

City Council of Peachtree City
Agenda
May 1, 2008
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize Ron Mundy for 25 Years of Service
 - Proclamation for Building Safety Week
 - Recognize Financial Services Division for Receiving the 2008 Distinguished Budget Presentation Award
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - April 17, 2008, Regular Meeting Minutes
- VII. Monthly Reports
- VIII. Consent Agenda
 - 1. Consider Auction of Surplus Property
 - 2. Consider Budget Adjustments
 - 3. Alcohol License – Change in Licensee and License Representative – El Ranchero, Braelinn Village
- IX. Old Agenda Items
- X. New Agenda Items
 - 05-08-01 Consider Transmittal Resolution for Partial Update to the Comprehensive Plan
 - 05-08-02 Consider Truck Bids for Leisure Services
 - 05-08-03 Consider Truck Bids for Public Works
- XI. Council/Staff Topics
- XII. Executive Session

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

City Council of Peachtree City
Minutes of Meeting
April 17, 2008
7:00 p.m.

The City Council of Peachtree City met Thursday, April 17, 2008, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Announcements, Awards, Special Recognitions

Mayor Logsdon recognized Gary Meyer of the Fire Department as the Employee of the Month. Maxine Barbour of the Fire Department was recognized as the Supervisor of the Quarter for the first quarter of 2008. The Kiwanis Club of Peachtree City presented the Police Department with a \$4,000 check to purchase automated external defibrillators (AEDs) for the Citizen Emergency Response Team (CERT) trailers.

Agenda Item 04-08-06 Swearing in of Police Chief was moved to "Announcements," and Mayor Logsdon swore in H.C. "Skip" Clark as Police Chief.

Public Comment

There was none.

Agenda Changes

There were no agenda changes.

Minutes

Boone moved to approve the March 6, 2008, regular meeting minutes; the April 2, 2008, special called meeting minutes; and the April 3, 2008, regular meeting minutes as written. Haddix seconded. The motion carried unanimously.

Consent Agenda

There were no Consent Agenda items.

Old Agenda Items

03-08-03(c) Consider Non Profit Funding Request – Fayette Senior Services

Logsdon noted there was an additional document on the dais – the FY 2006-2007 tax return for Fayette Senior Services. Acting Administrative Services Director Betsy Tyler noted that Fayette Senior Services requested funds on an annual basis, usually for \$7,500. This request was for the \$7,500 and an additional \$8,000 to cover increases in the cost of providing the Congregate/Home Delivered Meals program. Tyler said staff needed direction on how much funding to include in the FY 2009 budget. Revisions to CAR 8-3 Non-Profit Funding made at the April 3 meeting gave Council some latitude regarding emergency requests.

Plunkett asked Tyler if she would present all of the requests and let Council determine whether the request was an emergency or not. Tyler said she would do as directed by Council. Plunkett said that Council should provide more direction regarding the definition of an emergency. Logsdon said staff was obligated to pass requests on to Council, and Fayette Senior Services had made the request, which Tyler had presented to Council.

Fayette Senior Services Executive Director Debbie Britt said her agency was asking for funding assistance in exchange for services provided to residents of the City. The services covered basic needs for senior citizens at risk. The services included transportation, home-delivered meals, congregate meals, case management services, information and referral services, caregiver respite, kinship care, adult daycare, and in-home services. The organization provided services to 435 County residents age 60 and older, including 130 City residents. Costs for the services continued to rise. The 130 City residents received two or more of services provided. Britt asked for consideration in two areas where a shortfall had been identified – the home-delivered meals and congregate meals required by the Older Americans Act. Eighty-two City residents received home-delivered or congregate meals, an increase from 52 in 2007. Fayette Senior Services received federal, state, and local funding amounting to \$216,725 for all its services. The total annual expense for congregate/home-delivered meals was approximately \$245,000, and a shortfall of \$29,000 was expected. Approximately 28% of the total shortfall, the additional \$8,100 that was requested, would be the City's share. She said they were only asking for money for immediate needs. With the increase in the senior population, the needs would continue to increase in 2009. The program's allocation of federal and state funding was based on the 2000 census and would not be re-evaluated until 2012. The County had one of the fastest growing senior populations in the state. Britt continued that Fayette Senior Services looked to be self-sustaining.

Logsdon asked if Britt had numbers outside the City limits. Britt said they were also addressing the shortfall with the other municipalities and the County in proportion to the number of citizens served from those entities. Logsdon said he wanted to ensure the City was not double taxed on this since the City paid County taxes. Britt noted that the organization was not fully funded, and they felt it was equitable to identify and share the shortfall based on the number of citizens served by an entity. Plunkett said it was a County function to fund the organization. She did not want to end up in the same situation the City had faced with EMS in the past. Britt clarified that Fayette Senior Services was not a County agency, but a non-profit organization that served the County as required by the federal government. Plunkett said that the County was required to provide the services. Britt clarified that her organization was the only one in the state that served one specific County, which was a cost savings to the taxpayers. She reiterated that the City was not being asked to pay the entire shortfall, but its share for the City's residents that were served.

Haddix said he supported helping the elderly, but it made more sense to ask the County for the entire amount than to ask each separate entity. All homeowners in the County paid a County tax. Britt said the County did provide support well beyond the areas where there were shortfalls. Boone asked Britt if she had asked the County's civic clubs. Britt said she was new to Fayette Senior Services and had not built the relationships yet that her predecessor had. The organization did rely on charitable contributions, and she looked forward to forging relationships with community partners. The County simply had a fast-growing senior population, and they were trying to keep up with it.

Plunkett suggested that Council consider the additional funds for FY 2009, but said the City should talk to the County about how the funding could be done better. Britt said that it would be more efficient to have the funds come from one source, and she welcomed the opportunity to work more collectively.

Plunkett moved to allow, on a one-time basis pending funding for the City, staff to consider an additional \$8,100 contribution to Fayette Senior Services. Boone seconded.

Haddix asked Britt if there was procedure to screen out those who abused the system. Britt said all the clients were assessed by case managers. Certain criteria had to be met, and the organization was tightly governed by the Atlanta Regional Commission (ARC).

Boone agreed that dialogue should be opened with the County regarding consolidating the effort. City Manager Bernard McMullen suggested that the discussion be put on the agenda for the next Association of Fayette County Governments meeting.

The motion carried unanimously.

03-08-03(d) Consider Non Profit Funding Request – Honor Flight

Tyler noted the Gail Sparrow was unable to attend the meeting, but Sparrow did understand staff's position on the request based on the anti-gratuities laws and City policy. While the cause was certainly worthy, staff did not recommend Council approve the request.

Plunkett moved to deny the funding under the provisions of CAR 8-3 to avoid any violation of anti-gratuity laws. Boone seconded. The motion carried unanimously.

03-08-07 Consider Rezoning, GC to LUC-21, Wisdom Road (Fairfield Inn)

McMullen noted that the applicant had requested this item be postponed until the May 15 meeting.

Boone moved to postpone the agenda item to May 15. Sturbaum seconded. The motion carried unanimously.

Logsdon noted that State Senator Ronnie Chance was at the meeting. Chance gave a brief update on the 2008 legislative session.

New Agenda Items

04-08-07 Public Hearing – Consider Variance to Rear Setback, 147 Long Leaf

Mike and Brooke Svoboda asked Council to approve their variance request for a 10.5-foot encroachment into the rear building setback in order to construct a 12-foot by 18-foot sunroom onto the rear of their home. Mrs. Svoboda said the house was on the market, and the biggest complaint was that it did not have a lot of usable square footage. The home backed up to the City greenbelt, and the sunroom would have a nice view and add value to the property. Their neighbors had written letters of approval that were included in the meeting packet.

The public hearing opened. Mary Seward, a real estate agent, noted that she had a client interested in the property, but the square footage was not adequate. The client was interested in having a sunroom.

Karla Grady White, the listing agent for the home, said the property had been on the market for one year and had not sold due to the square footage, according to the feedback. She said the sunroom addition would improve the competitive market analysis for all the homes in the neighborhood. White noted that the situation fit the special exception variance.

Phyllis Aguayo pointed out that developers convinced the City that the cluster subdivisions were good because people wanted smaller homes and lots. At the time, there had been a lot of debate. Now, the City was reaping the results. The variance requests were eating into the setbacks, greenbelts, and buffers. She empathized with the owners who wanted to build further back into the setback, but she urged Council to not consider such development in the future. She was concerned that approval of the variance would set a precedent that would make it difficult for Council to deny similar requests in the future and destroy the concept of the setbacks.

The public hearing closed.

Plunkett asked if any trees had to be removed to build the sunroom. Mrs. Svoboda said no trees would be removed, and the greenbelt behind the home was approximately one to one and one-half acres in size.

City Planner David Rast noted that the Center Green subdivision was more of a starter home subdivision when it was first built. The property was zoned GR-4, four lots per acre, and required a minimum building setback of 30 feet. The rear of the property abutted a City greenbelt. The foundation of the home was approximately one and one-half feet into the rear setback. The situation was similar to the variance granted on April 3 for 516 Clearwater Cove. The sunroom would be located off the existing living area and breakfast area. There was no other place on the structure to build an extension. The greenbelt was heavily wooded. The addition would be visible only by the homes on either side, and the property owner had letters from them in support of the request. There was not a homeowners association. Rast said the City would get more variance applications of this type, which would encourage people to move into the existing neighborhoods. Staff recommended approval.

Sturbaum asked if a patio or outside area was planned off the door. Mrs. Svoboda showed the door location on the diagram. Sturbaum asked if the area would be grass or brick pavers. Mrs. Svoboda said there would be some type of surface.

Boone said he did not have a problem with the variance. It was a great idea to revitalize the older homes as long as it was in compliance with the staff recommendations. Logsdon read the conditions in the staff memo.

Haddix said he would be more comfortable if there was no possibility of further intrusion of concrete pads into the setback. City Attorney Ted Meeker suggested a condition be added that stated, "no additional impervious surface beyond the foundation." Rast said that would be added to the conditions.

Sturbaum moved to approve the variance to the rear setback at 147 Long Leaf with the three conditions and with the additional condition as stated by the City Attorney. Haddix seconded. The motion carried unanimously.

04-08-08 Presentation of the 2007 Financial Statements

Miller Edwards of Mauldin & Jenkins, the City's audit firm, addressed Council. He noted that the City had a good fund balance, which had increased to approximately \$10 million in the General Fund. There were approximately \$26 million in General Fund revenues. The City had a very favorable budget process, especially with budget amendments. The budgeted to actual looked very good. The City budget was administered well, and that started at the top. The City was unique and had a very large General Fund for its size. There were not many special revenue funds, which was good. For a growing City that liked to re-invest in itself, the fund balance was where it should be. Edwards continued that the management discussion analysis and transmittal letter were written in laymen's terms and explained why things were the way they were. The City also received the certificate of achievement from the Government Finance Officers Association (GFOA) for several years. The City went beyond preparing the basic information and included trend information, demographics, economics, and the largest employer. The information was the key to understanding the community and its financial information.

Edwards continued that his firm tested the internal controls and looked at their design, which were very good. They found an audit adjustment. New standards were in place, and there was no choice but to make the adjustment a "find." An amount that Council had agreed to fund was not on the books. It had been included in the budget process, but not as a commitment or liability. Plunkett asked if that was the stormwater utility money. Edwards said it was. It was an isolated situation and was a unique situation. The audit got cleaner every year. Staff did a very good job. The City only had three audit adjustments, but most cities had hundreds. Management was aware of the adjustments and in agreement.

Logsdon asked what the standard was that classified the find as a material weakness. Edwards said auditors had to assess materiality, which included quantitative and qualitative elements. Typically for governments of the same size, they would look at the General Fund revenues and multiply them by a sliding scale percentage, which determined the materiality. In this case, the materiality was right at the threshold of the adjustment. A material weakness was a situation in which an error in the statement could have occurred that was material. There was also a new term called a "significant deficiency," which was considered approximately 20% of materiality. Anything below that, if the auditors did not think it was significant, was considered a management point. Edwards said they did not have any management points to offer because they had been met over the years.

Plunkett said she hoped the residents would have confidence in the Finance Department and thanked staff.

04-08-09 Consider Acceptance of Bridge Donation (Picnic Park to Drake Field)

City Engineer Dave Borkowski said that staff recommended that the City accept a \$12,000 donation from TriPTC, Inc., for a foot bridge to span the small creek between Drake Field and

Picnic Park contingent on approval of the wetlands issues. Another \$7,700 would be needed for the wetlands assessment and permitting from the Corps of Engineers. Borkowski stressed that the bridge construction was contingent on the floodplains and wetlands issue. He said they hoped to get a "no rise" evaluation, and that the issue was with the creek itself, not Lake Peachtree. The Army Corps of also needed to look at the area.

Plunkett thanked TriPTC, Inc., for the donation. Plunkett moved to accept the donation from TriPTC, Inc., contingent on the \$7,700 for the wetlands fees. She asked staff to notify Council if the cost increased so adjustments could be made. McMullen said the funds should come from Council Contingency. Boone seconded. The motion carried unanimously.

04-08-10 Consider Accepting FEMA Grant Relative to Storm Water Alterations for Tinsley Mill Village

Borkowski noted that Tinsley Mill Village had experienced recurring flooding since the early 1970s. The City, County, and the Tinsley Mill Village Homeowners Association (TMHA) had worked on finding a solution for years. The homeowners hired a consultant to help with a grant from the Federal Emergency Management Agency (FEMA) and were awarded an \$892,410 flood mitigation grant. An agreement between the City and TMHA was also included that allowed the City to accept the grant, pay all invoices, and submit reimbursement requests to FEMA and TMHA. FEMA would reimburse the City 75%, and TMHA would pay the remaining 25%.

Plunkett moved to accept the Tinsley Mill flood mitigation assistance program grant and authorize the Mayor to sign the agreement between the City and Tinsley Mill HOA and City Manager to sign the grantee-subgrantee agreement. Boone seconded. The motion carried unanimously.

04-08-11 Consider Approval of Task Order for Design and Permitting for Tinsley Mill

Borkowski asked Council to approve the task order from Integrated Science and Engineering (ISE) for the design and permitting of the flood control project in Tinsley Mill Village for an amount not to exceed \$74,325.

Boone moved to approve the task order from ISE for design and permitting of the flood control project in Tinsley Mill for an amount not to exceed \$74,325. Haddix seconded. Logsdon clarified that the money would be reimbursed from the grant. The motion carried unanimously.

04-08-12 Alcohol License – NEW – Piazza Fine Wines, Beer & Spirits

Tyler noted that there was a question as to whether the location of Piazza Fine Wines, Beer & Spirits met the required 500 yards from a nearby package store. The applicant had turned in a survey just prior to the meeting, and staff had not had time to review it in detail. Staff recommended approving the license contingent upon the survey showing compliance with the state requirements.

Boone moved to approve the alcohol license for Piazza Fine Wines, Beer & Spirits contingent upon the documentation provided to the City and state for the required 500-yard separation. Plunkett seconded. The motion carried unanimously.

04-08-13 Alcohol License – NEW – Sundried Tomato (The Fred)

Plunkett moved to approve the alcohol license for the Sundried Tomato to operate at The Fred. Haddix seconded. The motion carried unanimously.

04-08-14 Consider Intergovernmental Agreement for WASA – Re-use Water on Sports Fields

McMullen noted that the agreement had been discussed with Council previously. He explained that WASA would fund any infrastructure changes needed upfront. As the City used the water, WASA would be reimbursed. Logsdon noted it was the contractual agreement for what had been discussed and agreed to.

Haddix moved to approve the intergovernmental agreement between WASA and the City for the use of re-use water on the sports fields. Sturbaum seconded.

Boone noted that there had been concerns about the kids getting infections and viruses from the water. He understood that the water would be held in a detention pond and exposed to the sun long enough to kill the viruses. McMullen verified that the water would initially go to a holding pond at the Baseball Soccer Complex (BSC). He added that Leisure Services Director Randy Gaddo would work with WASA to look at any new technology that would address any residual viruses.

Plunkett suggested evaluating the use of the water in four months and reporting the results to Council. If there was a problem, then the City would stop using the water. Haddix added that WASA had assured Council that they would keep up with equipment and procedures. Plunkett said that there should be a more formal effort to let people know the results. McMullen said a notice could be placed in the **Update** at the end of the playing year. Haddix suggested quarterly updates.

Dennis Chase said he was familiar with the pond, and there was no evidence of five-day retention in the pond. The water would quickly contaminate the whole pond. He could not prove they would put virus-laden water on the field, but the City could prove it was not. He said using the water would put the City at risk. Logsdon said the issue had been debated, and he understood and respected what Chase had said. The issue had been researched, and re-use water was a common practice in many places. Chase reiterated that the decision put children at risk.

The motion carried unanimously.

04-08-15 Consider Contract – EMS Billing

McMullen noted that the agenda item needed to be continued to May 1 due to an issue that the City Attorney needed to review regarding the insurance documents.

Plunkett moved to postpone to the EMS billing until May 1. Boone seconded. The motion carried unanimously.

04-08-16 Consider Acceptance & Utilization Agreement for SR 54 Landscape Enhancements (Phase 4) TEA-21 Grant

Rast said the agreement was for Phase 4 of the SR 54 East landscaping grant that was awarded several years ago. The document was required to utilize the funds. The design was done in house, and the City had gotten all the approvals. The project was ready for bid, but could not be put out for bid until Governor Perdue lifted the restriction on releasing funds for landscape projects. Staff recommended the Mayor be authorized to sign the agreement so it could be forwarded to DOT.

Plunkett asked how long the agreement would be good for once it was signed. Rast said it was good forever. Plunkett asked if drought-resistant plants had been suggested. Rast said DOT had an approved list of plants for the right-of-ways. Rast and the Public Works landscape supervisor had a list of plants they wanted to see used in projects, and this project would use plants from that list.

Plunkett moved to authorize the Mayor to sign the acceptance and utilization agreement for SR 54 landscape enhancements (Phase 4) TEA-21 grant. Sturbaum seconded. The motion carried unanimously.

04-08-17 Consider Motorola Agreement for 911 Radio Reconfiguration

Plunkett said she had learned that there would be no cost to the City. Fire Chief Ed Eiswerth clarified that the agreement provided for replacing the City's older radios at no cost to the City. Meeker added that the replacement was due to an Federal Communications Commission (FCC) requirement.

Plunkett moved to accept the Motorola agreement for the 911 radio reconfiguration. Boone seconded. The motion carried unanimously.

04-08-18 Consider Insurance Broker Services Contract

Logsdon noted there was an additional item on the dais – a spreadsheet with the interview and cost scoring of the top four candidates. Tyler noted that staff had spent several months developing the Request for Proposal (RFP) and evaluating firms to act as the City's broker of record. The City currently had an insurance agent of record. Staff was looking for someone with the ability to provide a comprehensive evaluation of the City's insurance programs. Eleven proposals were received. Staff recommended Council approve McGriff, Seibels & Williams of Georgia for an amount not to exceed \$47,500 per year, with three optional one-year renewals.

Plunkett asked if this was a new line item. Salvatore said it would be budgeted that same way as it was now. The City's current insurance agent worked on commission, and the cost was spread throughout the departments. Boone asked if the service would save money. Salvatore said the fees would be less than the commissions that were paid now. The service would also help the City get better discounts and wanted to start a wellness program to keep claims down.

Boone moved to approve the proposal for brokerage services from McGriff, Seibels & Williams of Georgia for an amount not to exceed \$47,500 per year, with three optional one-year renewals. Plunkett seconded. The motion carried unanimously.

04-08-19 Consider FY 2008 Budget Adjustments

Salvatore noted that there was a significant shortfall in the Local Option Sales Tax (LOST), and the projected shortfall for the year was 11% or \$850,000. There was not an immediate crisis for FY 2008. The overall shortfall was closer to \$600,000 since the City was doing better in other revenue areas and with expenses. For FY 2009, the initial projection was that the City would receive \$1 million less in LOST funds. Salvatore continued that they usually projected a four to five percent increase in LOST. The Fayette County Tax Commissioner had already put the word out that home assessment values would remain flat, so that projection had been cut by \$150,000. Staff was being proactive. He expected the economic downturn to last a few years. Salvatore and McMullen had gotten the directors and chiefs together to look at their budgets. The adjustments ranged from computer supplies and equipment to cutbacks in education and training. The City's actuary said the retirement contribution could be cut back without hurting benefit payments or obligations. There were also savings in the debt service fund and in salaries.

Logsdon asked Salvatore to explain the savings on the pension contribution. Salvatore said that, in 2005, the City had a good year and had raised the funding level on the contributions. The investments had a good year, so a decision was made to keep the funding ahead. At the current funding level, the City was eligible for a full choice of investments. The City wanted to maintain that level and was well within the limits. This would be a one-time cut at the end of the fiscal year. It would not affect the City's ability to meet its pension obligations.

Logsdon expressed concern about cutting education for the Fire Department and EMS. Chief Eiswerth said the cuts would impact some, but the biggest cut was in the specialty training such as swift water rescue and dive water rescue. They also looked at other ways to cut expenses. He noted that one person would attend a conference instead of three. For one of the training courses, those attending would stay in a cabin owned by one of the firefighters instead of staying in a hotel, which would cut down on the costs. Officer training was cut, but would be done in-house.

Plunkett said she understood that some of the classes were not offered this year, so those could be moved to the next fiscal year. Eiswerth said they were ahead on some of the certification classes. They could live with what they were presenting. Senior staff had looked everything over.

Boone noted that, if the LOST increased, Council could look at additional budget amendments. McMullen said the directors and chiefs had recommended more cuts than what was recommended. There was still some flexibility in each department. Plunkett suggested leaving the pension cut off the table until September. It might not be necessary if things improved.

Haddix asked Eiswerth why there was a reduction in repair and maintenance. Eiswerth said the cut was based on the first six months maintenance record. The cut would not affect any critical equipment.

Sturbaum noted that they had previously discussed a list of critical items and a list of wants. He assumed that the cuts were the wants, not the more critical items. McMullen said that computer replacement had been on a three-year schedule in all the departments. Now they were looking at using the computer until it broke, then replacing it. The adjustment in Public Works was due to salaries and the conversion to contracts. There was now a six-month history, and they knew where cutbacks could be made. In some cases, the department heads were being creative in ways to save money. For FY 2009, staff would prioritize, especially with new programs, before bringing the budget to Council.

Plunkett moved to accept the FY 2008 budget amendments without the pension fund adjustment. Boone seconded. The motion carried unanimously.

Council/Staff Topics

Borkowski reported that the consultant had completed part of the right-of-way acquisition process that week for the CSX bridge/multi-use path, which meant the City could begin contacting the property owners within a week. The right-of-way acquisition would determine how long everything else took. The package needed go to DOT for permission to bid the project. The items left included utility coordination and a current environmental and historical documentation. The time limit had expired on the one that had already been submitted, so they would need to certify that nothing had changed. The right-of-way plans were approved; the construction cost estimate was done. Once DOT gave the notice to proceed, then the City would enter into a construction management contract with the DOT. There was not a time frame for completion, but it should be done in 2008.

Borkowski reported that the Huddleston Pond dam was done. They had to survey and certify that the dam was built according to the design, and the dock and path had to be finished. The work should be completed in a month depending on the weather. McMullen added that Gaddo was working with some people to improve the fish habitat, and he could also look at re-stocking the pond. Borkowski said some deciduous trees had been put in the lake to help with the fish habitat, and there had not been any fish kills.

Boone asked the status of the stormwater projects, specifically the 60-inch culvert on Flat Creek Road. Borkowski said the pipe-cleaning contract had been approved in January, and that culvert had not been cleaned yet. Boone noted that there was a smaller culvert in Interlochen that was completely blocked. Borkowski said they were not aware of that one and asked Boone to send him the location.

Sturbaum asked staff to find out how much it would cost to have an AED placed at Braelinn Field. League play was starting, and there should be an AED at the fields to meet league requirements. He noted that there was one at the BSC.

Plunkett moved to convene in executive session to discuss pending or threatened litigation. Boone seconded. The motion carried unanimously.

Plunkett moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

Plunkett moved to reconvene in executive session to discuss pending or threatened litigation and a personnel matter. Boone seconded. The motion carried unanimously.

Sturbaum moved to reconvene into regular session at 9:30 p.m. Haddix seconded. The motion carried unanimously.

There being no further business to discuss, Sturbaum moved to adjourn the meeting. Boone seconded. The motion carried unanimously. The meeting adjourned at 9:30 p.m.

Pam Dufresne, Deputy City Clerk

Harold K. Logsdon, Mayor

2008 City Event Calendar

<u>April</u>	<u>May</u>	<u>June</u>
	5/1 – City Council Meeting, 7 pm 5/3 & 4 – Spring Cleanup and Great American Cleanup 5/10 – Touch A Truck 5/15 – City Council Meeting, 7 pm 5/19 – Council Workshop, 6:30 pm 5/26 – Memorial Day, City Offices Closed -- Memorial Day Celebration, 8:30 am -- noon	6/2 – City Council Workshop (Tentative), 6:30 pm 6/5 – City Council Meeting, 7 pm 6/19 – City Council Meeting, 7 pm
<u>July</u>	<u>August</u>	<u>September</u>
7/3 – City Council Meeting, 7 pm 7/4 – Independence Day, City Offices Closed 7/7 – City Council Workshop (Tentative), 6:30 pm 7/17 – City Council Meeting, 7 pm	8/4 – City Council Workshop (Tentative), 6:30 pm 8/7 – City Council Meeting, 7 pm 8/21 – City Council Meeting, 7 pm	9/1 – Labor Day, City Offices Closed 9/1 – City Council Workshop (Tentative), 6:30 pm 9/4 – City Council Meeting, 7 pm 9/18 – City Council Meeting, 7 pm 9/27 – Dragon Boat Racing & Int'l Festival
<u>October</u>	<u>November</u>	<u>December</u>
10/2 – City Council Meeting, 7 pm 10/6 – City Council Workshop (Tentative), 6:30 pm 10/11-12 – Great Georgia Air Show 10/16 – City Council Meeting, 7 pm	11/3 – City Council Workshop (Tentative), 6:30 pm 11/6 – City Council Meeting, 7 pm 11/11 – Veteran's Day Ceremony, 9:30 am 11/20 – City Council Meeting, 7 pm	12/1 – City Council Workshop (Tentative), 6:30 pm 12/4 – City Council Meeting, 7 pm 12/6 – Hometown Holiday 12/18 – City Council Meeting, 7 pm 12/24-25 – Christmas Holiday, City offices closed

2009 City Event Calendar

<u>January</u>	<u>February</u>	<u>March</u>
1/1 – New Years Day, City offices closed – City Council Meeting, 7 pm (reschedule?) 1/5 – City Council Workshop (Tentative), 6:30 pm 1/15 – City Council Meeting, 7 pm	2/2 – City Council Workshop (Tentative), 6:30 pm 2/5 – City Council Meeting, 7 pm 2/19 – City Council Meeting, 7 pm	3/2 – City Council Workshop (Tentative), 6:30 pm 3/5 – City Council Meeting, 7 pm 3/19 – City Council Meeting, 7 pm

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

Updated 4/22/08

ADMINISTRATIVE SERVICES MONTHLY REPORT

For Month of: March 2008

	<u>February-08</u>	<u>March-08</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	0	4	13	14
City Vehicle / Equipment Accidents	0	0	5	13
Lawsuit Legal Fees	\$4,758.08	\$4,971.84	\$27,536.72	\$37,195.57

Municipal Court

Fines Collected	\$148,204.10	\$134,439.00	\$732,909.58	\$685,311.30
Online Transactions	189	182	1,006	934
Citations Closed	596	677	3,395	3,473
Jail Fund Balance	-\$603.99	\$2,021.22	\$129,617.67	\$100,112.98

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

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

Public Information

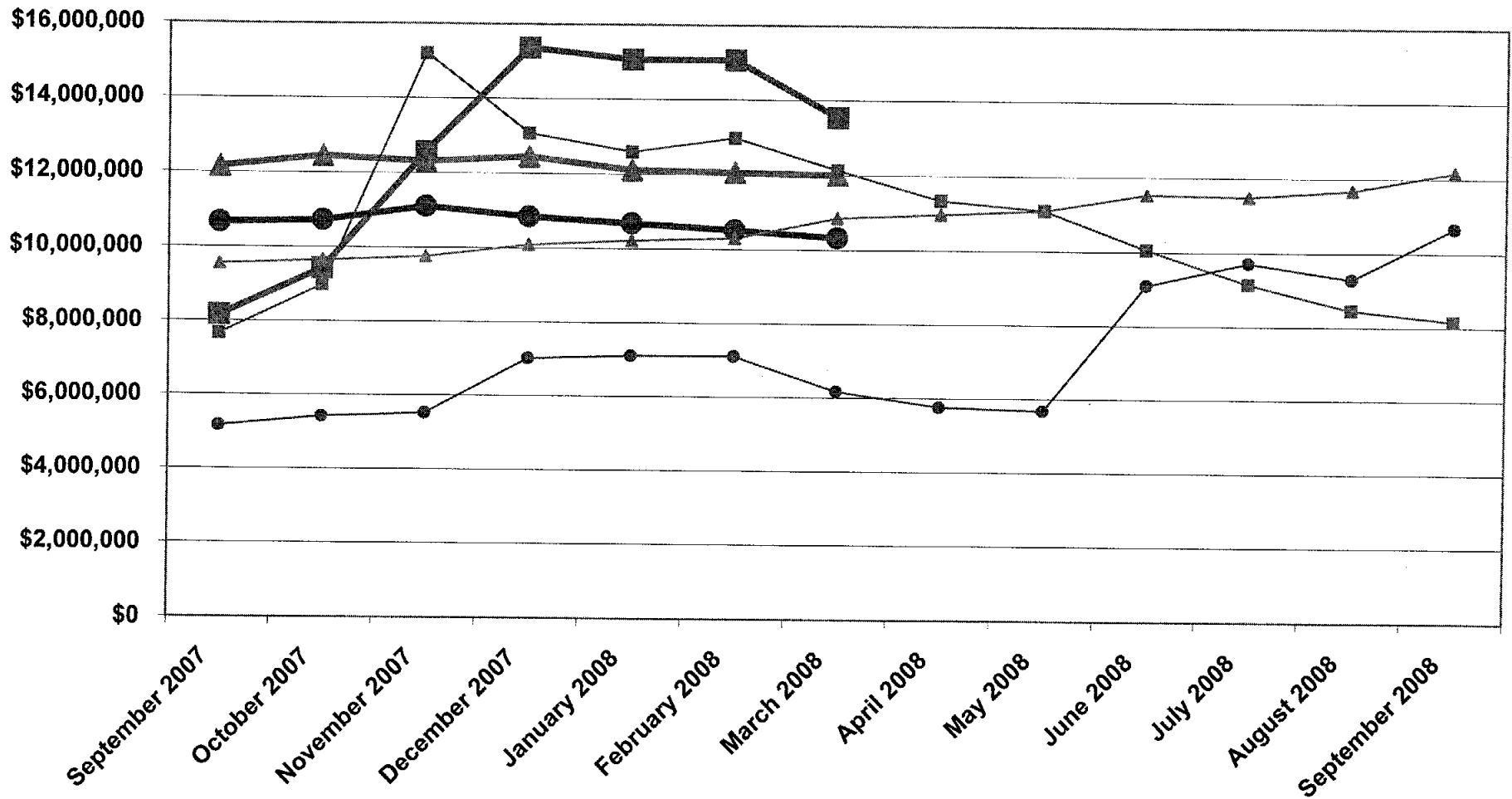
New Businesses Registered	18	27	112	188
Public Contacts, Questions & Complaints	77	68	382	435

This includes 2 complaints against Comcast Cable Company and 6 Open Records/Discovery Requests.

PEACHTREE CITY BUILDING DEPARTMENT
FY 2008

	Feb-08	Mar-08	Fiscal Y-T-D 2,008	Fiscal Y-T-D 2007
DEVELOPMENT PERMITS:	15	2	34	34
BUILDING PERMITS:				
Single Family Residential	2	1	23	49
Multi-Family Residential	0	0	0	0
Misc.-Pools/fences/additions	29	57	247	266
Commercial/Industrial	19	13	89	75
TOTAL INSPECTIONS:	547	400	2,785	3,264
CERTIFICATE OF OCCUPANCY:				
Residential	3	1	29	45
Commercial	6	7	32	35
Multi-Family Residential	0	0	0	0
CODE ENFORCEMENT:				
Sign Violations	61	131	591	1,008
New Rehab	13	11	41	42
Rehab Inspections	6	5	59	77
Tree Removal Permits	72	135	453	576
Notice of Violations - Construction	2	0	21	126
Notice of Violations-Non-Construction	147	174	788	958
Stop Work Orders	3	1	28	46
Compliance Inspections	265	304	1,263	1,676
Founded Complaints	12	18	64	108
Unfounded Complaints	2	3	42	86
Assessments	102	55	181	126
Water Ban Violations	1	1	75	23
Citations	6	4	25	13
Architect Review Board Permit Approval	22	37	216	146
PERMIT FEES COLLECTED:	39,350	29,732	174,625	185,144
POPULATION:	36,312	36,314	36,314	36,156
Based on 2.09 persons per new completed dwelling unit.				

CITY OF PEACHTREE CITY
FISCAL YEAR 2008 (with prior year comparison)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



General Fund	Other Funds	Pension Fund
Prior General Fund	Prior Other Funds	Prior Pension Fund

**CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR YEAR ENDED MARCH 31, 2008**

PERCENTAGE OF BUDGET YEAR COMPLETED 50.0%

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 9,492,743	\$ 9,425,393	\$ (67,350)	99.29%
Franchise Taxes	2,277,001	1,114,632	(1,162,369)	48.95%
Local Option Sales Tax	6,979,162	3,415,631	(3,563,531)	48.94%
Other Sales & Use Taxes	692,287	336,388	(355,899)	48.59%
Business Taxes	2,200,323	2,150,675	(49,648)	97.74%
Licenses & Permits	847,916	493,817	(354,099)	58.24%
Intergovernmental/Grants	204,000	92,752	(111,248)	45.47%
Charges for Services	1,054,452	473,701	(580,751)	44.92%
Fines & Forfeitures	1,068,259	506,578	(561,681)	47.42%
Investment Income	561,449	263,558	(297,891)	46.94%
Other Revenue	18,934	5,733	(13,201)	30.28%
Other Financing Sources	348,666	405,802	57,136	116.39%
Total General Fund Revenues	\$ 25,745,192	\$ 18,684,660	\$ (7,060,532)	72.58%
Surplus Carryover	1,103,725	-	(1,103,725)	0.00%
Total General Fund	\$ 26,848,917	\$ 18,684,660	\$ (8,164,257)	69.59%

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 495,266	\$ 247,110	248,156	49.89%
Administrative Services	997,549	492,482	505,067	49.37%
Financial Services	1,064,207	508,249	555,958	47.76%
Police Services	5,917,516	2,643,737	3,273,779	44.68%
Fire/EMS Services	5,773,230	2,694,337	3,078,893	46.67%
Public Works	3,954,042	1,863,311	2,090,731	47.12%
Leisure Services	5,053,815	2,147,298	2,906,517	42.49%
Developmental Services	1,366,291	618,628	747,663	45.28%
Non-Divisional:				
Council Contingency	79,900	-	79,900	0.00%
Non-Profit Organizations	20,000	15,000	5,000	75.00%
Transfer to Development Authority	170,042	126,871	43,171	74.61%
Transfers to Other Funds	2,415,826	1,486,301	929,525	61.52%
Liability Insurance	99,310	57,524	41,786	57.92%
Legal Services	153,024	34,188	118,836	22.34%
General Administration/Bad Debt Expense	78,750	3,950	74,800	5.02%
Other	(789,851)	-	(789,851)	0.00%
Total General Fund	\$ 26,848,917	\$ 12,938,986	\$ 13,909,931	48.19%

HOTEL/MOTEL FUND REVENUES				
Description	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 979,420	\$ 476,944	\$ (502,476)	48.70%

HOTEL/MOTEL TRANSFERS OUT				
Type	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 326,473	\$ 158,981	\$ 167,492	48.70%
Transfer to Tourism Association	652,947	317,963	334,984	48.70%
Total Hotel/Motel Transfers Out	\$ 979,420	\$ 476,944	\$ 502,476	48.70%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF MARCH 31, 2008

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER MARCH 2008			
Description	Vendor	Award	Date
Engineering & Testing - Huddleston Pond	Schnabel Engineering	\$ 25,000	03/19/2008

PURCHASING REPORT FOR MONTH ENDED MARCH 31, 2008 AND MARCH 31, 2007		
Activity	Fiscal Year 2008	Fiscal Year 2007
Purchase Orders / Requisitions Processed	278	275
City Store Requisitions Processed	9	7
Sealed Bids Requested	8	1
Requests for Proposals	0	4
Bids Awarded	3	10
Requests for Proposals Awarded	0	0
Contracts Prepared	4	12
Fixed Assets Purchased	6	10

INFORMATION TECHNOLOGY REPORT MARCH 2008 AND YEAR-TO-DATE		
Activity	Current Month	Fiscal Year 2008
Work Orders Created	88	765
Work Orders Closed	65	671
Work Orders Open	23	94
Project Work Orders	81	554
Technical Support	88	765
Website Visits	76,408	382,172

**PEACHTREE CITY FIRE/EMS DEPARTMENT
2008 MONTHLY REPORT**

	Feb. 08	Mar. 08	2008 FY-T-D	2007 FY-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	2	3	18	10
Actual Business/Industrial Fires	1	1	5	6
Rescue/EMS Assist	153	156	889	856
Vehicle/Golfcart Accidents	15	10	100	134
False Alarms	16	26	136	146
¹ Other	24	54	175	163
Total Engine Response	211	250	1323	1315
 Dispatched Fire Calls	 44	 72	 328	 352
 Response Time Fire	 4:53	 5:21	 5:10	 5:00
RESCUE/EMS				
Trauma	21	25	161	213
Medical	142	152	858	860
Total # Patients	163	177	1019	1073
 Patients Transported	 82	 83	 478	 545
 Dispatched EMS Calls	 166	 178	 986	 961
 ² Total Medic Response	 210	 204	 1226	 1285
 Response Time EMS	 4:38	 4:25	 4:37	 4:36
 Dispatched Fire/EMS Total	 210	 250	 1314	 1313
EMS BILLING				
Patients Billed	82	80	470	439
 Revenue Generated	 36,374	 44,875	 210,628	 179,221
 ³ Total Revenue Received	 22,634	 36,133	 162,111	 128,131

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

²Includes Fire Assist Responses

³Revenue Received on All Outstanding Accounts

LEISURE SERVICES MONTHLY REPORT

Mar-08

<u>Activity Description</u>	<u>Unit</u>	<u>March 2008</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
Library				
Books Circulated	number	37,815	209,792	186,294
Internet Usage	visits	3,600	21,964	19,428
Computer Lab Use	hours	48	187	184

Recreation

Class/Program Revenue	\$	\$4,722	\$18,798	\$15,157
Playing Surface Mowing	hours 0*		905	912
Playing Field Preparations	hours	889	3,408	3,406
Building Maintenance	hours	493	2,609	2,539
Litter Removal	hours	334	1,692	1,704
Complaints answered	number	3	10	5

* Started Outsourced Sports Field Mowing in March 08

PEACHTREE CITY POLICE DEPARTMENT

2008 MONTHLY REPORT

MARCH 2008 FEBRUARY 2008 2008 CYTD 2007 CYTD

PART I CRIMES

Criminal Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	0	0	1
Aggravated Assault	0	0	1	1
Arson	0	0	0	0
Motor Vehicle Theft	3	15	21	10
Theft	27	28	84	49
Burglary	8	6	20	10
TOTAL PART I CRIMES	38	49	126	71

ALCOHOL/DRUG ARRESTS

DUI – TOTAL	25	16	53	48
DUI – ADULT	25	15	51	45
DUI – UNDERAGE	0	1	2	3

MINOR IN POSSESSION OF ALCOHOL	8	5	23	17
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DRUG ARRESTS:

MARIJUANA	2	17	24	12
METHAMPHEDIMINE	0	0	0	41
COCAINE	0	2	4	0
OTHER (opium, herion, etc)	1	0	1	5

ARRESTS

PROPERTY CRIMES	14	24	53	37
PERSON CRIMES	3	10	15	17
CITY ORDINANCES	36	29	85	80
TRAFFIC OFFENSES	32	41	134	176
OTHER	28	27	96	140

AVERAGE RESPONSE TIME	5.41	5.56	5.45	5.47
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CALLS ANSWERED	5,454	5,272	16,613	16,347
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TRAFFIC

CITATIONS ISSUED	547	555	1739	2034
WARNINGS	722	765	2246	2123
ACCIDENTS	91	86	287	317

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	10
HWY 54 / PEACHTREE PARKWAY	3
CROSSTOWN DR / CROSSTOWN CT	2
HWY 74 / KELLY DRIVE	2
HWY 74 // ROCKAWAY ROAD	2

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / HWY 74	27
HWY 74 / KELLY DRIVE	6
HWY 54 / PEACHTREE PARKWAY	6
HWY 54 / WALT BANKS ROAD	5
CROSSTOWN DR / CROSSTOWN CT	5

PUBLIC SERVICES MONTHLY REPORT

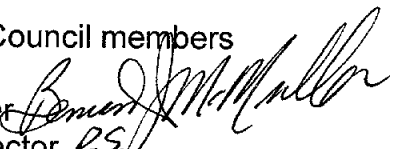
MARCH 2008

<u>Activity Description</u>	<u>Unit</u>	<u>March- 08</u>	<u>FY2008YTD</u>	<u>FY2007 YTD</u>
Street Patching	Hrs.	0	591	638
Street Crack Sealing	Hrs.	38	38	420
Street General Maintenance	Hrs.	411	2,345	963
Storm Water Maintenance	Hrs.	727	3,482	2,285
Cart Path Paving	Ft.	429	16,628	16,232
Cart Path Prepped for Paving	Ft.	7,140	23,043	11,884
Cart Path Litter Removal	Hrs.	45	855	856
Cart Path Drainage Maintenance	Hrs.	108	358	824
Cart Path General Maintenance	Ft.	749	2,902	1,195
R.O.W. Mowing	Hrs.	0	414	1,093
R.O.W. Litter Removal	Hrs.	447	2,747	3,235
R.O.W. General Maintenance	Hrs.	585	3,997	1,698
Subdivision Entrance Maintenance	Hrs.	0	686	934
Landscape Maintenance	Hrs.	219	3,616	633
Landscape Planting/Mulching	Hrs.	732	1,562	1,398
Subdivision Sign Maintenance	Hrs.	39	186	478
Traffic Sign Maintenance	Hrs.	121	650	604
Vandalism Repairs	Hrs.	20	282	200
Vandalism Repairs	Dls.	830	7,260	3,278
Citizen Complaints Answered	Num.	75	396	405
Community Service	Hrs.	36	178	40
<u>RECYCLING SITE</u>				
Manhours	Hrs.	118	760	275
Participants:				
Recycling	Num.	279	1,637	1,296
Composting	Num.	1,282	5,351	4,607
Mulch Pick Up	Num.	32	231	213
Streets Adopted for Litter Pickup	Miles	7.35		
Cart Paths Adopted for Litter Pickup	Miles	56.75		

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council members

FROM: City Manager 
Finance Director *P.S.*
Purchasing Agent *me*

DATE: April 24, 2008

SUBJECT: Auction of Surplus Property
May 1, 2008, City Council Consent Agenda

Recommendation:

That City Council approves the sale of surplus property at an auction to be conducted by the Fayette County Government on Saturday, May 17, 2008 or via an online auction.

Discussion:

The City has surplus property that no longer has any value to most City departments and is taking up valuable storage space throughout the City. A list of such property is attached and has been circulated to all City departments to determine if there is still a use for any of these items. If so, the items will be distributed to the appropriate City department. All items remaining will be sent to Fayette County who is conducting an auction on Saturday, May 17, 2008, to sell surplus property from Fayette County and other local municipalities and authorities or via an online auction.

Per requirements of City Administrative Regulation (CAR) 7-1, Section V, Number A (3), City Staff must submit to City Council, for approval, a consolidated list of surplus property. Once approved by City Council all items on the attached list not retained by another department will be sent to the County for the October auction.

Budget Impact:

There is no budget impact. Proceeds from the sale of this property will be placed in the City's General Fund per City requirements.

<u>ASSET</u>	<u>YEAR</u>	<u>QTY</u>	<u>MODEL</u>	<u>VIN</u>	<u>MILEAGE</u>		
2417	1995		CROWN VICTORIA	2FALP71W1SX178403	136,219	PW	All items housed at PW Department.
3801	1992		JOHN DEERE 410D	TO410DB783470	4,635 HOURS	PW	All items housed at PW Department.
3458			ECHO CHAIN SAW	4377		PW	All items housed at PW Department.
13			HUSQUVARNA MOWER	050103M010091		PW	All items housed at PW Department.
3344			ECHO STICK EDGER	59983		PW	All items housed at PW Department.
2418	1999		CROWN VICTORIA	2FAFP7097XX159327	62,590	PW	All items housed at PW Department.
3455			ECHO LEAF BLOWER			PW	All items housed at PW Department.
			SEARS RADIAL SAW			PW	All items housed at PW Department.
			SEARS 203 AMP WELDER			PW	All items housed at PW Department.
		2	20LB PROPANE TANK			PW	All items housed at PW Department.
		2	METAL STORAGE BINS			PW	All items housed at PW Department.
		9 cases	18" SAW BLADES			PW	All items housed at PW Department.
			12HP YARD TRACTOR			PW	All items housed at PW Department.
		4 rolls	ROLLS R-30 INSULATION			PW	All items housed at PW Department.
			KOHLER GENERATOR			PW	All items housed at PW Department.
		2	MOUNTAIN BIKE			PW	All items housed at PW Department.
			WOODEN DOOR FRAMES			PW	All items housed at PW Department.
5033	1996	1	CROWN VICTORIA	2FALP7199TX122317	124738	PW	All items housed at PW Department.
2071	1999	1	CROWN VICTORIA	2FAFP71W9XX159649	95927	PW	All items housed at PW Department.
		1	Coffee Maker (No Pot)	in questionable operating condition-at best		FD	All items located at Fire Station 84
		3	Polaroid Camera's	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Postage Scale	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Ecolab Washing Unit	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Parts for radio	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Magnovox TV	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	RCA TV	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Sanyo Microwave Oven	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Farberware Knife Set	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Excercise Machine	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Washing Machine	in questionable operating condition-at best		FD	All items located at Fire Station 84
		1	Canon EOS / Elan 7 35mm Film Camera			FD	All items located at Station 82 in FM's office
		1	Sigma 35mm Lens (28-80mm)			FD	All items located at Station 82 in FM's office
		1	Canon Flash , 380EX			FD	All items located at Station 82 in FM's office
		1	Polaroid 600 Camera			FD	All items located at Station 82 in FM's office
		2 sets	MAST trousers			FD	All items located at Fire Station 84
		3	Entidal CO2 Airway Detectors			FD	All items located at Fire Station 84
		1	Lifepak 11 Difibulator Paddles			FD	All items located at Fire Station 84
		1	Wooden Magazine Display			LI	Recreation's basement
		68	Incandesant bulbs 60w			REC	Recreation's basement
		19	Tube bulbs 15w			REC	Recreation's basement
		42	Ubend fluorescent 34w			REC	Recreation's basement

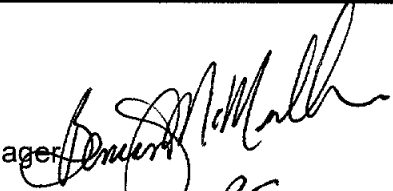
1	Califon boom box	REC	Recreation's basement
1	Five drawer filing cabinet	REC	Recreation's basement
1	Small wooden plant stand	REC	Recreation's basement
1	Wooden reading center wall unit	REC	Recreation's basement
1	Wooden basketball Possession electrical box	REC	Recreation's basement
1	Hoover carpet vacuum sweeper	REC	Recreation's basement
1	Bubble Gum/Ping Pong Machine	REC	Recreation's basement
1	Green Chair, broken coaster base	REC	Recreation's basement
1	Green chair on casters, no arms	REC	Recreation's basement
1	Ping Pong Table - poor condition	REC	Recreation's basement
2	red office chairs	REC	Recreation's basement
1	green office chair	REC	Recreation's basement
2	red desk chairs - poor conditions	REC	Recreation's basement
1	inter office mail box	REC	Recreation's basement
1	blue Mt. Fury R/master bike (6K51123024)	PD	Storage 701
1	purple Mt. Fury R/mster bike	PD	Storage 701
1	blue BMX (02T02610480)	PD	Storage 701
1	red NEXT mtn bike (8566-07)	PD	Storage 701
1	blur NEXT mntn bike	PD	Storage 701
1	chrome Mongoose bike (P0407017007)	PD	Storage 701
1	orange Huffy bike	PD	Storage 701
1	red Schwinn world sport bike (HW1A)	PD	Storage 701
1	red/black Mt. Fury bike (R3516WMBT)	PD	Storage 701
1	blue/gray Del Sol LXI 2.0 bike (D213E1839)	PD	Storage 701
1	gold Huffy max bike	PD	Storage 701
1	blue/silver Giant mntn bike	PD	Storage 701
1	purple Magna precious bike	PD	Storage 701
1	purple mntn bike (CJ00905844)	PD	Storage 701
1	red bike (04FB7587)	PD	Storage 701
1	green BMX bike	PD	Storage 701
1	silver/blue Next bike	PD	Storage 701
1	red/silver Avalon bike (L030438146)	PD	Storage 701
1	Trek bike (316698)	PD	Storage 701
1	green Magna bike	PD	Storage 701
1	blue Tetra Quest bike	PD	Storage 701
1	red/silver X-Game bike (0M9003000373)	PD	Storage 701
1	white bike w/ Next seat	PD	Storage 701
1	black Huffy mntn bike	PD	Storage 701
1	red/blue Roadmaster power X bike	PD	Storage 701
1	blue RallyE bike (34249812)	PD	Storage 701
6	blue excersie pads (badly worn)	PD	Storage 701
1	box uniforms (used)	PD	Storage 701
1	police barricade (broken)	PD	Storage 701

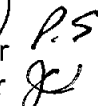
6	center consoles for old pd cars (obsolete)		PD	Storage 701
1	Brother Fax MFC-8600 (U56462J9J189787)		PD	Storage 701
1	Brother typewriter EM430 (M98293256)		PD	Storage 701
1	Canon BJC240 bubblejet printer (EFX16208)		PD	Storage 701
1	box wires/electronics (obsolete)		PD	Storage 701
1	box of miscellaneous leather duty gear (worn/broken)		PD	Storage 701
1	box of radio, Streamlight, AED batteries (expended)		PD	Storage 701
1	box of misc. video camera parts (obsolete)		PD	Storage 701
1	box of misc. transmitters, chargers, antennas (broken)		PD	Storage 701
2	center consoles for old pd cars (obsolete)		PD	Storage 959
1	box of misc. radio/radar parts/wires (obsolete)		PD	Storage 959
5	whelen light bars (obsolete/broken)		PD	Storage 959
1	computer mount/parts (obsolete)		PD	Storage 959
2	ProGuard prisoner transport barrier (obsolete)		PD	Storage 959
1	box of wires/electronics and LoJack parts		PD	Public Works
3	center consoles for old pd cars (obsolete)		PD	Public Works
3	box of wires/harnesses electronics (obsolete)		PD	Public Works
1	Kinyo VHS video rewinder		PD	PD
1	WRE VHS tape eraser mod. 650-115		PD	PD
5	gray armless chairs	stained	DS	Developmental Services
3	gray chairs w/arms	stained	DS	Developmental Services
1	48" bookshelf	damaged (mold)	DS	Developmental Services
2	misc. typewriter ribbon cartridges	new	DS	Developmental Services
4	misc. correction tape cartridges	new	DS	Developmental Services
2	media storage boxes (originally for 5-1/4" good		DS	Developmental Services
2	binders (8.5" x 10")	good - one black, one white (old MUTCD manu	DS	Developmental Services
1	metal ruler	inch markings are gone; good for straight edge	DS	Developmental Services
1	planimeter	does not work	DS	Developmental Services
1	Panasonic transcriber (cassette) w/pedal	good	DS	Developmental Services
1	misc adapter cord	appears good	DS	Developmental Services
5	Burgundy upholstered (seat & back) arm chairs w/Metal legs and wooden armrests		AS	Recreation's basement
1	Calculator/Adding Machine		AS	Admin Supply Closet
1	2-drawer filing cabinet		AS	Front Desk (Lobby)
1	Black vinyl desk chair with arms		AS	City Hall center cubicle
1	4-drawer file cabinet (gray)		AS	City Hall Admin closet
1	2-deck cassette recorder		AS	City Hall Court office
1	small end table	badly scratched	AS	Outside Janet's office

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager 

FROM: Paul J. Salvatore, Financial Services Director
Janet I. Camburn, Assistant Finance Director  P.S.

DATE: April 25, 2008

SUBJECT: Budget Amendments – Fiscal Year 2008
May 1, 2008 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached fiscal year 2008 budget amendments.

Discussion:

Attached please find five budget amendments (08-010 through 08-014) for fiscal year 2008 submitted for your approval. Budget amendment 08-010 increases both budgeted revenues and expenditures in selected Special Revenue Funds to cover expenditures that are off-set by revenues already received or expected to be received this fiscal year. Budget amendment 08-011 increases both revenues and expenditures in the General Fund to cover costs associated with the new entrance sign for the Highlands Subdivision. This is off-set by funds already received from the homeowners association for this project.

Budget amendment 08-012 transfers budgeted funds from the Building Department to Code Enforcement to cover necessary training. Budget amendment 08-013 transfers budgeted funds from the Recreation Department to the Library to cover unexpected building repair costs. Budget amendment 08-014 budgets a portion of the revenues already received for the sale of City owned land for the South 74 widening and then budgets a transfer of those funds from the City General Fund to the 2008 PIP Fund. This will establish budget in the 2008 PIP Fund for the reconfiguration of the recycling center and construction of a new BSC sign, both to be completed in the future with proceeds from the sale of this land.

Additional explanations appear on each attached budget amendment.

Budget Impact:

The proposed budget amendments affect the General Fund, several Special Revenue Funds, and the 2008 PIP Fund. A separate report is attached that shows the budget impact on each of these funds.

If you have any questions, please do not hesitate to contact either Paul or Janet.

Thank you for your attention to this matter.

Attachments

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-010

DATE May 1, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
200-00-37-1040	xxx	Donations - Park Bench Memorial	836	
200-1320-53-1175	xxx	Operating Exp. - Neighborhood Parks	836	
204-00-34-7901	xxx	Reimbursements - HAZMAT	1,628	
204-3510-53-1175	xxx	Operating Supplies - HAZMAT	1,628	
209-00-34-2102	xxx	Donations - CERT	6,000	
209-3210-53-1175	xxx	Operating Supplies - CERT	2,000	
209-3210-53-1650	xxx	Small Tools & Equipment - CERT	4,000	
235-00-34-7900	xxx	Other Revenue - Fees - BMX Fees	788	
235-6129-54-1200	xxx	Site Improvements - BMX	788	
238-00-36-1100	xxx	Interest Earnings - Little League	28	
238-6129-53-1175	xxx	Operating Supplies - Little League	2,715	
238-6129-54-1200	xxx	Site Improvements - Little League		2,687
239-00-34-7901	xxx	Field Acct. Fees - Youth Soccer	7,926	
239-6129-54-1200	xxx	Site Improvements	7,926	
265-00-37-1000	xxx	Donations - Special Events	2,900	
265-6190-52-3600	xxx	Dues & Fees	2,900	

TOTAL \$ 42,899 \$ 2,687

Mid-year budget adjustment to cover expenditures in Special Revenue Funds off-set by corresponding increases in budgeted revenues that have been received or will be received in fiscal year 2008.

ENTERED _____

APPROVED _____

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-011

DATE May 1, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
100-00-34-7900	xxx	Other Charges for Services	4,236	
100-4100-53-1110	xxx	Street Supplies - Public Works	4,236	

TOTAL \$ 8,472 \$ -

To increase budgeted revenue and expenditures in the General Fund to account for a donation from the Highlands Subdivision for a new entrance sign.

ENTERED

APPROVED

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-012

DATE May 1, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
100-7450-52-3700	xxx	Education & Training - Code Enf.	660	
100-7210-52-3700	xxx	Education & Training - Buildings		660

TOTAL \$ 660 \$ 660

To transfer education and training budget from the Buildings Department to the Code Enforcement Department to cover necessary training. This requires Council action since the transfer is from one department to another.

ENTERED

APPROVED

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-013

DATE May 1, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
100-6510-52-2250	xxx	R&M - Buildings - Library	15,077	
100-6110-54-1260	xxx	Imp. Other than Buildings - Recreation		15,077
TOTAL			\$ 15,077	\$ 15,077

To transfer funds from Recreation to cover unbudgeted repairs at the Library. This requires Council action since the transfer is from one department to another.

ENTERED _____

APPROVED _____

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-014

DATE May 1, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
100-00-39-2100	xxx	Sale of Fixed Assets	62,271	
100-1505-61-1358	xxx	Transfer to PIP Fund 358	62,271	
358-00-39-1110	xxx	Transfer from General Fund	62,271	
358-4110-54-		Recycling Center Repairs	24,225	
358-4110-54-		Signage BSC Entrances	38,046	

TOTAL \$ 249,084 \$ -

To budget portion of revenue from the sale of property for South 74 widening for recycling center repairs and signage at BSC entrances per sale agreement. These funds are being set-up in the fiscal year 2008 PIP Fund for carryover to subsequent years when needed.

ENTERED _____

APPROVED _____

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2008

May 1, 2008

General Fund (100)

Budgeted Revenue and Expenditures before amendments	\$ 26,848,917
Budget Amendments:	
Highlands Subdivision Signage	4,236
Education & Training Transfer	-
Repair & Maintenance - Library	-
Sale of Fixed Assets & Transfer to PIP	62,271
Budgeted Revenue and Expenditures after amendments	<u>\$ 26,915,424</u>

Neighborhood Parks Fund (200)

Budgeted Revenue and Expenditures before amendments	\$ 3,904
Budget Amendments:	
Park Bench Memorial	836
Budgeted Revenue and Expenditures after amendments	<u>\$ 4,740</u>

HAZMAT Fund (204)

Budgeted Revenue and Expenditures before amendments	\$ 1,220
Budget Amendments:	
Reimbursements	1,628
Budgeted Revenue and Expenditures after amendments	<u>\$ 2,848</u>

Grant (CERT)/Donations Fund (209)

Budgeted Revenue and Expenditures before amendments	\$ 19,991
Budget Amendments:	
Donations	6,000
Budgeted Revenue and Expenditures after amendments	<u>\$ 25,991</u>

Athletic Fee Funds (Various)

Budgeted Revenue and Expenditures before amendments	\$ 65,574
Budget Amendments:	
Donations	8,742
Budgeted Revenue and Expenditures after amendments	<u>\$ 74,316</u>

Special Events Fund (265)

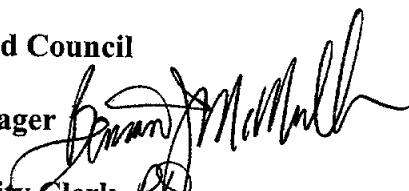
Budgeted Revenue and Expenditures before amendments	\$ 1,107
Budget Amendments:	
Donations	2,900
Budgeted Revenue and Expenditures after amendments	<u>\$ 4,007</u>

2008 PIP Fund (358)

Budgeted Revenue and Expenditures before amendments	\$ 2,209,752
Budget Amendments:	
Sale of Fixed Assets & Transfer to PIP	62,271
Budgeted Revenue and Expenditures after amendments	<u>\$ 2,272,023</u>

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: City Manager 
FROM: Deputy City Clerk 
DATE: April 24, 2008
SUBJECT: Alcohol License –Change in Licensee and License Representative – El Ranchero #7, Braelinn Village
May 1, 2008, Regular Meeting

Recommendation:

Staff recommends that Council consider the attached application for a change in the alcohol license at El Ranchero #7 in Braelinn Village.

Discussion:

El Ranchero #7 has submitted a request for a change to the alcohol license. Mr. Pedro Sanchez has requested that he be appointed as the Licensee and License Representative. Mr. Sanchez will attend the meeting on Thursday, May 1, to answer any questions you may have.

Budgetary Impact:

The change in Licensee and License Representative will have no impact on the budget.

Attachments

Application For Alcoholic Beverage License

Business Name: EL RANCHERO MEXICAN RESTAURANT #7 INC	Business Location: 596 CROSSTOWN RD, PEACHTREE CITY GEORGIA 30269	
Nature of Business: FULL SERVICE RESTAURANT	Mailing Address: PO BOX 2689, PEACHTREE CITY, GA 30269	Business Phone Number: 770-631-3723
Name of Licensee: PEDRO SANCHEZ	Home Address: 120 ST. ANDREWS DR FAYETTEVILLE, GA 30215	Home Phone Number: 770-460-9225
Name of License Representative: PEDRO SANCHEZ	Home Address: 120 ST. ANDREWS DR FAYETTEVILLE, GA 30215	Home Phone Number: 770-460-9225

Please indicate type of licenses applying for:

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

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
PEDRO SANCHEZ	120 ST. ANDREWS DR, FAYETTEVILLE, GA 30215	H: 770-460-9225 W: 770-631-3723
OSCAR AGUIRRE	120 ST. ANDREWS DR FAYETTEVILLE, GA 30215	H: 770-460-9225 W: 770-631-3723

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

If YES, Please Provide Name of Employee: _____

State of Georgia

City of Peachtree City:

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

Pedro Sanchez
Name

120 St. Andrews Drive Fayetteville, GA 30215
Address

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

HCC
Signature

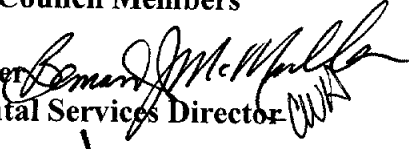
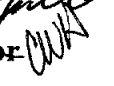
4/23/08
Date

R.M. Nunez, Major
Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Developmental Services Director 

FROM: City Planner 

DATE: April 24, 2008

SUBJECT: Comprehensive Plan – amendments to Partial Plan Update (2008)
May 1, 2008 City Council Agenda

Recommendation:

Staff recommends that Council approve the attached Transmittal Resolution and authorize Staff to forward this document to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA).

Discussion:

Staff has completed an update to our Short Term Work Program (STWP), Capital Improvements Element (CIE) and an Annual Financial Report as required by the Georgia Department of Community Affairs. These documents will supplement the information submitted in 2007 as a part of our Partial Plan update.

The Partial Plan Update included a summary of the Goals and Objectives identified in the 1992 Comprehensive Plan, an analysis of the consistency of the city's comprehensive plan in comparison with the Quality Community Objectives identified by DCA, a section identifying areas of the city where special attention will be needed to assist in developing or redeveloping specific areas of the city, and a Short Term Work Program identifying specific projects to be implemented to meet the goals and objectives identified within the plan.

Budget Impact:

There is no budget impact associated with the adoption of this document.

Attachment

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
AUTHORIZING THE TRANSMITTAL OF THE PARTIAL PLAN UPDATE OF
THE PEACHTREE CITY COMPREHENSIVE PLAN
TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.**

WHEREAS, the City of Peachtree City has completed the Partial Plan Update to the city's Comprehensive Plan and associated Short Term Work Program (STWP) in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA); and

WHEREAS, the City of Peachtree City recently adopted an updated Short Term Work Program (STWP) and Capital Improvements Element (CIE) in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the City of Peachtree City must continue to submit the Annual Impact Fee Financial Report in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby submit the Partial Plan Update and associated Short Term Work Program to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this _____ day of _____, 2008.

Harold Logsdon, Mayor

Attest:

City Clerk

CITY OF PEACHTREE CITY
Short Term Work Program (2008 - 2012)

Project or activity	Year					Responsible party	Cost estimate	Funding source
	2008	2009	2010	2011	2012			
Community facilities								
Budget for long-term sustainability of all city facilities	X	X	X	X	X	All departments	Staff time	City
Implement recommendations of SR 54 W corridor study	X	X	X	X	X	City Staff	Staff time	City
Develop plans and acquire property for a new recycling facility	X	X	X			City Staff	Staff time	City
Update Multi-use Path System Master Plan	X	•				Planning, Engineering	Staff time	City/ SPLOST
Update Recreation Master Plan	X	•				Planning, Recreation	Staff time	City
Update Community Facilities Master Plan	X	•				Fire/EMS, Police	Staff time	City
Update Comprehensive Plan	X	•				Planning	Staff time	City
Update Solid Waste Management Plan					X	Engineering	Staff time	City
Establish growth boundaries for potential annexations	X	•				Planning	Staff time	City
Economic development								
Continue to research and apply for grant funding through GDOT, ARC and other state agencies to assist in implementing transportation, aesthetic and planning enhancements throughout the city	X	X	X	X	X	Planning, Engineering	Staff time	City/ SPLOST
Continue to work with GDOT on the widening of SR 74 South and the realignment of Rockaway Road to ensure integrated multi-use paths, sidewalks and landscaping	X	X	X	X	X	Engineering, Planning, Public Works	Staff time	City
Develop and implement landscaping and signage enhancements at each entrance to the city	X	•				Planning, Public Works	Staff time	City/ grant
Develop plan for redevelopment of Huddleston Road corridor		•				Planning	Staff time	City/ grant
Develop plan and ordinances for redevelopment of aging residential and retail areas		•				Planning	Staff time	City
Update Land Development and Zoning ordinances to encourage redevelopment opportunities	X	•				Planning	Staff time	City

Housing									
Evaluate Housing Study to determine what types of housing opportunities might be needed within the city.		•					Planning	Staff time	City
Land use									
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds	X	X	X	X	X		Engineering	Staff time	City
Coordinate with Fayette County and surrounding jurisdictions to develop strategy for monitoring growth, traffic, land use and transportation issues	X	X	X	X	X		Planning, Engineering	Staff time	City
Develop standards for the redevelopment of existing retail and commercial areas to include the inclusion of mixed-use and housing components		•					Planning	Staff time	City
Update Zoning Map and Land Use Map in accordance with current residential densities		•					Planning, Engineering, IT	Staff time	City
Update Land Use Map based on inventory of property throughout the city		•					Planning, Engineering, IT	Staff time	City
Natural and historic resources									
Update floodplain and watershed maps		X	X	X			Engineering	Staff time	City
Coordinate with Fayette County on future construction of Lake McIntosh reservoir	X	X	X	X	X		Engineering	Staff time	City
General planning									
Update STWP and CIE to ensure compliance with state mandates	X	•	X	X	X		Planning	Staff time	City
Update Impact Fee ordinance in compliance with state guidelines	X						Planning	Staff time	City
Encourage training for Planning Commission members	X	X	X	X	X		Planning	Staff time	City
Evaluate file retention system based on state requirements	X	X	X	X	X		All departments	Staff time	City
Coordinate with ARC, GRTA, GCA and local jurisdictions regarding planning and transportation-related issues	X	X	X	X	X		Planning	Staff time	City

- to be incorporated into Comprehensive Plan update (2009 adoption)

CITY OF PEACHTREE CITY
Capital Improvements Element (2008 - 2012)

Project or activity	Year					Responsible party	Cost estimate	Funding source
	2008	2009	2010	2011	2012			
Public Services								
Equipment								
853 Skid Loader		X				Public Services	\$32,000	General fund
C80A Motor Grader (replace)		X				Public Services	\$100,000	General fund
Front End Wheel Loader (replace)		X				Public Services	\$100,000	General fund
LT9000 Tandem Dump Truck (replace)		X				Public Services	\$85,000	General fund
F 350 Dump Truck		X				Public Services	\$35,000	General fund
555G Track Loader				X		Public Services	\$145,000	General fund
Road/ intersection enhancements								
Traffic Signal - Georgian Pk @ PT Pkwy. (design)	X					Engineering	\$25,000	General fund
Traffic Signal - SR 74 @ S. Kedron Dr. (design)	X					Engineering	\$25,000	General fund
Traffic Signal - Georgian Pk @ PT Pkwy. (construction)		X				Engineering	\$250,000	General fund
Traffic Signal - SR 74 @ S. Kedron Dr. (construction)		X				Engineering	\$250,000	General fund
Traffic Signal - TDK & Dividend (design)					X	Engineering	\$30,000	General fund
Multi-use path enhancements								
SR 74S/ Holly Grove Tunnel Constr. (DOT Match)	X					Engineering	\$61,000	General fund
SR 74S/ BSC Tunnel Construction (DOT Match)	X					Engineering	\$57,000	General fund
Flat Creek Bridge Ramps & Path (Phase II)	X					Engineering	\$267,000	General fund
various path connections		X	X	X	X	Public Services	\$400,000	General fund
Leisure Services								
Battery Way Boat Dock Replacement	X					Leisure Services	\$150,000	General fund
Playground/ Picnic Shelter Improvements	X					Leisure Services	\$40,000	General fund
Bubble Replacement		X				Leisure Services	\$235,000	General fund
Kedron Small Pool Resurfacing		X				Leisure Services	\$32,000	General fund
Kedron Large Pool Resurfacing			X			Leisure Services	\$50,000	General fund

Project or activity	Year					Responsible party	Cost estimate	Funding source
	2008	2009	2010	2011	2012			
Public Safety Services								
Fire/ EMS								
Fire Engine 82 (replacement)	X					Fire	\$463,452	General fund
Medic 82- Remount	X					Fire	\$85,000	General fund
Emergency Pre-plans Software (Phase II)	X					Fire	\$70,000	General fund
Smoke & Burn Building Improvements	X					Fire	\$75,000	General fund
Satterthwaite Sta. Workout/Storage/Sleep Qtrs.		X				Fire	\$178,537	General fund
Emergency Pre-plans Software (Phase III)		X				Fire	\$50,000	General fund
Rescue 8 (replace)		X				Fire	\$379,089	General fund
Medic 81- Remount			X			Fire	\$83,283	General fund
Neely Sta. Workout & Storage (Design/Construction)			X			Fire	\$173,200	General fund
Fire Training Tower				X		Fire	\$332,750	General fund
Fire Engine 81 (replace)					X	Fire	\$560,776	General fund
Police								
Patrol DVD Recorders	X					Police	\$67,000	General fund
Simulated Firearm Training Equipment	X					Police	\$150,000	General fund
6 Replacement Vehicles (3 CID/3Patrol)	X					Police	\$248,000	General fund
Evidence Room Expansion		X				Police	\$75,000	General fund
11 Replacement Police Vehicles		X				Police	\$495,000	General fund
Vehicle Fleet Replacements			X			Police	\$564,000	General fund
Crime Scene Van			X			Police	\$50,000	General fund
Vehicle Fleet Replacements				X		Police	\$539,000	General fund
Vehicle Fleet Replacements					X	Police	\$408,000	General fund
Financial Services								
Telephone system improvements		X				Finance	\$150,000	General fund
Administrative Services								
Lobby Reconfiguration/Furnishings	X					Administrative	\$15,000	General fund
Reseal City Hall Exterior		X				Administrative	\$47,000	General fund
Wallpaper/Recarpet City Hall					X	Administrative	\$35,000	General fund

City of Peachtree City						
Annual Impact Fee Financial Report - Fiscal Year 2007						
Public Facility	Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Collected in Fiscal Year 2007	2,370	183,925	4,375	1,225	3,630	195,525
Accrued Interest	-	-	-	-	-	-
(Administrative/Other Costs)	-	-	-	-	-	-
(Impact Fee Refunds)	-	-	-	-	-	-
(Project Expenditures)	(2,370)	(183,925)	(4,375)	(1,225)	(3,630)	(195,525)
Impact Fee Fund Balance at September 30, 2007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Peachtree City

Annual Impact Fee Financial Report - Fiscal Year 2007

Public Facility	Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Collected in Fiscal Year 2007	2,370	183,925	4,375	1,225	3,630	195,525
Accrued Interest	-	-	-	-	-	-
(Administrative/Other Costs)	-	-	-	-	-	-
(Impact Fee Refunds)	-	-	-	-	-	-
(Project Expenditures)	(2,370)	(183,925)	(4,375)	(1,225)	(3,630)	(195,525)
Impact Fee Fund Balance at September 30, 2007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Peachtree City

Capital Improvements Project Update for FY 2007

Public Facility: Service Area:	Roads/Bridges							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2007	Impact Fees Encumbered through FY 2007	Status/ Remarks
Project Description								
Pedestrian Paths & Bridges	1993	1998	\$ 175,888	54.06%	City	\$ 1,320	\$ -	Reimburse Expenditures
Brown Road Improvement	1993	1993	218,315	34.64%	City	1,050	-	Reimburse Expenditures
Highway 54 Underpass	1992	1992	246,000	41.70%	City	-	-	Reimburse Expenditures
Highway 74 Bike Path Bridge	1993	1996	354,048	49.23%	City	-	-	Reimburse Expenditures
Crabapple Lane West	1997	1998	571,307	22.07%	City	-	-	Reimburse Expenditures
Sumner Road	1998	2001	251,199	2.70%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 1,816,757			\$ 2,370	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2007

Public Facility: Service Area:	Parks/Recreation							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2007	Impact Fees Encumbered through FY 2007	Status/ Remarks
Project Description								
Recreation Land	1993	1994	\$ 1,332,413	94.93%	City	\$ 87,500	\$ -	Reimburse Expenditures
Recreation Facilities	1993	1995	3,089,333	90.09%	City	94,500	-	Reimburse Expenditures
Recreation Administration Building	1993	1996	362,425	15.64%	City	1,925	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 4,784,171			\$ 183,925	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2007

Public Facility: Service Area:	Library							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2007	Impact Fees Encumbered through FY 2007	Status/ Remarks
Project Description								
Library Expansion	1993	1995	\$ 564,283	22.83%	City	\$ 4,375	\$ -	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 564,283			\$ 4,375	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2007

Project Description	Public Facility: Service Area:	Police			Other Funding Sources	Expenditures for FY 2007	Impact Fees Encumbered through FY 2007	Status/ Remarks
		Project Start Date	Project End Date	Estimated Cost of Project				
Police Expansion I		1993	1993	\$ 57,259	City	\$ 525	\$ -	Reimburse Expenditures
Police Expansion II		1993	1993	34,090	City	700	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 91,349		\$ 1,225	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2007

Project Description	Public Facility: Service Area:	Fire		Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2007	Impact Fees Encumbered through FY 2007	Status/ Remarks
		Project Start Date	Project End Date					
Kedron Fire Station & Equipment		1993	1994	\$ 497,754	53.18% City	\$ 3,630	\$ -	Reimburse Expenditures
Leach Fire Station		2000	2001	1,731,333	8.21% City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 2,229,087		\$ 3,630	\$ -	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *Benjamin McCall*
Assistant City Manager
Financial Services Director *P.S. je*
Assistant Financial Services Director *je*
Purchasing Agent *ne*

FROM: Leisure Services Director *DJ*

DATE: April 24, 2008

SUBJECT: Truck Bids

May 1, 2008 City Council Meeting

Recommendation: Staff recommends that Council award the purchase of two (2) new Ford trucks to Allan Vigil Ford of Morrow, Georgia, for their bid price of \$52,581.00.

Discussion: The City solicited sealed bids on March 12, 2008, for two (2) Ford trucks for assignment to the Recreation Department. The desired vehicles included one modified F-350 pickup truck (to replace an older van used for irrigation crew) and one F-250 pickup truck (to replace a 1997 F-150 truck that does not have adequate pulling power to haul heavy equipment). Three companies submitted bids on these vehicles as follows:

<u>Vehicle</u>	<u>A. Vigil Ford</u>	<u>Legacy Ford</u>	<u>Cunningham Ford</u>
F-250 Pickup	\$23,686.00	\$24,143.00	\$36,523.00
F-350 Pickup	\$28,895.00	\$30,588.00	\$42,991.00

Each of the low bids has been examined and all required specifications have been met. The older van was not traded in but can be of use by other city departments as an enclosed light utility hauling vehicle.

Budgetary Impact:

The low bid amount total (\$52,581) received from Allan Vigil Ford exceeded the budgeted amount for these vehicles (\$42,000) by \$10,581. However, there is sufficient funding in this Recreation line item to cover this overage.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *[Signature]*
Assistant City Manager *[Signature]*
Financial Services Director P.S.
Assistant Financial Services Director *[Signature]*
Purchasing Agent *[Signature]*

FROM: Public Services Director *[Signature]*

DATE: April 24, 2008

SUBJECT: Truck Bids

May 1, 2008 City Council Meeting

Recommendation: Staff recommends that Council award the purchase of three (3) new Ford F-350 vehicles to Allan Vigil Ford of Morrow, Georgia, for the low bid price of \$87,572.00. Furthermore, staff recommends that Council authorize the trade-in of:

Ford F-150	1991	124,827 miles	VIN 1FTEF15YOMNA60958
Ford Crown Vic	1999	132,576 miles	VIN 2FAFP71W2XX159637
Ford F-350 Stake Body	1997	59,290 miles	VIN 3FEKF37H9VMA47401

Discussion: The City solicited sealed bids on March 12, 2008, for four (4) Ford utility vehicles for assignment to the Public Works Department. The desired vehicles included three modified F-350 pickup trucks and one F-250 pickup truck. Three companies submitted bids on these vehicles, including trade-in as follows:

<u>Vehicle</u>	<u>A. Vigil Ford</u>	<u>Legacy Ford</u>	<u>Cunningham Ford</u>
F-350 Pickup #1	\$30,185.00	\$30,770.00	\$42,141.00
F-350 Pickup #2	\$27,895.00	\$30,368.00	\$40,283.00
F-350 Pickup #3	\$29,492.00	\$31,101.00	\$48,010.00
F-250 Pickup #4	\$27,682.00	\$28,191.00	\$39,803.00

The low bid amount received from Allan Vigil Ford exceeded the budgeted amount for these vehicles. After significant evaluation by the City's Fleet Manager and Public Services Director, the list of truck needs were prioritized. The three (3) selected trucks are based on the most urgent need as determined by City staff.

Budgetary Impact: \$93,091 was budgeted in accounts #100-4100-54-2050 and #100-4100-57-9100 to cover the new vehicles. The actual cost for these three (3) vehicles is \$87,572.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *[Signature]*
Developmental Services Director *[Signature]*
City Engineer *[Signature]*

FROM: Stormwater Manager *[Signature]*

DATE: April 28, 2008

SUBJECT: Floodplain Ordinance Revisions
May 1, 2008 City Council Meeting

Recommendation:

Staff recommends that City Council adopt the attached ordinance revising the current Floodplain Management Ordinance.

Discussion:

The change is in the date of the last Flood Insurance Study on page 2 of the ordinance from month only, to the month, day and year, as is required by the state following its review of the signed ordinance approved in January. The change does not affect the meaning or the requirements of the ordinance. The change made has been highlighted.

Budget Impact:

There are no additional budget impacts with this revision.

Attachments

cc: City Engineer
Stormwater Manager
Building Department
Planning and Zoning

AN ORDINANCE TO AMEND ARTICLE X, SECTION 1007,
OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE
TO PROVIDE FOR FLOODPLAIN MANAGEMENT AND FLOOD DAMAGE PREVENTION; TO
PROVIDE DEFINITIONS; TO ESTABLISH PERMIT PROCEDURES AND REQUIREMENTS; TO
ESTABLISH STANDARDS FOR DEVELOPMENT; TO PROVIDE FOR FLOOD DAMAGE
REDUCTION; TO ESTABLISH VARIANCE PROCEDURES; TO ESTABLISH VIOLATIONS,
ENFORCEMENT AND PENALTIES; AND FOR OTHER PURPOSES

Whereas, the flood hazard areas of the City of Peachtree City are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

Whereas, flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas; and

Whereas, effective floodplain management and flood hazard protection activities can (1) Protect human life and health; (2) Minimize damage to private property; (3) Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains; and (4) Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public; and

Whereas, Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Peachtree City, Georgia, does ordain this ordinance and establishes this set of floodplain management and flood hazard reduction policies for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

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

Section 1. Article X, Section 1007, of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is deleted in its entirety and replaced as follows:

Section 1007. Floodplain Management / Flood Damage Prevention

Section 1007.1. General Provisions

a. Purpose and Intent

The purpose of this ordinance is to protect, maintain and enhance the public health, safety, environment and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetlands preservation and ecological and environmental protection by provisions designed to:

- (1) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (2) Restrict or prohibit uses which are dangerous to health, safety and property due to flooding or erosion hazards, or which increase flood heights, velocities, or erosion;
- (3) Control filling, grading, dredging and other development which may increase flood damage or erosion;
- (4) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands;
- (5) Limit the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters; and,
- (6) Protect the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological functions of natural floodplain areas.

b. Applicability

This ordinance shall be applicable to all Areas of Special Flood Hazard within the City of Peachtree City.

c. Designation of Ordinance Administrator

The City Engineer is hereby appointed to administer and implement the provisions of this ordinance.

d. Basis for Area of Special Flood Hazard – Flood Area Maps and Studies

For the purposes of this ordinance, the following are adopted by reference:

- (1) The Flood Insurance Study (FIS), dated March 18, 1996, with accompanying maps and other supporting data and any revision thereto are hereby adopted by reference.
- (2) Other studies which may be relied upon for the establishment of the base flood elevation or delineation of the 100-year floodplain and flood-prone areas include:
 - (a) Any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey or any other local, State or Federal agency applicable to the City of Peachtree City; or
 - (b) Any base flood study authored by a registered professional engineer in the State of Georgia which has been prepared by FEMA approved methodology and approved by the City of Peachtree City.

- (3) Other studies which may be relied upon for the establishment of the future-conditions flood elevation or delineation of the future-conditions floodplain and flood-prone areas include:
 - (a) Any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey, or any other local, State or Federal agency applicable to the City of Peachtree City; or
 - (b) Any future-conditions flood study authored by a registered professional engineer in the State of Georgia which has been prepared by FEMA approved methodology approved by the City of Peachtree City.
- (4) The repository for public inspection of the FIS, accompanying maps and other supporting data is located at the office of the City Engineer.

e. Compatibility with Other Regulations

This ordinance is not intended to modify or repeal any other ordinance, rule, regulation, statute, easement, covenant, deed restriction or other provision of law. The requirements of this ordinance are in addition to the requirements of any other ordinance, rule, regulation or other provision of law, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or impose higher protective standards for human health or the environment shall control.

f. Severability

If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this ordinance.

g. Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by manmade or natural causes. This ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Peachtree City or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made there under.

Section 1007.2. Definitions

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by an independent perimeter load-bearing wall shall be considered New Construction.

* "Appeal" means a request for a review of the (appointed official)'s interpretation of any provision of this ordinance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet, and/or where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

"Area of Special Flood Hazard" is the land subject to a one percent or greater chance of flooding in any given year. This includes all floodplain and flood prone areas at or below the base flood elevation (including A, A1-30, A-99, AE, AO, AH, and AR on the FHBM, FIRM, or DFIRM), all floodplain and flood prone areas at or below the future-conditions flood elevation, and all other flood prone areas as referenced in Section 1007.1(b).4. All streams with a drainage area of 100 acres or greater shall have the area of special flood hazard delineated.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year, also known as the 100-year flood. Represents existing conditions.

"Base Flood Elevation" means the highest water surface elevation anticipated at any given point during the base flood.

"Basement" means that portion of a building having its floor subgrade (below ground level) on all sides.

"Building" means any structure built for support, shelter, or enclosure for any occupancy or storage.

"Development" means any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, clearing, grubbing, grading, paving, any other installation of impervious cover, excavation or drilling operations or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

* "Existing Construction" Any structure for which the "start of construction" commenced before December 1, 1977.

* "Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads) is completed before December 1, 1977.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

"FEMA" means the Federal Emergency Management Agency.

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(a) the overflow of inland or tidal waters; or

(b) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Hazard Boundary Map" or "FHBM" means an official map of a community, issued by the Federal Insurance Administration, where the boundaries of areas of special flood hazard have been defined as Zone A.

"Flood Insurance Rate Map" or "FIRM" means an official map of a community, issued by the Federal Insurance Administration, delineating the areas of special flood hazard and/or risk premium zones applicable to the community.

"Flood Insurance Study" or "FIS" means the official report by the Federal Insurance Administration evaluating flood hazards and containing flood profiles and water surface elevations of the base flood.

"Floodplain" means any land area susceptible to flooding.

"Floodproofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

"Floodway" or "Regulatory Floodway" means the channel of a stream or other watercourse and the adjacent areas of the floodplain which is necessary to contain and discharge the base flood flow without cumulatively increasing the base flood elevation more than one foot.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water.

"Future Conditions Flood" means the flood having a one percent chance of being equaled or exceeded in any given year based on future-conditions hydrology. Also known as the 100-year future-conditions flood.

"Future-conditions Flood Elevation" means the flood standard equal to or higher than the Base Flood Elevation. The Future-conditions Flood Elevation is defined as the highest water surface anticipated at any given point during the future-conditions flood.

"Future-conditions Floodplain" means any land area susceptible to flooding by the future-conditions flood.

"Future-conditions Hydrology" means the flood discharges associated with projected land-use conditions based on a community's zoning map, comprehensive land-use plans, and/or watershed study projections, and without consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill, and excavation.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed foundation of a building.

"Historic Structure" means any structure that is;

(a) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior, or
2. Directly by the Secretary of the Interior in states without approved programs.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of this ordinance.

"Manufactured Home" means a building, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term includes any structure commonly referred to as a "mobile home" regardless of the date of manufacture. The term also includes parked trailers, travel trailers and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this ordinance the term is synonymous with National Geodetic Vertical Datum (NGVD) and/or the North American Vertical Datum (NAVD) of 1988.

"National Geodetic Vertical Datum (NGVD)" as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

* "New Construction" means any structure (see definition) for which the "start of construction" commenced after December 1, 1977 and includes any subsequent improvements to the structure..

* "New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after December 1, 1977.

"North American Vertical Datum (NAVD) of 1988" is a vertical control used as a reference for establishing varying elevations within the floodplain.

"Owner" means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

"Permit" means the permit issued by the City of Peachtree City to the applicant which is required prior to undertaking any development activity.

"Recreational Vehicle" means a vehicle which is:

- (a) built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) designed to be self-propelled or permanently towable by light duty truck; and,
- (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Site" means the parcel of land being developed, or the portion thereof on which the development project is located.

"Start of Construction" means the date the permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of the structure such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation, and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of buildings appurtenant to the permitted structure, such as garages or sheds not occupied as dwelling units or part of the main structure. (NOTE: accessory structures are not exempt from any ordinance requirements). For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank.

"Subdivision" means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial Improvement" means any combination of repairs, reconstruction, alteration, or improvements to a building, taking place during a 10-year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure prior to the improvement. The market value of the building means (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. This term includes structures which have incurred "substantial damage" regardless of the actual amount of repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include those improvements of a building required to comply with existing health, sanitary,

or safety code specifications which are solely necessary to assure safe living conditions, which have been pre-identified by the Code Enforcement Official, and not solely triggered by an improvement or repair project.

"Substantially Improved Existing Manufactured Home Park or Subdivision" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this ordinance which permits construction in a manner otherwise prohibited by this ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certificates, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Section 1007.3. Permit Procedures and Requirements

a. Permit Application Requirements

No owner or developer shall perform any development activities on a site where an Area of Special Flood Hazard is located without first meeting the requirements of this ordinance prior to commencing the proposed activity.

Unless specifically excluded by this ordinance, any landowner or developer desiring a permit for a development activity shall submit to the City of Peachtree City a permit application on a form provided by the City of Peachtree City for that purpose.

No permit will be approved for any development activities that do not meet the requirements, restrictions and criteria of this ordinance.

b. Floodplain Management Plan Requirements

An application for a development project with any Area of Special Flood Hazard located on the site will be required to include a floodplain management / flood damage prevention plan. This plan shall include the following items:

- (1) Site plan drawn to scale, which includes but is not limited to:
 - (a) Existing and proposed elevations of the area in question and the nature, location and dimensions of existing and/or proposed structures, earthen fill placement, amount and location of excavation material, and storage of materials or equipment;
 - (b) For all proposed structures, spot ground elevations at building corners and 20-foot or smaller intervals along the foundation footprint, or one foot contour elevations throughout the building site;
 - (c) Proposed locations of water supply, sanitary sewer, and utilities;
 - (d) Proposed locations of drainage and stormwater management facilities;
 - (e) Proposed grading plan;
 - (f) Base flood elevations and future-conditions flood elevations;
 - (g) Boundaries of the base flood floodplain and future-conditions floodplain;
 - (h) If applicable, the location of the floodway; and
 - (i) Certification of the above by a registered professional engineer or surveyor.

- (2) Building and foundation design detail, including but not limited to:
 - (a) Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
 - (b) Elevation in relation to mean sea level to which any non-residential structure will be floodproofed;
 - (c) Certification that any proposed non-residential floodproofed structure meets the criteria in Section 1007.5(b)(2);
 - (d) For enclosures below the base flood elevation, location and total net area of foundation openings as required in Section 1007.5(a)(6).
 - (e) Design plans certified by a registered professional engineer or architect for all proposed structure(s).
- (3) Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
- (4) Hard copies and digital files of computer models, if any, copies of work maps, comparison of pre-and post development conditions base flood elevations, future-conditions flood elevations, flood protection elevations, Special Flood Hazard Areas and regulatory floodway widths, flood profiles and all other computations and other information similar to that presented in the FIS;
- (5) Copies of all applicable State and Federal permits necessary for proposed development; and
- (6) All appropriate certifications required under this ordinance.

The approved floodplain management / flood damage prevention plan shall contain certification by the applicant that all development activities will be done according to the plan or previously approved revisions. Any and all development permits and/or use and occupancy certificates or permits may be revoked at any time if the construction and development activities are not in strict accordance with approved plans.

c. Construction Stage Submittal Requirements

For all new construction and substantial improvements on sites with a floodplain management / flood damage prevention plan, the permit holder shall provide to the City Engineer a certified as-built Elevation Certificate or Floodproofing Certificate for non-residential construction including the lowest floor elevation or flood-proofing level immediately after the lowest floor or flood-proofing is completed. A final Elevation Certificate shall be provided after completion of construction including final grading of the site. Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When flood-proofing is utilized for non-residential structures, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same.

Any work undertaken prior to approval of these certifications shall be at the permit holder's risk. The City Engineer shall review the above referenced certification data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit certification or failure to make the corrections required hereby shall be cause to issue a stop work order for the project.

d. Duties and Responsibilities of the Administrator

Duties of the City Engineer shall include, but shall not be limited to:

- (1) Review all development applications and permits to assure that the requirements of this ordinance have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding;
- (2) Require that copies of all necessary permits from governmental agencies from which approval is required by Federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334, be provided and maintained on file;
- (3) When Base Flood Elevation data or floodway data have not been provided, then the City Engineer shall require the applicant to obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, state or other sources in order to meet the provisions of Sections 1007.4 and 1007.5;
- (4) Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures;
- (5) Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been flood-proofed;
- (6) When flood-proofing is utilized for a non-residential structure, the City Engineer shall obtain certification of design criteria from a registered professional engineer or architect;
- (7) Notify affected adjacent communities and the Georgia Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
- (8) Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions) the City Engineer shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this ordinance. Where floodplain elevations have been defined, the floodplain shall be determined based on flood elevations rather than the area graphically delineated on the floodplain maps; and,
- (9) All records pertaining to the provisions of this ordinance shall be maintained in the office of the City Engineer and shall be open for public inspection.

Section 1007.4. Standards for Development

a. Definition of Floodplain Boundaries

- (1) Studied "A" zones, as identified in the FIS, shall be used to establish base flood elevations whenever available.

- (2) For all streams with a drainage area of 100 acres or greater, the base flood and future-conditions flood elevations shall be provided by the City of Peachtree City. If future-conditions elevation data is not available from the City of Peachtree City, then it shall be determined by a registered professional engineer using a method approved by FEMA and the City of Peachtree City.

b. Definition of Floodway Boundaries

- (1) The width of a floodway shall be determined from the FIS or FEMA approved flood study. For all streams with a drainage area of 100 acres or greater, the regulatory floodway shall be provided by the City of Peachtree City. If floodway data is not available from the City of Peachtree City, then it shall be determined by a registered professional engineer using a method approved by FEMA and the City of Peachtree City.

c. General Standards

- (1) No development shall be allowed within any area located at or below the base flood elevation except for new multi-use paths and perpendicular road or path crossings. No new path or perpendicular road or path crossing shall be allowed that could result in any of the following items under this section.
- (2) No development shall be allowed within the future-conditions floodplain that could result in any of the following:
 - (a) Raising the base flood elevation or future-conditions flood elevation equal to or more than 0.01 foot;
 - (b) Reducing the base flood or future-conditions flood storage capacity;
 - (c) Changing the flow characteristics as to the depth and velocity of the waters of the base flood or future-conditions flood as they pass both the upstream and the downstream boundaries of the development area; or,
 - (d) Creating hazardous or erosion-producing velocities, or resulting in excessive sedimentation.
- (3) Any development within the future-conditions floodplain allowed under Section 1007.4 (c) shall also meet the following conditions:
 - (a) Compensation for storage capacity shall occur between the average ground water table elevation and the base flood elevation for the base flood, and between the average ground water table elevation and the future-condition flood elevation for the future-conditions flood, and lie either within the boundaries of ownership of the property being developed and shall be within the immediate vicinity of the location of the encroachment. Acceptable means of providing required compensation include lowering of natural ground elevations within the floodplain, or lowering of adjoining land areas to create additional floodplain storage. In no case shall any required compensation be provided via bottom storage or by excavating below the elevation of the top of the natural (pre-development) stream channel unless such excavation results from the widening or relocation of the stream channel;
 - (b) Cut areas shall be stabilized and graded to a slope of no less than 2.0 percent;
 - (c) Effective transitions shall be provided such that flow velocities occurring on both upstream and downstream properties are not increased or decreased;

- (d) Verification of no-rise conditions (0.01 foot or less), flood storage volumes, and flow characteristics shall be provided via a step-backwater analysis meeting the requirements of Section 1007.4(d);
- (e) Public utilities and facilities, such as water, sanitary sewer, gas, and electrical systems, shall be located and constructed to minimize or eliminate infiltration or contamination from flood waters; and
- (f) Any significant physical changes to the base flood floodplain or increase in base flood elevations (0.01 ft or more) shall be submitted as a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable. The CLOMR submittal shall be subject to approval by the City of Peachtree City using the Community Consent forms before forwarding the submittal package to FEMA for final approval. The responsibility for forwarding the CLOMR to FEMA and for obtaining the CLOMR approval shall be the responsibility of the applicant. The CLOMR or CLOMA must be approved by Peachtree City and FEMA prior to any land disturbance. Within six months of the completion of construction, the applicant shall submit as-built surveys for a final Letter of Map Revision (LOMR).

d. Engineering Study Requirements for Floodplain Encroachments

An engineering study is required, as appropriate to the proposed development activities on the site, whenever a development proposes to disturb any land within the base flood or future-conditions floodplain, except for a residential single-lot development on streams without established base flood elevations and/or floodways for which the provisions of Section 1007.5(d) apply. This study shall be prepared by a currently registered Professional Engineer in the State of Georgia and made a part of the application for a permit. This information shall be submitted to and approved by the City of Peachtree City prior to the approval of any permit which would authorize the disturbance of land located within the future-conditions floodplain. Such study shall include:

- (1) Description of the extent to which any watercourse or floodplain will be altered or relocated as a result of the proposed development;
- (2) Step-backwater analysis, using a FEMA-approved methodology approved by the City of Peachtree City. Cross-sections (which may be supplemented by the applicant) and flow information will be obtained whenever available. Computations will be shown duplicating FIS results and will then be rerun with the proposed modifications to determine the new base flood profiles, and future-conditions flood profiles;
- (3) Floodplain storage calculations based on cross-sections (at least one every 100 feet) showing existing and proposed floodplain conditions to show that base flood floodplain and future-conditions floodplain storage capacity would not be diminished by the development;
- (4) The study shall include a preliminary plat, grading plan, or site plan, as appropriate, which shall clearly define all future-conditions floodplain encroachments.

e. Floodway Encroachments

Located within Areas of Special Flood Hazard are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity flood waters, debris or erosion potential. In addition, floodways must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore the following provisions shall apply:

- (1) Encroachments are prohibited, including earthen fill, new construction, substantial improvements or other development within the regulatory floodway, except for activities specifically allowed in (2) below.
- (2) Perpendicular encroachments for bridges, culverts, roadways and utilities within the regulatory floodway may be permitted provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase to the pre-project base flood elevations, floodway elevations, or floodway widths during the base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof; and,
- (3) If the applicant proposes to revise the floodway boundaries, no permit authorizing the encroachment into or an alteration of the floodway shall be issued by the City of Peachtree City until an affirmative Conditional Letter of Map Revision (CLOMR) is issued by FEMA and no-rise certification is approved by the City of Peachtree City.

f. Maintenance Requirements

The property owner shall be responsible for continuing maintenance as may be needed within an altered or relocated portion of a floodplain on his property so that the flood-carrying or flood storage capacity is not diminished. The City of Peachtree City may direct the property owner (at no cost to the City of Peachtree City) to restore the flood-carrying or flood storage capacity of the floodplain if the owner has not performed maintenance as required by the approved floodplain management plan on file with the City of Peachtree City.

Section 1007.5. Provisions for Flood Damage Reduction

a. General Standards

In all Areas of Special Flood Hazard the following provisions apply:

- (1) No new construction of residential or non-residential structures shall be allowed in any area that is at or below the base flood elevation, or within the Regulatory Floodway. Substantial improvements can be permitted if the entire structure is brought up to elevation standards in Section 1007.5(b).
- (2) New construction of principal buildings (residential or non-residential), including manufactured homes, shall not be allowed within the limits of the future-conditions floodplain, unless all requirements of Sections 1007.4(c), 1007.4(d) and 1007.4(e) have been met;
- (3) New construction or substantial improvements of existing structures shall be anchored to prevent flotation, collapse or lateral movement of the structure;
- (4) New construction or substantial improvements of existing structures shall be constructed with materials and utility equipment resistant to flood damage;
- (5) New construction or substantial improvements of existing structures shall be constructed by methods and practices that minimize flood damage;

- (6) Elevated Buildings - All new construction and substantial improvements of existing structures that include any fully enclosed area located below the lowest floor formed by foundation and other exterior walls shall be designed so as to be an unfinished and flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater.
- (a) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
- (i) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) The bottom of all openings shall be no higher than one foot above grade; and,
 - (iii) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.
- (b) So as not to violate the "Lowest Floor" criteria of this ordinance, the unfinished and flood resistant enclosure shall solely be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area; and,
- (c) The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
- (7) All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be designed and/or located three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher, so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (8) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State requirements for resisting wind forces;
- (9) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (10) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- (11) On-site waste disposal systems shall be located and constructed to avoid impairment to them, or contamination from them, during flooding; and,
- (12) Any alteration, repair, reconstruction or improvement to a structure which is not compliant with the provisions of this ordinance, shall be undertaken only if the non-conformity is not furthered, extended or replaced.
- (13) If the proposed development is located in multiple flood zones or multiple base flood elevation cross the proposed site, the higher or more restrictive base flood elevation or future condition elevation and development standards shall take precedence.

b. *Building Standards for Structures and Buildings within the Future-Conditions Floodplain*

The following provisions, in addition to those in Section 1007.5(a), shall apply:

- (1) **Residential Buildings**
 - (a) **New construction.** New construction of principal buildings, including manufactured homes shall not be allowed within the limits of the future-conditions floodplain unless all requirements of Sections 1007.4(c), 1007.4(d) and 1007.4(e) have been met. If all of the requirements of Sections 1007.4(c), 1007.4(d) and 1007.4(e) have been met, all new construction shall have the lowest floor, including basement, elevated no lower than three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to equalize the hydrologic flood forces on exterior walls and to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of Section 1007.5(a)(6).
 - (b) **Substantial Improvements.** Substantial improvement of any principal structure or manufactured home shall have the lowest floor, including basement, elevated no lower than three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to equalize the hydrologic flood forces on exterior walls and to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of Section 1007.5(a)(6).
- (2) **Non-Residential Buildings**
 - (a) **New construction.** New construction of principal buildings, including manufactured homes shall not be allowed within the limits of the future-conditions floodplain unless all requirements of Sections 1007.4(c), 1007.4(d) and 1007.4(e) have been met. New construction that has met all of the requirements of Sections 1007.4(c), 1007.4(d) and 1007.4(e) may be flood-proofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be watertight to one (1) foot above the base flood elevation, or at least as high as the future-conditions flood elevation, whichever is higher, with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered Professional Engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the City Engineer.
 - (b) **Substantial Improvements.** Substantial improvement of any principal non-residential structure located in A1- 30, AE, or AH zones, may be authorized by the City Engineer to be flood-proofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to one (1) foot above the base flood elevation, or at least as high as the future-conditions flood elevation, whichever is higher, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered Professional Engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the City Engineer.
- (3) **Accessory Structures and Facilities**

Accessory structures and facilities (i.e., barns, sheds, gazebos, detached garages, parking lots, recreational facilities and other similar non-habitable structures and facilities) which are permitted to be located within the limits of the floodplain shall be constructed of flood-resistant materials and designed to pass all floodwater in accordance with Section 1007.5(a)(6) and be anchored to prevent flotation, collapse or lateral movement of the structure.

(4) Standards for Recreational Vehicles

All recreational vehicles placed on sites must either:

(a) Be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use, (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or

(b) The recreational vehicle must meet all the requirements for Residential Buildings—Substantial Improvements (Section 1007.5(b)(1)(b)), including the anchoring and elevation requirements.

(5) Standards for Manufactured Homes

(a) New manufactured homes shall not be allowed to be placed within the limits of the future-conditions floodplain unless all requirements of Sections 1007.4(c), 1007.4(d) and 1007.4(e) have been met.

(b) Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision shall be elevated so that either:

(i) The lowest floor of the manufactured home is elevated no lower than three (3) feet above the level of the base flood elevation, or one (1) foot above the future-conditions flood elevation, whichever is higher; or

(ii) The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.

(c) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement in accordance with standards of Section 1007.5(a)(8).

c. *Building Standards for Structures and Buildings Authorized Adjacent to the Future-Conditions Floodplain*

(1) Residential Buildings – For new construction or substantial improvement of any principal residential building or manufactured home, the elevation of the lowest floor, including basement and access to the building, shall be at least three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher.

(2) Non-Residential Buildings – For new construction or substantial improvement of any principal non-residential building, the elevation of the lowest floor, including basement and access to the building, shall be at least one (1) foot above the level of the base flood elevation or at least as high as the future-conditions flood elevation, whichever is higher.

d. *Building Standards for Residential Single-Lot Developments on Streams Without Established Base Flood Elevations and/or Floodway (A-Zones)*

For a residential single-lot development not part of a subdivision that has Areas of Special Flood Hazard, where streams exist but no base flood data have been provided (A-Zones), the City Engineer shall review and reasonably utilize any available scientific or historic flood elevation data, base flood elevation and floodway data, or future-conditions flood elevation data available from a Federal, State, local or other source, in order to administer the provisions and standards of this ordinance. The City may also use the procedures outlined in the latest edition of the *Zone-A Manual* from FEMA to establish base flood elevations.

If data are not available from any of these sources, the following provisions shall apply:

- (1) No encroachments, including structures or fill material, shall be located within an area equal to twice the width of the stream or fifty (50) feet from the top of the bank of the stream, whichever is greater.
- (2) In special flood hazard areas without base flood or future-conditions flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with Section 1007.5(a)(6).

e. *Building Standards for Areas of Shallow Flooding (AO-Zones)*

Areas of Special Flood Hazard may include designated "AO" shallow flooding areas. These areas have base flood depths of one (1) to three (3) feet above ground, with no clearly defined channel. In these areas the following provisions apply:

- (1) All substantial improvements of residential and non-residential structures shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the flood depth number in feet specified on the Flood Insurance Rate Map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least three (3) feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of Section 1007.5(a)(6).
- (2) Substantial improvement of a non-residential structure may be flood-proofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified FIRM flood level plus one (1) foot above the highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice; and,
- (3) Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

f. *Standards for Subdivisions*

- (1) All subdivision proposals shall identify the area of special flood hazards and provide base flood elevation data and future-conditions flood elevation data;
- (2) All residential lots shall have 70% of the minimum lot size (for that zoning district) area outside of the future-conditions floodplain such that encroachments into the future-conditions floodplain for residential structures will not be required;
- (3) All subdivision plans will provide the elevations of proposed structures in accordance with Section 1007.3(b).
- (4) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (5) All subdivision proposals shall have public utilities and facilities such as water, sanitary sewer, gas, and electrical systems located and constructed to minimize or eliminate infiltration of flood waters, and discharges from the systems into flood waters; and,
- (6) All subdivision proposals shall include adequate drainage and stormwater management facilities per the requirements of the City of Peachtree City to reduce potential exposure to flood hazards.

Section 1007.6. Variance Procedures

The following variance and appeals procedures shall apply to an applicant who has been denied a permit for a development activity, or to an owner or developer who has not applied for a permit because it is clear that the proposed development activity would be inconsistent with the provisions of this ordinance. A request for a variance may be submitted by an applicant who has been denied a permit by the City of Peachtree City, or by an owner or developer who has not previously applied for a permit for the reasons stated herein above.

- (1) Requests for variances from the requirements of this ordinance shall be submitted to the City of Peachtree City. All such requests shall be heard and decided in accordance with procedures to be published in writing by the City of Peachtree City. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.
- (2) Any person adversely affected by any decision of the City of Peachtree City shall have the right to appeal such decision to the Peachtree City Council as established by the City of Peachtree City in accordance with procedures to be published in writing by the Peachtree City Council. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.
- (3) Any person aggrieved by the decision of the Peachtree City Council may appeal such decision to the Superior Court of Fayette County by Writ of Certiorari.
- (4) Variances may be issued for the repair or rehabilitation of Historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an Historic structure, and the variance issued shall be the minimum necessary to preserve the historic character and design of the structure.
- (5) Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of this Section are met, no reasonable alternative

- exists, and the development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.
- (6) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - (7) In reviewing such requests, the City of Peachtree City and Peachtree City Council shall consider all technical evaluations, relevant factors, and all standards specified in this and other sections of this ordinance.
 - (8) Conditions for Variances:
 - (a) A variance shall be issued only when there is:
 - (i) a finding of good and sufficient cause;
 - (ii) a determination that failure to grant the variance would result in exceptional hardship; and,
 - (iii) 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.
 - (b) The provisions of this ordinance are minimum standards for flood loss reduction; therefore, any deviation from the standards must be weighed carefully. Variances shall only be issued upon determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and, in the instance of a Historic structure, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
 - (c) Any person to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation of the proposed lowest floor and stating that the cost of flood insurance will be commensurate with the increased risk to life and property resulting from the reduced lowest floor elevation.
 - (d) The City Engineer shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.
 - (9) Any person requesting a variance shall, from the time of the request until the time the request is acted upon, submit such information and documentation as the City of Peachtree City and Peachtree City Council shall deem necessary to the consideration of the request.
 - (10) Upon consideration of the factors listed above and the purposes of this ordinance, the City of Peachtree City and the Peachtree City Council may attach such conditions to the granting of variances as they deem necessary or appropriate, consistent with the purposes of this ordinance.
 - (11) Variances shall not be issued "after the fact."

Section 1007.7. Violations, Enforcement and Penalties

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this

Section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

a. Notice of Violation

If the City of Peachtree City determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured a permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.

The notice of violation shall contain:

- (1) The name and address of the owner or the applicant or the responsible person;
- (2) The address or other description of the site upon which the violation is occurring;
- (3) A statement specifying the nature of the violation;
- (4) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action;
- (5) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and,
- (6) A statement that the determination of violation may be appealed to the City of Peachtree City by filing a written notice of appeal within thirty (30) days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient).

b. Penalties

In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the City of Peachtree City shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten (10) days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the City of Peachtree City may take any one or more of the following actions or impose any one or more of the following penalties.

- (1) Stop Work Order -The City of Peachtree City may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described

therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.

- (2) **Withhold Certificate of Occupancy** - The City of Peachtree City may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
- (3) **Suspension, Revocation or Modification of Permit** - The City of Peachtree City may suspend, revoke or modify the permit authorizing the development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the City of Peachtree City may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
- (4) **Civil Penalties** - In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten (10) days, or such greater period as the City of Peachtree City shall deem appropriate (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) after the City of Peachtree City has taken one or more of the actions described above, the City of Peachtree City may impose a penalty not to exceed \$1,000 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.
- (5) **Criminal Penalties** - For intentional and flagrant violations of this ordinance, the City of Peachtree City may issue a citation to the applicant or other responsible person, requiring such person to appear in (appropriate municipal, magistrate or recorders) court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

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

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

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

This _____ day of _____ 2008.

Harold K. Logsdon, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *Donna M. Muller*
Financial Services Director *P.S.*
Assistant Financial Services Director *J.C.*
Developmental Services Director *W.D.*

FROM: City Engineer *W.D. for D.B.*

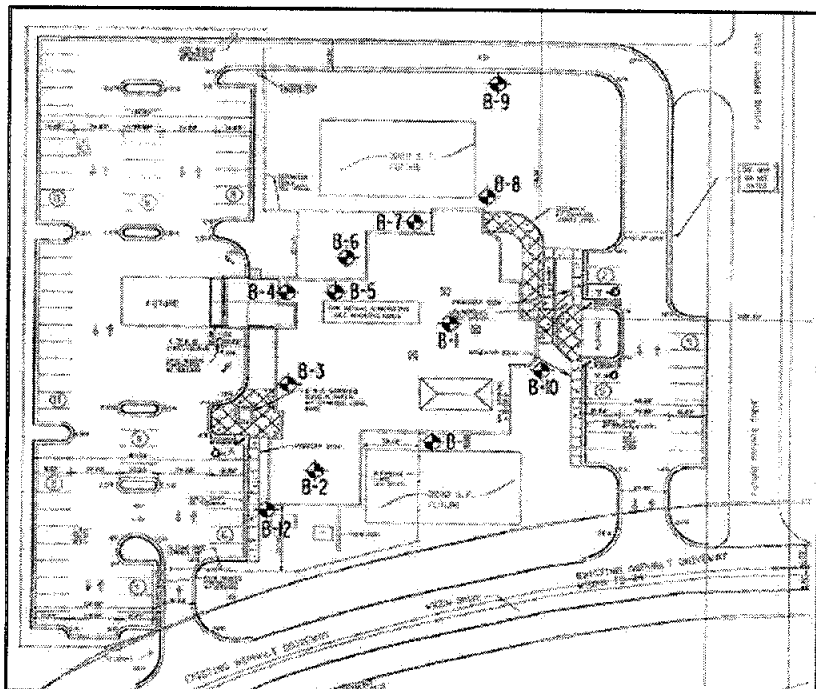
DATE: April 30, 2008

SUBJECT: Police Department Renovations – Groundwater Clarification
March 1, 2008 City Council Meeting

Recommendation: Staff continues to recommend repair of the existing Police Department building.

Discussion: Some questions have been raised about the level of the groundwater under the building located at 350 State Route 74 South, and its impact on the overall moisture problem and remediation of any existing mold in the building.

Groundwater was initially assumed to be the cause of the moisture problems in the building when problems with the epoxy flooring first started to manifest themselves. The first report documenting the search for a groundwater source was in 2004 (2004 United Consulting Report). This report did not encounter any groundwater in the one well that was drilled down to 5 ft. In addition to investigating the sources of moisture, staff continued to pursue investigating the possibility of groundwater infiltration. In August of 2006 United Consulting performed a geotechnical analysis of the building and perimeter in order to rule out groundwater infiltration. United Consulting installed 12 wells in and around the building (See figure below).



No groundwater was encountered in any of the 12 wells installed and reported in the August 2006 United Consulting Report (See Table 4 below).

TABLE 4: PIEZOMETER READINGS

Well No.	Bore Depth (Feet)	Well Depth (Feet)	Screen Interval (Feet)	Water Levels (Feet) below ground surface		
				8/8/06	8/10/06	8/17/06
B-1	6	6	5	NE	NE	NE
B-2	6	6	5	NE	NE	NE
B-3	6	6	5	NE	NE	NE
B-4	6	6	5	NE	NE	NE*
B-5	6	6	5	NE	NE	NE
B-6	14.5	13	10	NE	NE	NE
B-7	14.5	14.5	10	NE	NE	NE
B-8	14.5	14	10	NE	NE	NE
B-9	20	18.5	10	NE	NE	NE
B-10	14.5	13	10	NE	NE	NE
B-11	14.5	14.5	10	NE	NE	NE
B-12	14.5	13.5	10	NE	NE	NE

Notes: Well pipe was two-inch in diameter polyvinyl chloride (PVC)
Well screen was number 10 (0.010-inch) slot size PVC
Well filter material was Ottawa sand
Well seal was granulated Bentonite (B-6 through B-12 only)
Annular seal was soil cuttings

NE: No Groundwater Encountered Within the Piezometer
*Piezometer B-4 was damaged and removed from service on 8/17, but did not visually appear wet upon removal of the pipe from the ground.

Also, the August 2006 United Consulting Report analyzed the findings and summarized the lack of groundwater (See referenced section below).

The results of the exploration, particularly that no water was detected in the temporary piezometers, seems to indicate that shallow groundwater and/or excessively saturated soils are not likely the cause of the moisture problems within the building. Due to the presence of soils containing significant "fines" (silt and clay size particles) we believe that these soils pose a greater than normal potential to hold water, which if combined with improper site drainage around the building, could possibly result in a "perched" water condition. A few of the soil samples tested from below and around the building did exhibit significantly higher than normal moisture content values. However, on the average, most of the soil samples had moisture contents within the range that would normally be expected for the soil types encountered. Also, the in-tact vapor barrier and underlying gravel layer (which exhibited low moisture content values ranging from 3% to 9%) seem to indicate that the gravel layer and vapor barrier would be adequate to protect the slab from upward migration of excessive soil moisture, despite the fine grained soil types and localized elevated soil moisture values.

There has also been some confusion about groundwater because some reports from air quality consultants referenced groundwater as a likely source; however upon further reading they also recommended further study (2006 Eagle Air Reports).

[illegible]

Based on the above data and several other reports, staff came to the conclusion several months ago that the problem with moisture in the building is not groundwater inundation. The problem with the moisture is a combination of HVAC issues, wall and building construction issues, and exterior stormwater drainage issues. The contract with R.L. Ward already deals with the HVAC issues. Primary objectives of the exterior renovations now being proposed to the building are to get positive drainage away from the building, thus eliminating the stormwater drainage issues, and correct deficiencies in the exterior walls.

As to any mold issues in the building, staff has already planned to remove all interior drywall and insulation on the exterior walls of the building as part of the renovation due to the moisture conditions that existed in the building. Additionally, environmental consultants, Atlanta Environmental Incorporated, has been hired to develop a mold remediation plan and perform a mold remediation clearance survey verifying if the remediation was performed according to requirements / plans and specifications. Staff will continue to perform air sample readings after the building is occupied.

Well Monitoring Data

GALLET BORINGS					
ID	DATE	WELL DEPTH	GROUND WATER	GROUND ELEVATION	GROUND WATER ELEVATION
1	8/24/98	20.5 FT BELOW	NE		
2	8/24/98	32 FT BELOW	"		
3	8/24/98	34 FT BELOW	"		
4	8/24/98	21 FT BELOW	"		
UNITED 1999 BORINGS					
ID	DATE	WELL DEPTH	GROUND WATER	GROUND ELEVATION	GROUND WATER ELEVATION
B-1	2/2/99	15 FT BELOW	NE		
B-2	2/2/99	15 FT BELOW	"		
B-3	2/2/99	10 FT BELOW	"		
B-4	2/2/99	15 FT BELOW	"		
B-5	2/2/99	10 FT BELOW	"		
B-6	2/2/99	15 FT BELOW	"		
B-7	2/2/99	20 FT BELOW	"		
B-8	2/2/99	10 FT BELOW	"		
UNITED 2004 BORINGS					
ID	DATE	WELL DEPTH	GROUND WATER	GROUND ELEVATION	GROUND WATER ELEVATION
A-1	6/16/04	5 FT BELOW	NE		
UNITED 2006 BORINGS					
ID	DATE	WELL DEPTH	GROUND WATER	GROUND ELEVATION	GROUND WATER ELEVATION
B-1	8/6/06		NE	99.44	
	8/10/06		"	99.44	
	8/17/06		"	99.44	
	1/18/08	6.5 FT BELOW		99.44	92.94
	4/30/08		NE	99.44	
B-2	8/6/06		NE	99.44	
	8/17/06		"	99.44	
	8/8/06		"	99.44	
	4/30/08		"	99.44	
B-3	1/18/08		6.5 FT BELOW	99.44	92.94
	8/10/06		NE	99.44	
	8/17/06		"	99.44	
	8/8/06		"	99.44	
	4/30/06			92.84	
B-4	8/10/06		NE	99.44	
	8/17/06		"	99.44	
	8/8/06		"	99.44	
	4/30/08			99.44	
B-5	8/10/06		NE	99.44	
	8/17/06			99.44	
	8/8/06		NE	99.44	
	4/30/08		"	99.44	
B-6	8/10/06		NE	98.68	
	8/17/06		"	98.68	
	2/01/08	12.3 FT BELOW		98.68	86.38
	8/8/06		NE	98.68	
	4/30/08		"	98.68	
B-7	8/10/06		NE	98.66	
	8/17/06		"	98.66	
	8/8/06		"	98.66	
	4/30/08		"	98.66	
B-8	8/10/06		NE	99.58	
	8/17/06		"	99.58	
	8/8/06		"	99.58	
	4/30/08		"	99.58	
B-9	8/8/06		NE	103.22	
	8/10/06		"	103.22	
	8/17/06		"	103.22	
	4/30/08		"	103.22	
B-10	8/10/06		NE	98.44	
	8/8/06		"	98.44	
	8/17/06		"	98.44	
	4/30/08		"	98.44	
B-11	8/10/06		NE	99.18	
	8/17/06		"	99.18	
	8/8/06		"	99.18	
	1/18/08	14 FT BELOW		99.18	85.18
	4/30/08			85.13	
B-12	8/10/06		NE	98.28	
	8/17/06		"	98.28	
	1/18/08		12.8 FT BELOW	98.28	85.48
	2/1/08		12.5 FT BELOW	98.28	85.68
	8/8/06		NE	98.28	
	4/30/06			84.78	