Peninsula subdivision. The pool and associated decking would extend off of the main living area of the home.

The subject tract is 64,904 SF (1.49 acres) in size and includes 466 LF of frontage on Lake Kedron. As such, the property is subject to the city's Watershed Protection Buffer Ordinance.

Section 1004(b)(4)a. states "An undisturbed natural buffer area shall be maintained for a distance of 100 feet as measured from the normal pool elevation or the stream banks. Utilities shall not be located within this buffer if they can feasibly be located outside this area. All disturbances of this buffer require prior approval by the city."

Section 1004(b)(4)b. states "Impervious surfaces are prohibited within 150 feet of the normal pool elevation or the stream bank. This prohibition includes septic tanks, septic tank drain fields, and new paved paths."

The ordinance states "With the exception of publicly owned paths, utilities shall not be located within these buffers if they can feasibly be located outside these areas. All disturbances to these buffers shall require prior approval by the city and such approval shall be based on a determination that the disturbance will not adversely affect water quality."

The retaining wall, pool deck and associated fill as proposed would be located within the 50' no impervious buffer. City Staff has determined these amenities would be permitted as long as the building materials and associated fill materials would allow water to percolate through and infiltrate the ground.

The swimming pool as proposed would extend 6' into the no impervious buffer. The Applicant is requesting a variance to permit this encroachment.

The variance application is included as Attachment "A".

Adjoining zoning and land use classifications:

The Peninsula subdivision is zoned LUR-6 Limited Use Residential and is designated as SFM Single-family Medium on the city's Land Use Plan. The subject tract abuts a community-owned common area to the south and an undeveloped residential lot to the east, both of which are zoned LUR-6. The property has 466 LF of frontage on Lake

Proposed Variance: 323 Watermark Drive

May 2, 2013

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Kedron along the north and west property lines. Lake Kedron is zoned OS-C Open Space Conservation.

Facts:

1. Lake Kedron abuts the northern and western property boundaries. The 100' undisturbed buffer and the 50' no impervious buffer apply to both property boundaries.
2. The property includes a 20' front building setback adjacent to Watermark Drive and a 10' side building setback adjacent to Lot 19 (undeveloped).
3. The existing home and all site improvements comply with building setbacks and buffer requirements established by city ordinance.
4. The established buffers and building setbacks encompass approximately 54,104 SF (82%) of the overall 1.49-acre tract
5. The existing home was constructed in 2003 and complies with applicable building setbacks and buffer requirements.
6. An elevated deck extends approximately 14' off of the main living area of the home along the rear and side building elevations.
7. The Applicant desires to replace the deck with an elevated swimming pool and associated pool deck.
8. The pool as proposed would require a modular block retaining wall to support the pool as well as to raise the pool elevation to the main living area of the home.
9. The Applicant has provided a letter of support from The Peninsula Homeowner's Association. There are no abutting property owners.

Discussion:

The Watershed Protection Buffer Ordinance was intended to protect the quality of all streams, lakes and water supply reservoirs within the city limits. The ordinance establishes policies, standards and specific design criteria for all development that occurs within close proximity to these natural features.

The undisturbed buffer extends 100' from the normal pool elevation and provides a tract of land in its natural, undisturbed state where no vegetation can be removed or planted without a city permit. Herbicides, pesticides or other chemicals may not be used within these areas. Because these areas are primarily adjacent to lakes or water supply reservoirs, the city does allow the removal of lower tree branches, the removal of noxious weeds, woody plants that are not trees, or other undesirable vegetation that will not adversely impact water quality. The city also permits the installation of

Proposed Variance: 323 Watermark Drive

May 2, 2013

Page 3

vegetation (not grasses commonly used for lawns) within the undisturbed buffer in an effort to further enhance water quality.

The no impervious buffer extends an additional 50' from the undisturbed buffer and prohibits the installation of man-made structures or surfaces that prevent the infiltration of stormwater into the ground below the structure or surface. The ordinance does not consider structures or surfaces which are constructed to minimally affect the infiltration of stormwater into the ground.

Historically, the city has permitted retaining walls, concrete and brick patios and walkways, and other features within the no impervious buffer. Each request has been considered on a case-by-case basis and has involved close coordination between city staff, the homeowner and their contractor.

Review criteria:

Based on the review criteria established within Section 1207 of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

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

Staff findings:

The special circumstances supporting the variance include the fact that 82% of the overall lot is encumbered with undisturbed buffers, no impervious buffers, and building setbacks; the elevation of the lot changes approximately 40' in grade from the front property line to Lake Kedron; and the closest property to the proposed pool is a community-owned greenspace.

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

Staff findings

The strict or literal interpretation and application of this ordinance would prevent the Applicant from improving their property as proposed. The subject lot is 1.49-acres in size, yet only 10,800 SF, or 18% of the overall tract can be developed without a variance. The city allows retaining walls, concrete pavers and other improvements within the no impervious buffer as long as they are designed to allow water to infiltrate the ground. The Applicant is requesting a variance of 6' in order for the proposed pool to encroach into the no impervious buffer.

Proposed Variance: 323 Watermark Drive

May 2, 2013

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

Staff findings

The exceptional or extraordinary circumstances or conditions related to this property include the size of the lot in relation to the buildable area (18%), the fact that the undisturbed and no impervious buffers are measured from two property lines, the placement of the home at an angle to capture views to Lake Kedron and the drop in grade from the front property line to the lake edge.

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

Staff findings

Granting the variance would not have a significant impact on the essential character of the homes within the neighborhood or other lots that abut Lake Kedron.

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

Staff findings

Granting the variance will not be detrimental to the public health, safety or general welfare nor will it be injurious to property or improvements within the subdivision. While the purpose of both the undisturbed natural buffer and the no impervious buffer is to protect streams and the drinking water supply reservoirs, the Applicant is proposing minimal disturbance to these areas and is proposing building materials and construction methods that will not be detrimental to the purpose of the no impervious buffer.

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

Staff findings:

Granting the variance would support the findings of the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as redevelopment and reinvestment within these neighborhoods. The Applicant is proposing to enhance their property, as well as the overall subdivision, with these improvements. The Comprehensive Plan also encourages

Proposed Variance: 323 Watermark Drive

May 2, 2013

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the protection and preservation of natural resources. The Applicant is proposing building materials and construction methods that will not be detrimental to the purpose of the no impervious buffer, which will assist in protecting and preserving the city's natural resources.

Summary of Findings:

1. The subject tract is located within The Peninsula subdivision and is zoned LUR-6 Limited Use Residential.
2. The subject tract is 1.49 acres in size, yet only 10,800 SF, or 18% of the overall tract can be developed without first securing a variance.
3. The swimming pool as proposed would encroach 6' into the required 50' no impervious buffer.
4. The encroachment would be limited to the length of the pool only, which is approximately 70'.
5. The variance is necessary due to the fact the rear of the home is located approximately 20' from the no impervious buffer.
6. The improvements as proposed would not impact the adjoining property owner, as the adjoining tract is common open space owned by the Homeowner's Association.
7. The Applicant has provided a letter of support from The Peninsula Homeowner's Association.

Options:

In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted upon showing that:

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

Recommendation:

Based on the analysis and findings presented herein, and without the benefit of considering additional evidence that may be presented at the Public Hearing, Staff recommends that City Council grant a variance to Section 1004(b)(4)b. of the Watershed Protection Buffer Ordinance for the property located at 323 Watermark

Proposed Variance: 323 Watermark Drive

May 2, 2013

Page 6

Drive specifically to permit the construction of a swimming pool that would encroach no more than 6' into the required 50' no impervious buffer, subject to the following understandings and conditions:

1. The Applicant shall continue to coordinate with City Staff to ensure disturbance within the no impervious buffer is kept to a minimum prior to, during and following construction activities.
2. The variance shall be limited to the encroachment as shown on the "Backyard Pool for the Burnett Residence" landscape plan as prepared by Mike Lorber, ASLA. There shall be no other encroachments permitted without first securing additional variances.
3. Evergreen plant material shall be installed at the base of the wall to assist in screening views of the wall from properties across the lake.
4. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey to the Building Official identifying the location of the new construction. The purpose of this survey will be to ensure the new construction does not encroach any further into the no impervious setback than permitted by this variance.

Attachments



Please use blue or black ink to fill out this form.

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731

F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00

Variance Fee: \$250.00

Receipt # 351729

Date Filed 03/29/13

Case # 1-2013-05

Office Use Only

VARIANCE LOCATION	Street Address <u>323 Watermark Drive</u> <u>Peachtree City, GA 30269</u>	PROPERTY OWNER	Name <u>Richard & Caroline Burnett</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial\Industrial\Office Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☒ Zoning		Phone <u>678-519-4188</u>
APPLICANT	Name <u>Richard & Caroline Burnett</u>	PROPERTY INFO	Subdivision: <u>The Peninsula</u>
	Address <u>323 Watermark Drive</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>678-519-4188</u> Email <u>rhbretired@hotmail.com</u>		Phase: _____ Lot # <u>20</u>
		SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Does the application pertain to a zoning setback?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) How long has the violation existed?	_____ Years	
	5.) What is the required setback?	_____ Feet	
	6.) How much of a variance is being requested?	_____ Feet	
	7.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

SPECIAL EXCEPTION	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Has property been rezoned or deed restrictions?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) Application for a bldg setback, fence, or parking?	(Circle One)	
	5.) What is the required setback, height, or spaces?	_____	
	6.) How much of a variance is being requested?	_____	

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	<u>6-8 ft</u> Feet	See Attached
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☒ No	

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: Richard H. Burnett

Date

3/28/2013

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions

SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: <u>David E. Bant</u>	Date of Acceptance: <u>03-29-13</u>	Date of Public Hearing: <u>05-02-13</u>

Variance Application
Revised 6/2008

www.peachtree-city.org
Fax: 770-631-2552

Attachment "A"

1AR 29 2013

March 28, 2013

Peachtree City Zoning Administrator
Variance Review Staff

Reference: Variance application for 323 Watermark Drive Peninsula Sub-division

To Whom It May Concern:

We are the new residents of 323 Watermark Drive, Rick and Caroline Burnett. We wish to landscape and construct a swimming pool on the land directly behind the physical structure of our house. To do this with the ultimate thought of safety in mind, we are asking for a 6-8 ft. variance into the non-impervious zone of our property. Our rationale for asking for this variance is two fold.

First, to build a pool of any size without venturing into the non-impervious zone, we would need to locate the pool against the foundation of the house, directly under the lower deck, a cement structure that is a part of the foundation of the house. Where this is a concern compromising both the foundation of the house and the pool itself, the main concern as stated earlier is safety. Sitting on the deck overlooking a pool built in this manner would not allow full visibility of those swimming in the pool. Further, no access to that side of the pool would exist without entering the pool from one of the other sides and swimming to the individual potentially in trouble.

Second, and I admit as the new buyers we should have done a better job of due-diligence, the real estate agent representing the sellers told us during the sales process that there would be no problem building a pool in the back yard. We made it clear to her that a pool was one of our criteria for buying a new house. We were told that the current owners had even drawn up plans for a pool but simply had never gotten around to putting that pool in. It was not until our walkthrough that we found out about the nonimpervious zone and therefore the restrictions on how we could use our backyard.

Therefore, we are asking for a 6-8 ft. variance into the non-impervious zone. This would allow us to put in a 6 ft. walkway between the house and the pool's edge. The drawings of the pool provided by our architect clearly show where the pool would sit on the property and where we would extend out into the non-impervious zone.

Please note that our architect is extremely familiar with the Peachtree City area and the zoning laws and the reasons for the non-impervious zone. He has taken great care to design a beautiful back yard for us that will not compromise natural water drainage on our plat. All downspouts and surface drainage shall be established such that the rate of storm water flow onto the property towards Lake Kedron will not be compromised.

We have also submitted a preliminary request to landscape the back yard to include the pool to our Home Owners Association (HOA) to obtain their support. It should also be noted that we have no direct neighbors, with a common area to our left and an empty lot to our right as you face the house.

Therefore, it is our belief that the granting of this variance will not be detrimental to the public health, safety or the general welfare of the other properties in our neighborhood. To the contrary, we have the only lot in the neighborhood with a 180 degree view of the Lake Kedron and if this request is granted the value of this property and therefore other properties in The Peninsula will only be positively impacted.

As such, we the applicants respectfully submit this request for variance and request your approval.

Sincerely,

A handwritten signature in black ink that reads "Rick & Caroline Burnett". The signature is written in a cursive, flowing style. The "Rick" is written in a larger, more prominent script, and "Caroline Burnett" follows in a similar but slightly smaller script. The signature is positioned below the word "Sincerely,".

Rick and Caroline Burnett

LAKE KEDRON

APPROX. SHORE LINE
S 82°16'23" E 120.98'
S 86°56'56" E 78.76'
1/2" Rebar Found

APPROX. 841 FLOOD EASEMENT
N 44°16'16" E 122.28'
1/2" Rebar Found

LOT 20
1.490 AC.
MIN. FIN. FLOOR
ELEVATION = 844.0

100' UNDISTURBED NATURAL BUFFER AS PER S/D PLAT

50' NONIMPERVIOUS BUFFER AS PER S/D PLAT

WOOD DECK OVER CONC. PATIO

0.5'

CONC. PAD

A/C PAD

BASEMENT FIN. FLOOR = 871.6

2 STORY STUCCO & FRAME WITH BASEMENT

PORCH

CONCRETE DRIVEWAY

20' B/L

20.8'

RET. WALL

282.71'

N 76°16'42" W

DRIVEWAY OVER PROPERTY LINE 3.6' x 3.6'

N/F HOMEOWNER'S ASSOCIATION

LOT 19

L.L. 123

L.L. 102

10' B/L 274.59'

S 13°43'57" W

APPROX. LAND LOT LINE

10.4'

RET. WALL

223.91' TO THE R/W OF BROOKINGS LANE (50' R/W)

1/2" Rebar Found

WATERMARK DRIVE

CLOSURE DATA
FIELD CLOSURE = 1':10,000' +
ANGLE POINT ERROR = < 10"
EQUIPMENT USED: E.D.M. & THEODOLITE
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1':66,900' +

This plat prepared for the purpose of showing the FOUNDATION LOCATION for the building department, and NOT to be used or recorded for any other purposes, such as transfer of title of land.

In my professional opinion, this house does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.

Community No.: 130078 0080 D
Dated: MARCH 18, 1996

This plat was prepared for the purpose of showing the FOUNDATION LOCATION for the building department, and NOT to be used or recorded for any other purposes, such as transfer of title of land.

Graphic Scale: 1 inch = 50 feet

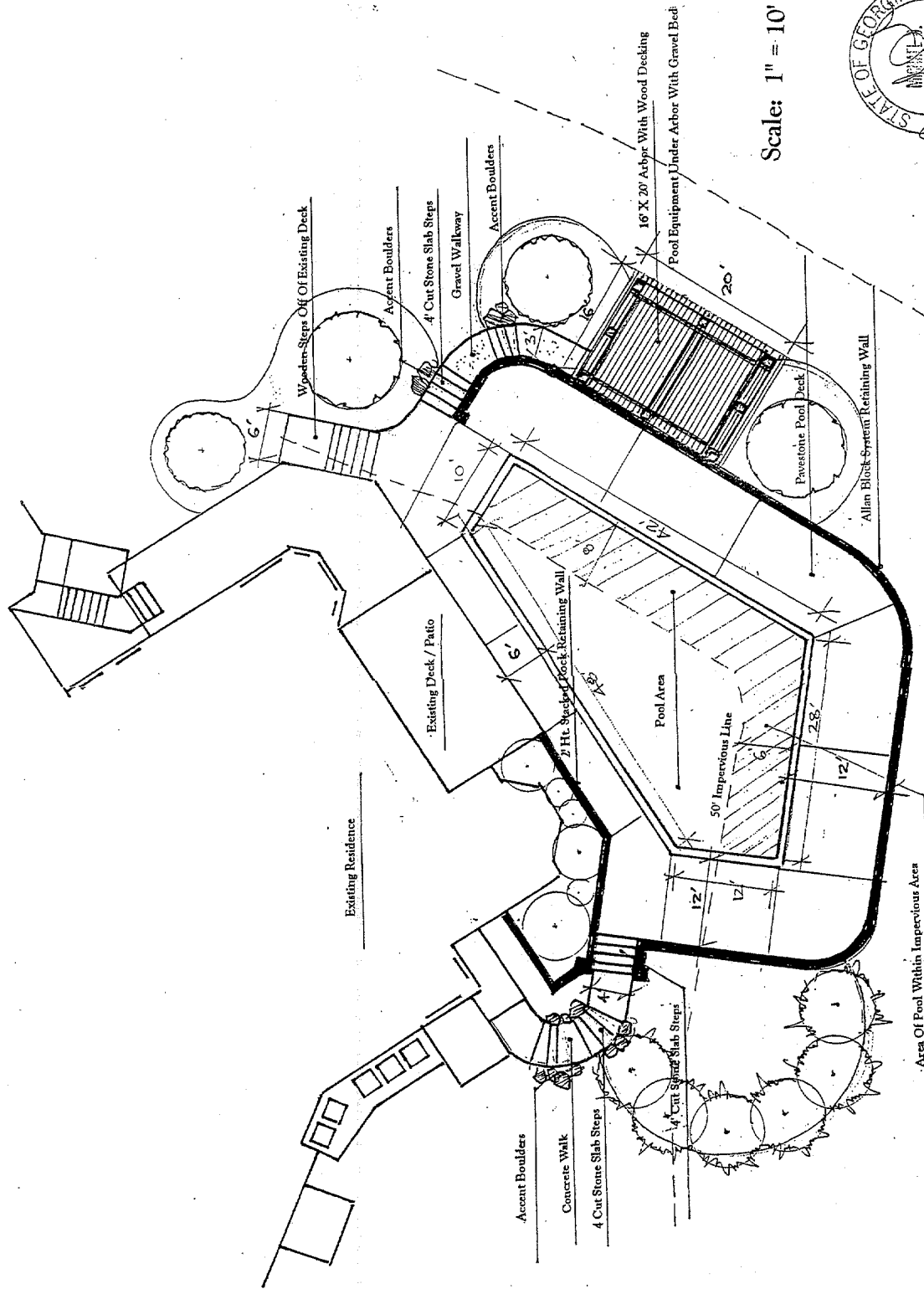
0' 50' 100' 150' 200'

CLOSURE DATA
FIELD CLOSURE = 1':10,000' +
ANGLE POINT ERROR = < 10"
EQUIPMENT USED: E.D.M. & THEODOLITE
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1':66,900' +

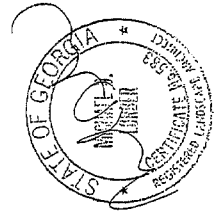
This plat prepared for the purpose of showing the FOUNDATION LOCATION for the building department, and NOT to be used or recorded for any other purposes, such as transfer of title of land.

In my professional opinion, this house does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.

Community No.: 130078 0080 D
Dated: MARCH 18, 1996



Scale: 1" = 10'



BACKYARD POOL DESIGN

FOR THE

BURNETT RESIDENCE

323 Watermark Drive

L.A. LORBER AND ASSOCIATES - Landscape Architecture - Land Planning
134 Mellington Lane - Peachtree City, Georgia 30269 • (770) 487-5108

50' Previous Line

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Community Services Director

FROM: Planning and Zoning Administrator *David*

DATE: May 2, 2013

SUBJECT: Proposed housekeeping amendments to Chapter 66, Signs, of the
Peachtree City Code of Ordinances.
May 9, 2013 City Council Agenda

Recommendation:

That Council adopt the proposed amendments to Chapter 66, Signs, of the Peachtree City Code of Ordinances.

Discussion:

Staff is proposing a housekeeping amendment relative to the placement of temporary signs on residential and non-residential property. We have found the ordinance as written can be interpreted to allow additional commercial signage on a zoning lot. The proposed amendment would "clean up" this section and would assist in reducing sign clutter throughout the city

Temporary signs are defined as *"any sign that is used only temporarily and is not permanently mounted or affixed to the ground."* Our ordinance permits no more than one temporary sign per lot regardless of the message conveyed and with or without commercial messages.

The amendment as proposed would still allow no more than one temporary sign per lot, but would limit their placement to no more than thirty (30) consecutive days at any one time. The amendment would also establish a provision to allow no more than six (6) temporary signs per lot within a single calendar year.

Budget impact:

There is no budget impact associated with this request.

**AN ORDINANCE TO AMEND CHAPTER 66 OF THE PEACHTREE CITY
CODE OF ORDINANCES, AS AMENDED, SO AS TO CLARIFY THE USE
AND DISPLAY OF TEMPORARY SIGNS; TO REPEAL EXISTING
ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN
EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Article III, Section 66-17(11), of the Sign Ordinance of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

- (11) Unless otherwise described in this chapter, and in addition to other signs authorized by this chapter including political signs as per subsection 66-6(h), temporary signs shall be permitted regardless of the message conveyed on each temporary sign, subject to the following:
- (1) Each temporary sign cannot exceed 16 square feet in area on residential zoned property, and cannot exceed 32 square feet on all non-residential zoned property.
 - (2) Each temporary sign cannot exceed five feet in height.
 - (3) One temporary sign per lot shall be permitted provided, however, that an unlimited number of political signs are allowed.
 - (4) Each temporary sign shall have a date written thereon indicating the date the sign was installed. Any sign that is installed without a date shall be removed.
 - (5) Temporary signs shall not be displayed for more than thirty (30) consecutive calendar days at any one time provided that no more than six (6) temporary signs are located on a zoning lot during a calendar year, and that no less than thirty (30) days passes between the display of subsequent temporary signs.
 - (6) The time limits established in paragraphs (4) and (5) above shall not apply to political signs.

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

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

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

This _____ day of _____ 2013.

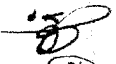
Donnie O. Haddix, Mayor

Attest: _____

City Clerk

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Deputy City Clerk 

DATE: May 3, 2013

SUBJECT: Ordinance Amendments Regarding Blankets and Tarps
May 9, 2013, City Council Meeting

Recommendation:

It is staff's recommendation that the amendments to Section 54, Parks and Recreation, and Section 70, Streets, Sidewalks, and Other Public Ways, of the Code of Ordinances be approved.

Discussion:

As you may recall, last year, Council directed staff to modify the ordinances to prevent the tarps and blankets being set out for the 4th of July from beginning days ahead. The proposed amendments also address abandoned cars/boats in parks and nature areas, which has become an issue in certain areas.

Many areas along the main arteries and parks of the City are covered with blankets and tarps several days prior to the Fourth of July festivities, specifically. Many times, large sheets of plastic are placed underneath the blankets and tarps to protect them, but the combination of the plastic and hot summer days in July harms the grass. Putting stakes, tables, tents, and other large objects in the City's rights-of-way creates safety hazards for drivers when left out overnight.

The goals of the proposed amendments include:

- Stopping the proliferation of the tarps/blankets/stakes saving spots **days in advance** of the 4th of July Parade and Fireworks.
- Allowing members of City staff to remove such items (along the Parkway, at the Battery Way park, on the corner at SR 54/Flat Creek, in the state right-of-way in front of Partners II Pizza, at City Hall Plaza, as well as other areas).
- Allowing the City and approved special events to continue to have the ability to put out tents, barricades, stakes, etc., when needed.
- Give Code Enforcement/Police the ability to address abandoned cars/boats in parks, nature areas, etc., in addition to roadways/rights-of-way.

Budgetary Impact:

The budgetary impact has not been determined, but additional storage receptacles and dumpsters would be needed to store and/or throw away the items removed. The cost of the additional care needed to restore the grass would no longer be necessary.

AN ORDINANCE TO AMEND ARTICLE I, OF CHAPTER 54, PARKS AND RECREATION, OF THE PEACHTREE CITY CODE OF ORDINANCES, AS AMENDED, TO PROVIDE FOR THE REMOVAL OF ABANDONED OR UNATTENDED PROPERTY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR 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. Chapter 54, Article I, of the Parks and Recreation Ordinance, as amended, be further amended by adding Section 54-14 as follows:

Sec. 54-14. – Abandoned or unattended property

- (a) No person shall abandon a vehicle other than a motor vehicle or trailer attached thereto, boat, equipment, or other personal property at any park facility or nature area. Abandoned property shall be removed, impounded, sold in conformance to city ordinances or state laws, or disposed of as trash. As used in this section 54-14, such property shall be considered abandoned if it is left unattended for a period of not less than sixty (60) minutes.
- (b) No person shall leave a barricade, tent, canopy, tarp, blanket, stakes, or other personal property unattended at any public park, facility or nature area for a period of not less than sixty (60) minutes. Such property may be removed to a safe place, impounded, sold in conformance to city ordinances or state laws, or disposed of as trash.
- (c) Security deposits, if posted, will apply toward cost of removal.
- (d) All issues pertaining to abandoned vehicles shall be handled in accordance with State law.
- (e) This Section 54-14 shall not apply to tents, canopies, tarps, or other items of personal property which are located on city property pursuant to a contract with the City or to vendors which are permitted to locate such items on city property in connection with an event.

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

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or

any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its adoption.

This _____ day of _____ 2013.

Don Haddix, Mayor

Attest: _____
City Clerk

AN ORDINANCE TO AMEND ARTICLE I, OF CHAPTER 70, STREETS, SIDEWALKS AND OTHER PUBLIC WAYS, OF THE PEACHTREE CITY CODE OF ORDINANCES, AS AMENDED, TO PROVIDE FOR THE REMOVAL OF ABANDONED OR UNATTENDED PROPERTY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR 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. Chapter 70, Article I, of the Streets, sidewalks and other public ways Ordinance, as amended, be further amended by adding Section 70-3 as follows:

Sec. 70-3. – Use of rights-of-way, removal of unattended property

- (a) No person shall leave a vehicle other than a motor vehicle or trailer attached thereto, boat, equipment, or other personal property unattended upon the public sidewalks, paths, streets, alleys, walkways, parks, parking lots, rights-of-way, or other public lands of the city or upon state rights-of-way without obtaining an encroachment permit or event permit. Unattended property may be removed, impounded, sold in conformance to city ordinances or state laws, or disposed of as trash. As used in this section 70-3, such property shall be considered abandoned if it is left unattended for a period of not less than sixty (60) minutes.
- (b) No person shall erect any unpermitted structure, tent, or barricade or place blankets, tarps, stakes, or other personal property in or upon the public sidewalks, paths, streets, alleys, walkways, parks, parking lots, rights-of-way, or other public lands of the city or upon state rights-of-way within the city limits for a period of not less than 60 minutes. Any such items shall be removed, impounded, sold in conformance to city ordinances or state laws, or disposed of as trash.
- (c) This article shall not apply to signs placed in conformance with Chapter 66 of the Peachtree City Code of Ordinances.
- (d) All issues pertaining to abandoned vehicles shall be handled in accordance with State law.

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

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City

Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its adoption.

This _____ day of _____ 2013.

Don Haddix, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Financial Services Director *p.s.*

FROM: Public Services Director 

DATE: April 29, 2013

SUBJECT: Budget Adjustment Request for Crosstown Drive
May 9, 2013 City Council Meeting

Recommendation:

Staff recommends a budget adjustment in the amount of \$305,000 from General Fund reserves for the completion of a Full Depth Reclamation paving project for Crosstown Drive.

Discussion:

Based on routine inspections of the City's pavement, Crosstown drive has received the lowest overall rating. During the FDR of Dividend drive last year, staff had the contractor evaluate Crosstown for the potential of using the same process for its rehabilitation. FDR appears to be a more cost effective alternative to previous paving operations which have been used in the past such as cutting and patching or a simple overlay which would not have near the life expectancy. Also FDR lessens the potential for changes to the contract due to unknown conditions. In addition, the success of Dividend project makes the FDR a logical choice as we move forward in the rehabilitation of our most damaged pavements sections.

Over the past year Staff has come to council recommending approval for a contract associated with the Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG) which are standard GDOT contracts for state assistance associated with paving operations.

Currently the City has \$261,000 available for the paving of Crosstown Drive through the LMIG program. In addition, there is approximately \$134,000 remaining in SPLOST funds which can be used towards this project. The total estimated cost for the FDR of Crosstown Drive is \$700,000. Therefore, in order to move forward with bidding the project, an approximate addition of \$305,000 would need to be allocated by City Council.

Budget Impact

At fiscal year-end, General Fund reserves are projected to be \$10,110,000, or 35.2% of the current operating budget. This adjustment will decrease the year-end fund balance projection to \$9,805,000, or 34.2% of the current operating budget.

CITY OF PEACHTREE CITY

PROPOSED BUDGET AMENDMENT

[illegible]

Explanation:

To fund Crosstown Paving Project not covered by SPLOST and LMIG money. \$134,570 remaining SPLOST funds for paving, \$261,119 LMIG funds received from DOT in advance for this project.

.....

City Event Calendar

<u>April</u>	<u>May</u>	<u>June</u>
	5/7 – Council Workshop, 6:30 pm 5/9 – City Council Meeting, 7 pm 5/18 – TriPTC Adult Triathlon, 7 am - Free Outdoor Movie @ Drake Field (6:30 p.m.) – “Wreck-It Ralph” - Los Lobos & Los Lonely Boys @ The Fred 5/25 – All American 5K 5/27 – Memorial Day, City Offices Closed	6/4 – Council Workshop (Tentative), 6:30 pm 6/6 – City Council Meeting, 7 pm 6/8 – Tri4Gold Youth Triathlon, 8 am World Classic Rockers @ The Fred 6/20 – City Council Meeting, 7 pm 6/29 – The Temptations & The Four Tops @ The Fred
<u>July</u>	<u>August</u>	<u>September</u>
7/2 – Council Workshop (Tentative), 6:30 pm 7/4 – Independence Day, City Offices Closed – Parade & Fireworks 7/12 – The Fab Four, The Ultimate Tribute @ The Fred 7/18 – City Council Meeting, 7 pm 7/20 – “Where the Action Is” Tour @ The Fred	8/1 – City Council Meeting, 7 pm 8/6 – Council Workshop (Tentative), 6:30 pm 8/15 – City Council Meeting, 7 pm 8/23 – Huey Lewis and the News @ The Fred 8/26, 8:30 am – 8/30, 4:30 pm – Qualifying for Municipal Election, City Hall	9/2 – Labor Day, City Offices Closed 9/3 – Council Workshop (Tentative), 6:30 pm 9/5 – City Council Meeting, 7 pm 9/13 – Hotel California, The Original Eagles Tribute Band @ The Fred 9/19 – City Council Meeting, 7 pm
<u>October</u>	<u>November</u>	<u>December</u>
10/1 – Council Workshop (Tentative), 6:30 pm 10/3 – City Council Meeting, 7 pm 10/8 – Rotary Candidate Forum, 7 pm @ The Wyndham 10/12 & 13 – Great Georgia Airshow, 10 am 10/17 – City Council Meeting, 7 pm	11/5 – Election Day, 7 am – 7 pm 11/5 – Council Workshop (Tentative), 6:30 pm 11/7 – City Council Meeting, 7 pm 11/21 – City Council Meeting, 7 pm 11/28 & 29 – Thanksgiving Holiday, City Offices Closed	12/3 – Run-off Election if needed 12/3 – Council Workshop (Tentative), 6:30 pm 1/25 – City Council Meeting, 7 pm 12/19 – City Council Meeting, 7 pm 12/24 & 25 – Christmas Holiday, City Offices Closed

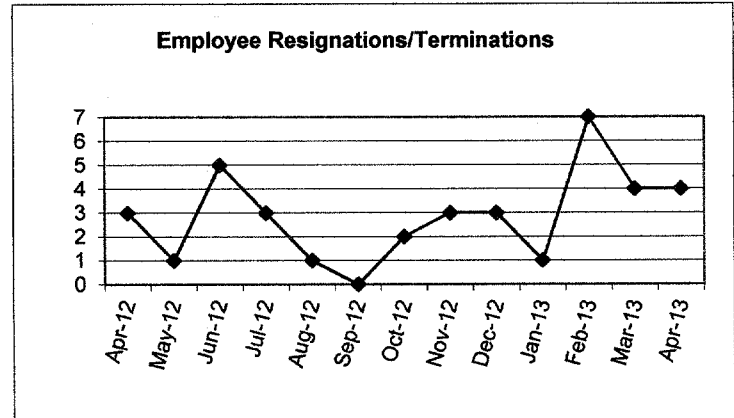
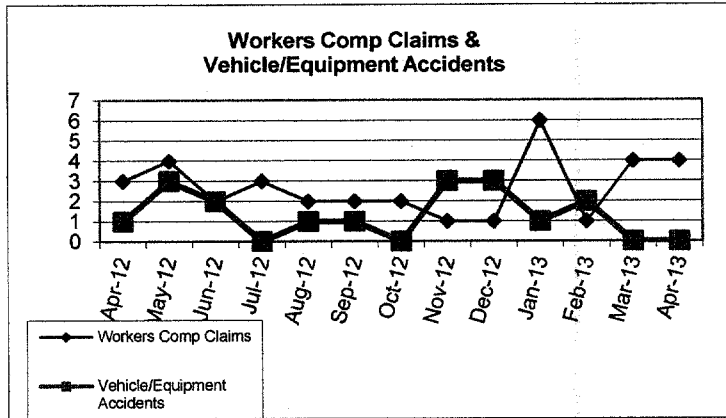
Note: Items in **BOLD** are new additions

Updated 5/7/2013

Administrative Services

Monthly Report

Human Resources & Risk Management



Turnover Rate (Annual)

FY 2013 (YTD)

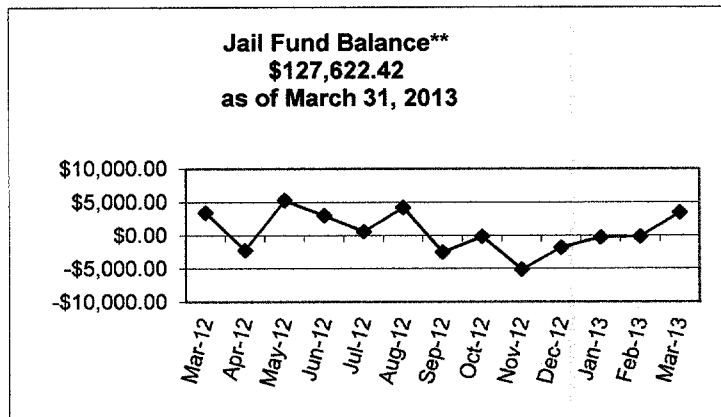
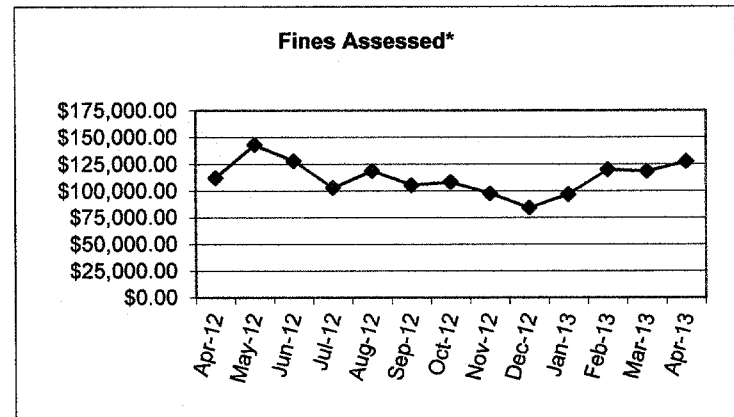
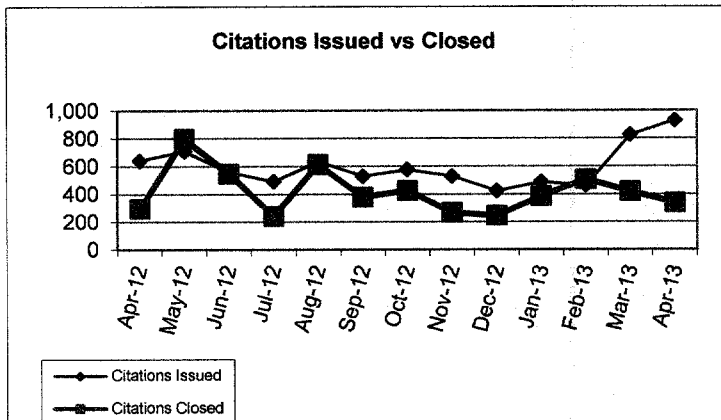
8.00%

FY 2012

10.69%

NOTES: FY 2013 figures include 5 retirements; data does not include RIFs or seasonal positions.

Municipal Court



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

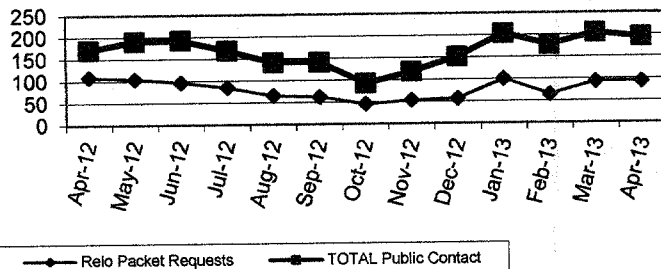
** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

Administrative Services

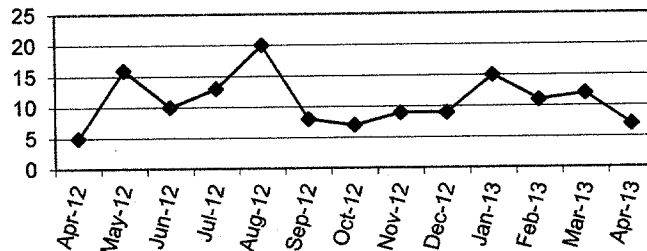
Monthly Report

Public Information

Public Contact / Comments / Questions



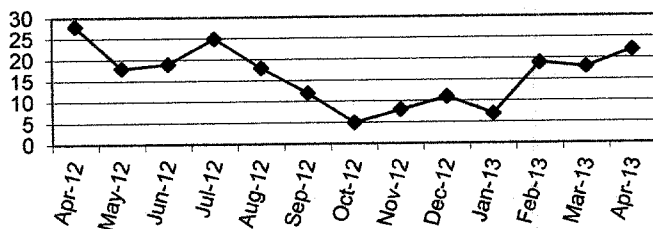
Open Records / Discovery Requests



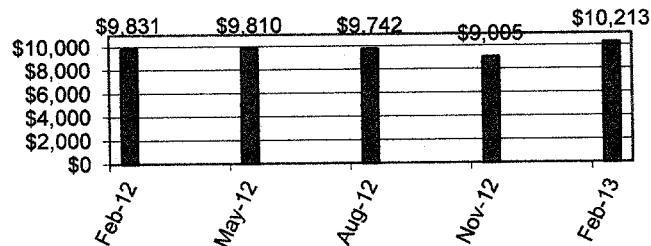
* Online Packet Request and other web forms inoperable January 28 - February 13, 2013.

City Clerk

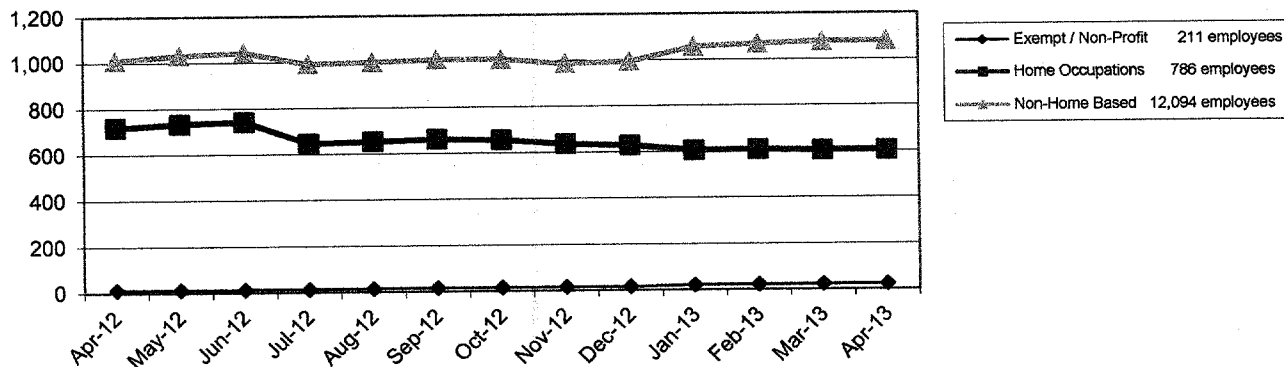
New Businesses Registered



Quarterly Sanitation Franchise Fees



Registered Businesses
(with current employment figures)



Note: Exempt/Non-Profit is either Home Based or Non-Home Based. April - June finalizes the annual registration and elimination of closed businesses for previous year. New businesses are added as they register.

Top 10 Employers by # of employees:

NCR, Cooper Lighting, Panasonic, Hoshizaki, Alenco, Wal-Mart, Kroger (Kedron), Avery Dennison, Southland Nursing Home, Kroger (Braelinn)

City Council Monthly Report

DEPARTMENT: PLANNING & ZONING
SUPERVISOR: DAVID RAST

FISCAL YEAR: 2013
CREATOR: KATHY GRAY

As of: 5/8/2013

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
--------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Single Family Units:	1	5	2	1	1	3	3					
Single Family C.O.'s	2	4	1	1	4	4	1					
Multi Family Units:	0	0	0	0	0	0	0					
Multi Family C.O.'s	0	0	0	0	0	0	0					
Miscellaneous*	34	22	26	19	14	33	42					
INSPECTIONS:	169	176	173	156	137	180	206					

COMPARISON CHART			
YTD	YTD of	YTD of	
FY 2013	FY 2012	FY 2011	
16	12	8	
17	10	12	
0	0	0	
0	0	0	
190	178	202	
1,197	948	985	

New Construction:	1	0	1	2	0	0	0					
Non-Residential C.O.'s	5	2	8	3	1	4	1					
Expansion/Renovation/Tenant Finish:	6	5	4	6	7	9	7					
Miscellaneous*	7	3	1	2	1	3	2					
INSPECTIONS:	96	73	79	77	58	91	133					

4	1	2	
24	33	28	
44	27	51	
19	12	1	
607	510	569	

DEVELOPMENT PERMITS	2	2	5	1	4	3	0					
POPULATION ESTIMATE*	34,444	34,454	34,456	34,458	34,466	34,474	34,477					
BUILDING PERMIT FEES	\$15,955	\$51,167	\$24,934	\$45,390	\$19,703	\$47,802	\$56,261					

34,477	34,403	34,366	
\$261,232	\$181,145	181,605	

Tree Removal Permits:	67	44	31	48	69	103	116					
Sign Permits:	\$700	\$200	\$700	\$330	\$100	\$200	\$600					
Banner/Special Event Permits:	\$295	\$205	\$55	\$30	\$50	\$25	\$220					
New Construction Plan Reviews:	\$415	\$1,350	\$700	\$2,472	\$1,603	\$811	\$900					
Other Plan Reviews/Permits:	\$325	\$1,685	\$850	\$500	\$918	\$1,528	\$350					
Misc permit fees	\$57	\$67	\$195	\$252	\$35	\$244	\$225					
Fire Department Permit Fees:	\$900	\$1,985	\$1,350	\$2,778	\$864	\$450	\$1,048					
TOTAL PLAN REVIEW FEES	\$2,692	\$5,492	\$3,850	\$6,362	\$3,570	\$3,256	\$3,343					

478	316	NA	
\$2,830	\$2,590	\$2,775	
\$880	\$2,080	\$1,890	
\$8,251	\$3,350	\$3,330	
\$6,156	\$8,627	\$3,840	
\$1,075	\$184	\$500	
\$9,375	\$6,312	\$6,127	
\$28,567	\$23,143	\$18,462	

TOTAL FEES COLLECTED	\$18,647	\$56,679	\$28,764	\$51,752	\$23,273	\$51,060	\$59,604	\$0	\$0	\$0	\$0	\$0
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\$289,799	\$204,288	\$290,967	
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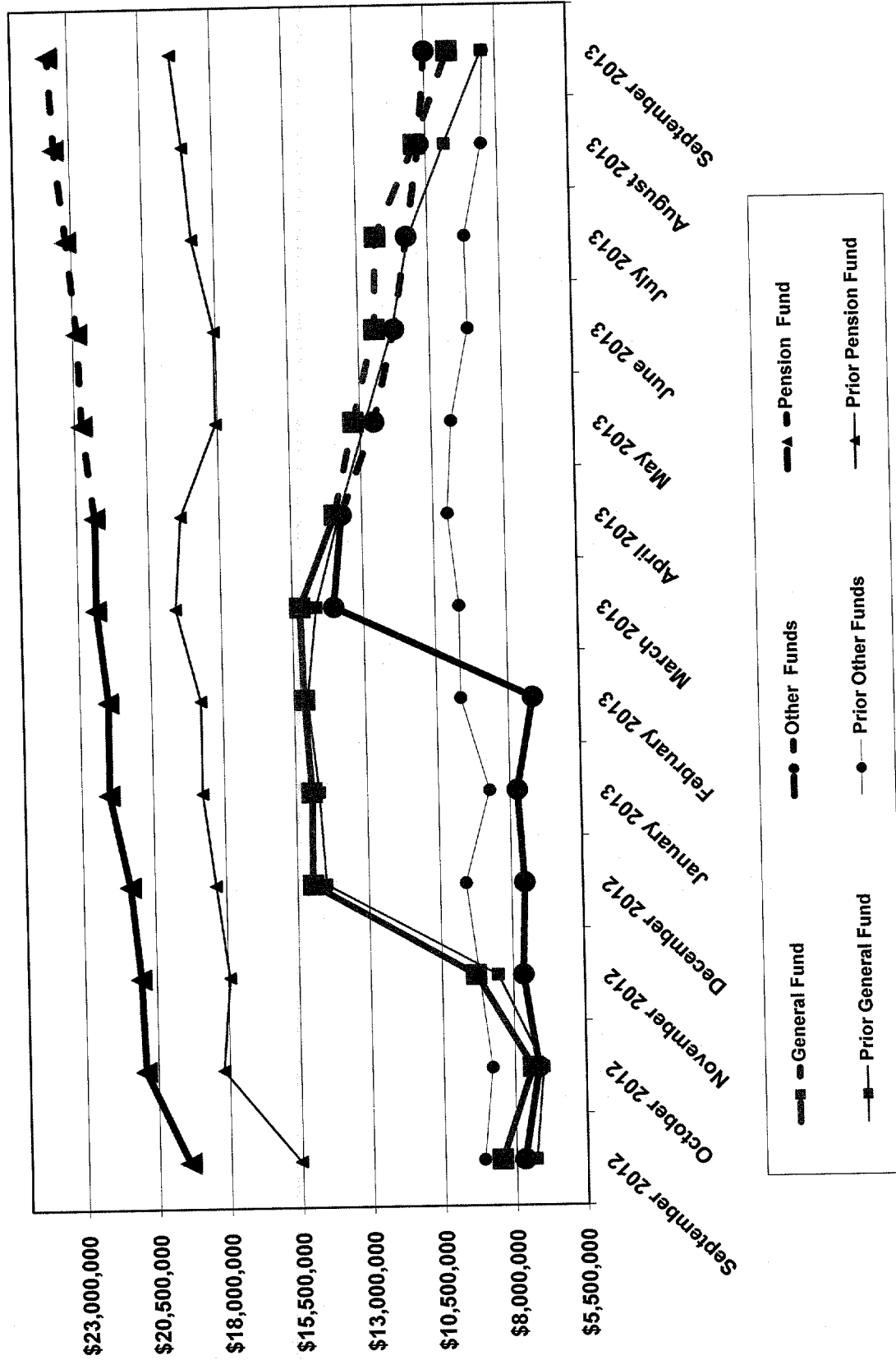
* Miscellaneous permits are: Fences, Pools, Additions/Renovations, Reroofing, etc

* Based on 2.09 people per residential CO

* Other Plan reviews: Soil Erosion permits, Land Disturbance fees, Site Plan & Final Site Plan reviews

* Figures adjusted per census report

CITY OF PEACHTREE CITY
FISCAL YEAR 2013 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



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

**CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE SEVEN MONTHS ENDED APRIL 30, 2013**

PERCENTAGE OF BUDGET YEAR COMPLETED 58.3% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 11,832,989	\$ 11,275,624	\$ (557,365)	95.29%
Franchise Taxes	2,628,893	2,094,289	(534,604)	79.66%
Local Option Sales Tax	6,537,861	3,879,684	(2,658,177)	59.34%
Other Sales & Use Taxes	718,870	417,859	(301,011)	58.13%
Business Taxes	2,135,151	2,149,852	14,701	100.69%
Licenses & Permits	655,664	528,050	(127,614)	80.54%
Intergovernmental/Grants	251,613	123,721	(127,892)	49.17%
Charges for Services - Other	1,137,463	597,545	(539,918)	52.53%
EMS Billings	473,704	400,215	(73,489)	84.49%
Fines & Forfeitures	1,215,392	473,752	(741,640)	38.98%
Investment Income	57,429	31,485	(25,944)	54.82%
Other Revenue	124,691	68,969	(55,722)	55.31%
Other Financing Sources	423,525	161,619	(261,906)	38.16%
Total General Fund Revenues	\$ 28,193,245	\$ 22,202,664	\$ (5,990,581)	78.75%
Surplus Carryover	579,973			
Total General Fund	\$ 28,773,218			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 460,197	\$ 211,194	\$ 249,003	45.89%
Administrative Services	1,209,180	600,314	608,866	49.65%
Financial Services	1,154,065	598,234	555,831	51.84%
Police Services/Code Enforcement	7,022,968	4,025,863	2,997,105	57.32%
Fire/EMS Services	6,908,103	3,843,470	3,064,633	55.64%
Public Works/Buildings & Grounds/Engineering	4,894,995	2,700,492	2,194,503	55.17%
Community Services	4,287,868	2,180,653	2,107,215	50.86%
Non-Divisional:				
Unemployment Insurance	48,000	5,802	42,198	12.09%
Council Contingency	-	-	-	0.00%
Non-Profit Organizations	22,500	22,500	-	100.00%
Transfer to Development Authority	-	-	-	0.00%
Transfers to Other Funds	2,960,013	1,939,009	1,021,004	65.51%
Liability Insurance	94,205	58,373	35,832	61.96%
Litigation Services	102,000	106,357	(4,357)	104.27%
General Administration/Miscellaneous	122,818	69,995	52,823	56.99%
Budgeted Savings	(513,694)	-	(513,694)	0.00%
Total General Fund	\$ 28,773,218	\$ 16,362,256	\$ 12,410,962	56.87%

HOTEL/MOTEL FUND REVENUES				
Description	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 826,112	\$ 436,857	\$ (389,255)	52.88%

HOTEL/MOTEL TRANSFERS OUT				
Type	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 275,371	\$ 145,619	\$ 129,752	52.88%
Transfer to Tourism Association	550,741	291,238	259,503	52.88%
Total Hotel/Motel Transfers Out	\$ 826,112	\$ 436,857	\$ 389,255	52.88%

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF MARCH 31, 2013**

SUMMARY OF PURCHASE ORDERS ISSUED OVER \$25,000 APPROVED BY CITY MANAGER APRIL 2013			
Description	Vendor	Award	Date
None in current Month			
PURCHASING REPORT FOR MONTH ENDED APRIL30, 2013 AND APRIL 30, 2012			
Activity	Fiscal Year 2013	Fiscal Year 2012	
Purchase Orders / Requisitions Processed	212	216	
City Store Requisitions Processed	15	15	
Sealed Bids Requested	0	4	
Requests for Proposals	1	0	
Bids Awarded	1	2	
Requests for Proposals Awarded	2	0	
Contracts Prepared	3	3	
Electronic Auction	0	20	
Fixed Assets Purchases	1	0	
McIntosh Trail Complex Monument Sign			

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
APRIL 2013

PEACHTREE CITY POLICE DEPT.

BLACKMON

\$ 100.00

TOTAL MONTH OF APRIL 2013

\$ 100.00

CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2013
PAID AS OF APRIL 30, 2013

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
GIRMA	October 2012	EEOC Claim	\$ 5,898.11
GIRMA	October 2012	EEOC Claim	49.40
GIRMA	November 2012	EEOC Claim	3,357.90
GIRMA	March 2013	EEOC Claim	1,594.20
GIRMA	March 2013	EEOC Claim	98.00
GIRMA	April 2013	EEOC Claim	343.00
GIRMA	April 2013	EEOC Claim	1,805.00
GIRMA	April 2013	EEOC Claim	73.50
GIRMA	April 2013	Claim	2,437.39
HENDERSON & HUNDLEY	November 2012	Haddix vs. City Hall	2,445.00
HENDERSON & HUNDLEY	January 2013	Council / Haddix Case	776.60
SUMNER/MEEKER	November 2012	BCS	33.00
SUMNER/MEEKER	November 2012	EEOC Claim	1,577.84
SUMNER/MEEKER	November 2012	Claim	495.00
SUMNER/MEEKER	November 2012	LOST	561.00
SUMNER/MEEKER	November 2012	Mrosek	440.00
SUMNER/MEEKER	November 2012	EEOC Claim	957.00
SUMNER/MEEKER	November 2012	Triad	451.00
SUMNER/MEEKER	December 2012	BCS	176.00
SUMNER/MEEKER	December 2012	EEOC Claim	451.00
SUMNER/MEEKER	December 2012	EEOC Claim	1,167.51
SUMNER/MEEKER	December 2012	EEOC Claim	44.00
SUMNER/MEEKER	December 2012	LOST	2,855.15
SUMNER/MEEKER	December 2012	Mrosek	473.00
SUMNER/MEEKER	December 2012	EEOC Claim	187.00
SUMNER/MEEKER	December 2012	Triad	1,584.00
SUMNER/MEEKER	January 2013	EEOC Claim	275.00
SUMNER/MEEKER	January 2013	BSC	22.00
SUMNER/MEEKER	January 2013	EEOC Claim	1,798.65
SUMNER/MEEKER	January 2013	EEOC Claim	752.84
SUMNER/MEEKER	January 2013	LOST	2,575.51
SUMNER/MEEKER	January 2013	Mrosek	363.00
SUMNER/MEEKER	January 2013	EEOC Claim	33.00
SUMNER/MEEKER	January 2013	Triad	451.00
SUMNER/MEEKER	February 2013	EEOC Claim	676.95
SUMNER/MEEKER	February 2013	BSC	165.00
SUMNER/MEEKER	February 2013	EEOC Claim	2,222.00
SUMNER/MEEKER	February 2013	LOST	3,135.97
SUMNER/MEEKER	February 2013	Mrosek	517.00
SUMNER/MEEKER	February 2013	EEOC Claim	555.95
SUMNER/MEEKER	February 2013	Triad	330.00
SETTLEMENT	February 2013	EEOC Claim	50,000.00
SUMNER/MEEKER	March 2013	EEOC Claim	385.00
SUMNER/MEEKER	March 2013	EEOC Claim	44.00
SUMNER/MEEKER	March 2013	EEOC Claim	319.00
SUMNER/MEEKER	March 2013	EEOC Claim	1,232.00

Litigation Services (100-1505-579130)

<u>Vendor</u>	<u>Month Paid</u>	<u>Project</u>	<u>Amount</u>
SUMNER/MEEKER	March 2013	LOST	1,881.00
SUMNER/MEEKER	March 2013	Mrosek	220.00
SUMNER/MEEKER	March 2013	EEOC Claim	2,090.67
SUMNER/MEEKER	March 2013	Triad	187.00
SUMNER/MEEKER	March 2013	Vanguard	588.12
SUMNER/MEEKER	April 2013	EEOC Claim	121.00
SUMNER/MEEKER	April 2013	EEOC Claim	244.33
SUMNER/MEEKER	April 2013	EEOC Claim	220.00
SUMNER/MEEKER	April 2013	EEOC Claim	88.00
SUMNER/MEEKER	April 2013	LOST	1,011.84
SUMNER/MEEKER	April 2013	Mrosek	1,248.95
SUMNER/MEEKER	April 2013	EEOC Claim	143.00
SUMNER/MEEKER	April 2013	Presidio	462.00
SUMNER/MEEKER	April 2013	EEOC Claim	44.00
SUMNER/MEEKER	April 2013	Triad	808.95
SUMNER/MEEKER	April 2013	Vanguard	814.00

Total Litigation Services to Date

\$ 106,357.33

April 2013 Litigation Expenses

\$ 9,864.96

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *P.S.*
Angela Egan, Purchasing Agent *AE*

DATE: May 6, 2013

SUBJECT: Citywide Phone System Replacement
May 9, 2013 City Council Agenda

Recommendation

Approve agreement with Clear Choice Telephones, Inc. in the amount of \$128,006.95 for their proposal of the ShorTel telephone system, subject to final review and approval of the City Attorney. Staff also seeks Council's approval to surplus the existing NEC phone system. The above price quote includes a trade-in credit of \$7,000 for this equipment.

Discussion:

The FY 2013 PIP budget included \$165,000 to replace the city's outdated and failing telephone system. Requests for proposals were sent out, and seven (7) firms responded to the RFP. The proposals were not only rated upon the initial investment cost of the equipment, but also the demonstrated impact upon the total cost of ownership (TOC) of the phone system, including ongoing monthly charges from communications carriers as well as ongoing system maintenance and administrative costs. Other factors included the systems suitability to the size and needs of our city, compatibility with the city's new computer network, track record of reliability and user satisfaction, the companies' references and profile, and the number of installs and government clients within a 75 mile radius. The attached scoring sheet shows the results of staff's analysis, based upon the above criteria.

After staff completed our analysis, the results were shared with our IT vendor (VC3) that is installing the new computer network so that they could also review the system proposed by Clear Choice and ensure its compatibility with the network. VC3 did not otherwise participate in the evaluation process since they also submitted a proposal for a phone system. VC3 did not find any conflicts with the selected system and verified that it was good quality equipment that would very adequately meet the needs of the city. They also expressed concern about the proposal submitted for the system with the lowest initial investment cost, as far as the actual technology proposed and its ability to meet the current and future needs of the city.

Clear Choice proposed a system with the second lowest initial investment cost, and also did the best job of documenting how the city could save a significant amount of money on ongoing communications charges and maintenance costs. Staff also called several of their references, and did a site visit to one of their customers, and we saw and heard only good things about the system. References also lauded the company as far as overall customer service, support and responsiveness to their needs.

Budget Impact

The proposed system came in under budget by \$36,993 and will end up saving the city a total of approximately \$41,000 in budgeted debt service on a 5-year lease. More significantly, the investment in this new technology is expected to result in ongoing savings estimated at over \$4,100 per month, or \$50,000+ per year, due to reduced monthly phone charges, elimination of over a dozen phone lines and decreased annual maintenance and administrative expense.

EVALUATION SUMMARY PHONE SYSTEM

Company	Amount	Price Proposal (50% weight)	References and Company Profile (25% weight)	Number of Installs, 100 m. radius (20% weight)	Number of Gov't clients, 75 m. radius (5% weight)	Weighted Score
ADCAP	\$207,063.97	1.53	4.00	5.00	5.00	3.02
AIC	\$183,407.50	1.73	5.00	5.00	5.00	3.37
Century Solutions Group	\$129,937.00	2.44	3.00	5.00	5.00	3.22
Clear Choice	\$128,006.95	3.48	5.00	5.00	5.00	4.24
Fulton Communications, Inc.	\$186,026.93	1.71	5.00	5.00	5.00	3.36
Ultimate Security	\$ 79,300.00	4.00	2.00	5.00	5.00	3.75
VC3	\$165,790.28	1.91	5.00	5.00	5.00	3.46