

City Council of Peachtree City
Meeting Summary
April 19, 2001
7:00 p.m.

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- I. Pledge of Allegiance
- II. Announcements, Awards, Special Recognition
- Supervisor of the Quarter- Scott McCord
Award of Recognition - Peter Cunningham
Recognize Lee Burton - Golf Courses' Contributions to Peachtree City
Proclamation - Frederick Brown, Jr. Amphitheater Week
Proclamation - Children's Week/Youth Services Week
Proclamation - National Day of Prayer to Barry Odom, Pastor of Evangelism, Braelinn Baptist Church
Proclamation - Georgia Cities Week
- III. Minutes: 2001 Annual City Council Retreat Minutes Approved as Amended 5-0
March 29, 2001 Council Meeting Approved 5-0
April 9, 2001 Council Workshop Minutes Tabled 5-0
- IV. Consent Agenda Approved 5-0
1. Alcohol License Representative Change - Ruby Tuesday
 2. Alcohol License Representative Change - Village Store/Texaco #18
 3. Consider Kedron Elementary School Funding Request
 4. Approve Contractor for All Children's Playground
 5. Consider July 4th Fire Works Contract
- V. New Agenda Items
- 04-01-01 - Appointment to Fayette County Board of Health - **Appointed Tom Bowman to serve through 12/31/02 and Appointed Jill Long as Alternate** Approved 5-0
- 04-01-02 - Consider Private Streets No Action
- 04-01-03 - Consider Use of E-Bike on Cart Paths - **Approved Ordinance Changes to allow E-Bikes on paved surfaces** Approved 5-0
- 04-01-04 - Public Hearing - Consider Ordinance Amendment to Increase Hotel/Motel Tax from 3% to 5% Approved 5-0
- 04-01-05 - Public Hearing - Revenue Fee Increases No Action
- 04-01-06 - Consider Bond Issue/GMA Brick and Mortar Program/Public Improvement Approved 5-0
Program - Authorized staff to use Kilpatrick & Stockton as bond counsel and A.G. Edwards as bond underwriter; authorized staff to negotiate a fee with Foley Design Associates for conceptual design services associated with the Kedron basketball court & gymnastics gymnasium; authorized staff to proceed with RFP process for selecting an architect to provide conceptual design services for the Community Center and Drake Field Improvement projects; authorized staff to make make arrangements with GMA for financing capital facilities through its Bricks & Mortar Program; and authorized staff to re-bid a Master Lease Agreement through GMA for purchases of capital equipment.
- 04-01-07 - Seniors' Facility Authority Tabled 5-0
- 04-01-08 - Adopt the STWP/ CIE Update Approved 5-0
- 04-01-09 - Consider City Clerk Position - **Appointed Administrative Services Director as City Clerk, Public Information Officer as Deputy City Clerk and authorized hiring of a staff assistant.** Approved 4-1 (Fritz opposing)
- 04-01-10 - Discuss Relocation of Wynnmeade Traffic Signal Withdrawn
- VII. Council/Staff Topics
- VIII. Executive Session No Action

Present: Mayor Bob Lenox, Carol Fritz, Steve Rapson, Annie McMenamin and Dan Tennant.

ANNOUNCEMENTS

1. Present Supervisor of the Quarter Award to Scott McCord.
2. Present Award of Recognition to Outgoing Development Authority Member Peter Cunningham.
3. Recognize Lee Burton for Golf Courses' Contributions to Peachtree City.
4. Present Frederick Brown, Jr., Amphitheater Week Proclamation.
5. Present Children's Week/Youth Services Week Proclamation.
6. Present National Day of Prayer Proclamation.
7. Present Georgia Cities Week Proclamation.

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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
March 29, 2001
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, March 29, 2001, at 7:00 p.m. in the City Hall Council Chambers. Mayor Robert L. Lenox led those attending in the pledge of allegiance. Other Council members present were: Carol Fritz, Dan Tennant, Annie McMenamin, and Steve Rapson.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox presented a Proclamation for International Building Safety Week
Mayor Lenox presented an Award of Recognition to Bob Brooks

MINUTES

McMenamin made a motion to approve the March 29, 2001, minutes as corrected. Fritz seconded the motion. Motion carried unanimously.

MONTHLY REPORTS

Lenox advised that Monthly Reports through the end of February were available at City Hall for review.

CONSENT AGENDA

1. Resolution – GMA Articles of Incorporation Ballot

Lenox explained that this item pertained to the amended and restated articles of incorporation for the Georgia Municipal Association (GMA), and that the GMA had requested that all their members endorse the amended articles of incorporation via resolution. Peachtree City is a member of the GMA.

Fritz made a motion to approve the resolution as written. Rapson seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

01-01-10 - Discuss Charter Revisions

Lenox made a motion to move the Charter Revision item to the end of the agenda for the convenience of those citizens who were here for other matters. McMenamin seconded the motion. Motion carried unanimously.

NEW AGENDA ITEMS

03-01-10 Alcohol License – Chin Chin XII, Inc. – NEW – 2100 Hwy 54 East

Lenox said that Ms. Lilliani Alimuddin had requested to be appointed as the Licensee and the License Representative for Chin Chin XII, Inc.

McMenamin stated that all the paperwork appeared to be in order and that she hoped Ms. Alimuddin would make herself available to the Peachtree City Police Department if she had any questions or concerns. McMenamin made a motion to appoint Ms. Lilliani Alimuddin as the Licensee and the License Representative for Chin Chin XII, Inc. Fritz seconded the motion. Motion carried unanimously.

03-01-11 Public Hearing – Lynch Tract

Attorney Doug Dillard, agent for the applicant Mr. Jimmy Halligan, Hyland Developers, Inc., addressed Council and stated that this was a rezoning request for a 43-acre tract located on Crabapple Lane. Dillard reminded Council that the applicant had asked for a different zoning category over a year ago that had been denied primarily because the Comprehensive Plan required that the density not exceed one unit per acre. Dillard said the new application now complied with Peachtree City's Comprehensive Plan requirements and asked that the tract be rezoned to the R-43 standard. Dillard said staff had made recommendations and conditions that were acceptable to the applicant except for a 15-acre tract that fronted on Highway 74 (indicated on the applicant's site plan), but that the 15-acre tract was not part of this rezoning request. Dillard said further that the 15-acre tract was already zoned R-43, and that Mr. Halligan intended to purchase the 15 acres and develop both the 43-acres being discussed tonight, along with the 15-acres he intended to acquire from Pathways.

Dillard said the ordinance requirement that residential zonings must have a 100' buffer – a deeded buffer – along Highway 74 arose pursuant to staff's recommendations and was discussed at length before the Planning Commission. Dillard raised the question about how the buffer would be calculated in the density. He said they had no problem with the conveyance of the 100' buffer or in reserving by way of conservation easement, undisturbed buffer, or covenants, but that they would like an opportunity to explore the possibility of doing so in order that the applicant would not lose the yield that would otherwise be allowed on this property. Dillard said if the 100 foot by several hundred feet along Highway 74 caused them to lose lots, they would like the opportunity (as a part of the preliminary plat conceptual plan process) to explore options with the City Attorney about how they might make that conveyance and still be allowed to use the conveyed property as a part of the lot calculations. He said he thought they could adequately protect the integrity of the ordinance relative to a greenbelt and would advise prospective property owners that it was undisturbed and was not really a part of their lot. Dillard reiterated that since the 15-acre tract was made a condition of the staff's recommendation, the applicant wanted to reserve his right to explore a compromise so that the City's greenbelt requirements would be satisfied and the applicant would still be allowed to develop the property as the site plan indicated. He said the site plan did show the 100-foot buffer and that the applicant intended to comply with the intent of the ordinance, but that they wanted to protect the yield because each lot they lost represented a good deal of money.

Developmental Services Director Jim Williams addressed Council and stated that staff's recommendation to the Planning Commission was to call attention to the fact that the master plan indicated a 100 foot buffer and the City's Buffer Ordinance required a dedicated greenbelt of 100 feet because the question of ownership affected the amount of area on the lots, but as pointed

out, it was not included in the 43 acres requested for rezoning. He said everyone was well aware of this fact and that that was their objective in bringing the issue up. He said staff's recommendation was to approve the rezoning because the project was in accordance with the City's Land Use Plan and, in fact, the Land Use Plan not only recommended that it be rezoned for one acre lots or larger, but that the two pieces of property be joined together and developed as one piece of property so there would not be a small, triangular shaped piece of property around the water tower by itself. Williams said he thought what was being proposed was very good and would help to get the property developed the way it needed to be. Williams said further that the applicant and staff would still have to work out how the 100-foot buffer would be accomplished, but that it could be done as a part of the conceptual plat process. Williams said he thought Mr. Halligan knew that the Planning Commission had no interest in the property not being a 100-foot greenbelt.

Lenox asked Williams if he had an opinion about whether it should all be greenbelt – could it all be greenbelt and easement buffering? He said obviously the City wanted 100 feet of undisturbed tree cover, which would make it invisible from Highway 74. Williams said he thought they could achieve the desired results, but that they would prefer to have a dedicated greenbelt. However, staff would have to make sure that when new homeowners moved in, they did not cut the trees down.

In answer to Fritz' inquiry regarding setbacks (given the lot lines and the existing farmhouse), Williams said staff had checked the setbacks and they would work. Williams also confirmed that the barn on the other side of the road would be raised in answer to Rapson's inquiry.

Mr. Lee Cole, a resident of Crabapple Lane, addressed Council and stated that he owned the 10-acre tract next to the property proposed for rezoning. He said he and his family thought that one-acre lots were appropriate for the property.

Fritz asked if the applicant would be willing to put something in the covenants because lots 35, 36, 37, and 38 backed up to the Georgia Power sub-station. Dillard said yes, that they would do whatever they had to do to protect the marketability of the lots.

In answer to Tennant's inquiry about the potential number of lost lots, Dillard replied the applicant was not certain, but he thought it was at least two. Dillard said further that he had handled many residential zonings throughout the region where there were undisturbed buffers and that they were accomplished with covenants at the time the occupancy permits were given.

Lenox inquired about the odd-shaped piece of property surrounding the water tower and stated that he would like to see a conservation easement for the protection of that land because it buffered off both the water tower and the sub-station. The applicant, Jimmy Halligan, President of Hyland Developers, Inc., addressed Council and stated that a large portion of that piece of property would be absorbed by the greenbelt, that there would be a small corner of it close to the sub-station that would not be included in the 100-foot buffer, and that this was the area he had previously talked about deeding over to the City for park purposes. He said he had been holding this property back in case he had a problem with the yield, to possibly use it as part of the calculation, but that it was not usable for him.

Lenox clarified that the plan was for 45 units, including the existing home, on 58 acres and that the

applicant would be willing to discuss that piece of property with staff.

Rapson cautioned the applicant that he was very committed to protecting the buffering along Highway 74 and noted that the plan was actually 78% less density than the plan presented a year ago.

Dillard addressed Council and stated that the applicant was not conceding that the 100-foot buffer requirement was reasonable at this point, but that he and the City Attorney had been creative in the past and felt they could be creative again to allow for satisfaction on both sides. He said if this would be agreeable with the City, they would do this as part of the conceptual site plan process, but that it was really premature to discuss it tonight.

In answer to Tennant's inquiry regarding whether the 15 acres the applicant intended to purchase from Pathways was contingent upon the rezoning request, Halligan replied that contractually it was not contingent, but that a significant amount of money would be lost if that obligation was not fulfilled. He added that he had not purchased the 15 acres yet however.

Mr. Greg Francis, a resident of Crabapple Woods Subdivision, addressed Council and stated that he was in favor of the plan, but asked if any thought had been given about school district lines. McMenamin stated that right now the schools were designated, but that she had recently learned that there would have to be some redistricting in about three years or more as they build new schools.

Lenox advised that the City had received a detailed letter from the Fayette County Board of Education, and that they had indicated there was existing space at the middle school and high school level for this area; however, they did have an overcrowding condition at the grade school level. He said that was why the thrust of their plan for the new bond money was to build three new elementary schools, one of which would be in the Peachtree City area and should relieve that situation. Lenox quoted from the Fayette County Board of Education letter, stating "The Fayette County Board of Education expended an average of \$6,050 annually to educate each student in the system." Lenox said this was a correct number because he had done some research on the matter, but what they did not point out was that approximately \$4,000 of that money comes from the State. Lenox said he had done some math on this because it was an ongoing concern and that Mr. Halligan had stated in his application that the anticipated market value of these homes would be about \$350,000. He said a \$350,000 home generated (in school operating taxes) \$2,800 a year. Lenox said he thought the school board would get ahead of the curve and other than the overcrowding situation at the elementary level, which would last for another 12 – 18 months, we should be okay and the development should pay its own way.

In answer to Mr. Francis's inquiry as to whether the development would be in place before the redistricting of the school lines, Lenox said he understood that the school board's plan was to come on line with the first two new elementary schools by 2002. Lenox asked Halligan for confirmation that the development cycle would be 12 to 24 months, so that some of the houses might be completed before that time and some would be completed after that time.

Tennant and McMenamin confirmed that the children from this development would go to Kedron. A citizen from the audience asked who would make the final decision on the 100-foot buffer and would it go back before the Planning Commission. Lenox said probably not because the 100-foot

buffer existed by ordinance. Lenox said he felt this would be a safeguard because staff would work on it, the Planning Commission would review it, and then Council would take action dependent upon the results.

Lenox called the Public Hearing to a close so that Council could debate the issue. Lenox said the plan set a tone for the area that bode well for the future and gave the City reasonable control over what happened there.

McMenamin commented that she agreed the area had been troublesome and thought this plan was what was needed to maintain some equity and ownership there.

Tennant said he thought it was a good plan and that he felt a reasonable compromise would be worked out. Tennant said Mr. Francis' comment about the school situation had been his major problem because it would probably be about a 25% overload at Kedron Elementary. Tennant said he had a son that attended Kedron Elementary School and asked the City Attorney if he should abstain from voting. City Attorney Rick Lindsey advised that if Tennant felt uncomfortable, he had the right to abstain, but that he did not have a problem from the Ethics Ordinance point of view.

Lenox made a motion to approve the rezoning specifically for the 43 acres plus Lynch tract with the conditions imposed by the Planning Commission and with the understanding that the applicant, City staff, the Planning Commission and the City Attorney (in the conceptual review process) would seek to find a compromise that adequately protected the City's 100-foot greenbelt/buffer and gave the applicant the opportunity to do the best he could with this subdivision. Fritz added that the motion should also include language about the fact that lots 35, 36, 37, and 38 back up to the sub-station. McMenamin seconded the motion. Motion carried unanimously.

03-01-12 Public Hearing – Rezoning – Jet Limo, Falcon Field & Victor Road

Lenox advised that a letter from Michael Rossetti had been received requesting that his rezoning request be withdrawn. Lenox said he assumed this was done with prejudice, which meant the applicant would not be allowed to submit another rezoning request for six (6) months.

03-01-13 Discussion of City Clerk Position

Lenox said this was a follow up item that was discussed at Retreat. Lenox reminded Council that City Manager Jim Basinger had been appointed Acting City Clerk through the end of March so that staff could develop a long-term plan; however, due to preparations for Retreat that had not been accomplished yet. Lenox said the discussion at Retreat resulted in extending the appointment for a period of time – possibly June 30th or the end of the fiscal year so that the position could be made a part of the new budget.

McMenamin said she would like Council to reappoint Basinger as Acting City Clerk for up to ninety (90) days. McMemamin asked if perhaps Council could schedule a casual workshop to discuss the City Clerk position and decide what Council wanted the City Clerk description to be (not a fixed job description), but what the responsibilities would be. She said further that Council had each received packets of information regarding City Clerk responsibilities

from other cities, and that she thought Council had enough information to discuss it together. She said the workshop would have to be advertised of course.

Lenox said that since he had become Mayor, Council had not held workshops on a regular basis and that lately he had been concerned because he felt *not* having workshops inhibited group dialogue among Council. Lenox said no one had a corner on the best ideas and that collectively Council was much stronger than they were on an individual basis. He said it was difficult not to find yourself in a position of advocacy when Council knew they had to make a decision, and that he thought Council should hold periodic workshops – perhaps one every couple of months that were, of course, public meetings. He said the same thing applied to citizens because when citizens attended Council meetings they were there to advocate – not to necessarily discuss and learn. Lenox said that, even though it would take more time because it would add to the meeting schedule, the workshops could be limited to one or two subjects.

McMenamin said that most of the time when Council discussed items at a Council meeting, they were taking the public and the applicant into consideration and the general discussion was missed among themselves as far as ideas and formulating thoughts were concerned. She said the decision regarding the City Clerk's position was very important and that it would serve not only this Council, but future generations of Council, and she thought it was the appropriate time to begin this process.

Lenox commented that from the public's perception, they might think Council talked to each other a lot, but that the fact of the matter was they did not. He said not from any lack of desire, but through the fact that the Mayor and Council were part-time positions and that it was rare if Council discussed issues one on one. He said this left Council in the dark as to what they were thinking.

McMenamin said the workshops would also allow the Press the opportunity to see that Council was working through issues in public, and hopefully, the Press would respect the nature of such a workshop as well.

Tennant commented that logistically speaking it would probably make sense to schedule the workshops about 5:30 or 6:00 p.m. just prior to a Council meeting. McMenamin confirmed that there was a 24-hour notice requirement for public meetings.

Lenox suggested that Council remand the matter of public workshops to City staff. Tennant asked McMenamin for clarification about the language regarding reappointing Basinger as Acting City Clerk for "up to 90 days."

McMenamin made a motion to reappoint City Manager Jim Basinger as Acting City Clerk for "up to 90 days" *subject to change* so that a step process could be developed for advertising public workshops and other tasks related to the City Clerk position and so that Council could work through the matter. Lenox confirmed that Basinger would be reappointed as Acting City Clerk until June 30th. Tennant seconded the motion. Motion carried unanimously.

City Attorney Rick Lindsey asked that the motion be modified to reflect that the period of time Basinger was to serve as Acting City Clerk would be *through* June 30th so there would be a

definite cutoff date. McMenamin amended the motion to reflect this change. Fritz seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

01-01-11 - Discuss Charter Revisions

City Attorney Rick Lindsey addressed Council and stated that approximately ten (10) changes had been made to the City Charter as a result of Council's discussion at the March 29th City Council meeting. Lindsey reviewed the latest proposed draft of the Charter as set forth in his March 20, 2001, letter (attached to and made a part of this official record). To simplify the review, the following substantive changes were listed, but minor semantical changes were not listed.

- *New Section 2.5 for the duties of the Mayor Pro Tem. This language was moved from the old section 2.9(a).* Lindsey said this would make it easier to find where the duties of the Mayor Pro Tem might be.
- *New Section 2.6 for the duties of the council members.* Lindsey advised he had taken the language that former Mayor Fred Brown had suggested and that Councilmember Rapson had amended.
- *Sections 2.7 to 2.22 (old sections 2.5 to 2.20) have been renumbered to make room for the two new sections discussed above.*
- *Revised Section 2.12 (old 2.10) entitled "Council Interference with Administration."* Lindsey said this section had been completely revised as a result of the lengthy discussion at the March 15th Council meeting.

Regarding the changes to *Section 2.12*, Rapson asked Lindsey if a Councilmember were asking a staff member for information they could easily provide, would the Councilmember be indirectly *directing* them. Lindsey said yes, but Council had to have the right to obtain information. Lindsey gave some examples of a simple request and a request for something that would involve a great deal of staff time (not knowing what other tasks that staff member's supervisor had scheduled). He said, of course, this information would need to be coordinated, and that it could be considered interference, but very minor interference.

Rapson commented that the other side of the argument regarding City Manager matters, was that just because the employee could quickly and easily assemble the requested information, it did not mean that it was something that should not be routed through the City Manager, and at that point it would become a judgment call for the City Manager to make sure staff had some direction for some of Council's requests.

Lindsey said in his opinion, it should not be a brick wall whereby Council could absolutely not have any conversations with staff, but that it needed to be information that was very simple to obtain. He said further that Council could always advise the City Manager that they needed to speak with a Director or Chief about a certain matter.

Lenox said he felt this section captured the idea that Council was perfectly free to ask for information or ask questions, but that Council needed to be cognizant of when these requests started making demands on time within the purview of the City Manager's control

on an overall basis.

- *Deleted Section 2.18(b)(ii) (old section 2.16(b)(ii)).* Lindsey said this section was in regard to whether a sitting Councilmember could *not* apply to be the City Manager for two years. He said after having spoken with former Peachtree City Assistant City Manager Joe Morton (currently the Fayetteville City Manager), he thought this item should not be included in the City Charter, but that there would be more protection in an ordinance (which could be easily amended). Therefore, perhaps a *waiting period* should be put in ordinance form (e.g., perhaps in an instance where the City Manager retired or left and there was a qualified person on City Council).

Rapson said he agreed that perhaps an ordinance could be written to include exceptions (e.g., normal retirement, etc.), some event that was not brought about by a displacement or resignation.

- *Added the phrase "Unless waived by the Mayor and Council" to the beginning of Section 2.18(e) (old section 2.16(e)).* Lindsey said this pertained to the bond that could be required of the City Manager and was suggested by former Mayor Joel Cowan unless waived by Mayor and Council that the City manager *shall* post a bond. Lindsey added that the bond premiums were paid by the City.
- *Added the words "mayor and" preceding the word "council" to Section 2.18(f)(11) (old section 2.16(f)(11)).* Lindsey said the previous draft said *required of him by Council* and that it would be clearer to say *To perform such other duties as may be required of him by the mayor and council.*
- *Deleted the second sentence of Section 2.18(g) (old section 2.16(g)) and added "and council" following the word "mayor" in the remaining sentence.* Lindsey explained this was the City Manager reporting to Mayor and Council section. Lindsey said the language had previously stated that the City Manager reported to Council no less than once a week and that it seemed restrictive or forced; therefore, he changed it to *shall consult with and report to Mayor and Council as required.*

Fritz commented that she had some concern about having so much detail regarding the City Manager's jobs and duties in the Charter. She said it seemed to her that it should be included in a contract or an ordinance. Lindsey said he did not have a problem leaving the bulk of the language in the ordinance if that was what Council desired.

Rapson asked Lindsey what impact it would have if you had a legally binding contract with a City Manager and you also had language in the City Charter and in the ordinance. Lindsey said the ordinance could not violate the Charter, so if the contract said something contrary to the Charter, the Charter would supersede because Council would have acted without power or exceeding its power.

Lindsey said if you wanted to rank them, the City Charter would supersede the ordinance, which would supersede the contract. Therefore, if a contract was drafted, the City Attorney would have to look at the City Charter and the ordinances to ensure that the contract dovetailed accordingly.

Lindsey said if Council wanted him to take the detail out of the City Charter regarding the City Manager's position and put it back into an ordinance, he would have no problem with it. He said he would, however, highly recommend that the City Manager's position be created in the City Charter and put the detail (which would give more flexibility) in the ordinance. Fritz said that would be her preference.

- *Revised slightly Section 4.1*
- *Revised slightly Section 4.4.*

Lindsey said the changes to Sections 4.1 and 4.4 did not merit any discussion as he had taken Cowan's suggestions, that it was just a question of semantics and that the intent was not changed.

Lindsey suggested that Council schedule a couple of public hearings on the proposed changes to the City Charter, provide copies of the present Charter and a copy of the new Charter for the public to review at City Hall and at the Library to see if the public had any suggestions. Lindsey said following the informal public hearings, if Council wanted to adopt the revised Charter, then two readings would be required, a copy could then be filed with the Clerk of Superior Court and the City Clerk, then the changes could be advertised and adopted. Lindsey suggested holding off on the procedure to adopt the changes to the City Charter until the informal public hearings were completed.

Tennant asked if the 22-page document prepared by staff that outlined the changes and the reasons for the changes could be made public as well. Lindsey confirmed that this document, the old Charter and the revised Charter could all be provided to the public.

Rapson commented that he thought this should be one of the topics at one of the workshops discussed earlier this evening. Tennant said he would prefer scheduling three or four public hearings if need be. Fritz added that she would like to schedule some workshops in between the public hearings so that Council could discuss and digest the information.

Lindsey said if there was a lot of discussion coming from the general public, he would agree with Tennant that the City should schedule additional workshop meetings.

Lenox said that, in order to give Lindsey time to complete the revisions and give staff time to advise the public, that a public workshop would be scheduled from 6:00 to 7:00 p.m., prior to the May 17th City Council meeting and that Council would also discuss the item in a public hearing at the regular City Council meeting on May 17th. Lindsey added that he would make the revision to the City Manager provision of the Charter and provide it to Council prior to that time.

COUNCIL/STAFF TOPICS

McMenamin advised that someone had suggested that Peachtree City dedicate an historical marker designating Sumner Road as the last remaining piece of road that was the original Stagecoach Road (previously called the upper Newnan Road) for future preservation. She said she intended to pursue the matter with the Historical Preservation Society and may come back before Council to request funding or assistance.

Lenox made a motion to take a five-minute recess before reconvening into Executive Session to discuss a litigation matter. McMenamin seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

McMenamin made a motion to adjourn the meeting. Rapson seconded the motion. Motion carried unanimously.

Attest: Robert L. Lenox, Mayor

Jim Basinger, City Clerk

**2001 CITY COUNCIL RETREAT
MINUTES
March 23 – 24, 2001
Wyndham Peachtree Conference Center**

Friday, March 23, 2001

Mayor Lenox called the meeting to order at 1:00 p.m. Councilmembers present were Mayor Lenox, Annie McMenamin, Steve Rapson, Carol Fritz and Dan Tennant.

Council Discussion

Library Funding – Rapson noted that the Peachtree City library received relatively low funding compared to facilities in Fulton County and asked how Council felt about providing \$20,000 to \$25,000 from Council Contingency to allow for the purchase of additional books or subscriptions. Lenox said the item should be discussed with the library Commission on Saturday to determine how the funds would be used. Lenox said Council's annual allocation to the library had probably not grown in proportion to the population.

Tax Equity – City Manager Basinger said Rapson had requested a brief review of the tax equity issue. Lenox said in his discussions with former county Finance Director Emory McHugh, McHugh had implied that the Mayor's analysis had some credibility, and Lenox asked Rapson if he had gotten the same impression from McHugh. Rapson said he had understood there to be some validity to both Peachtree City and the county's viewpoints. Lenox noted that the sales tax distribution really had nothing to do with the evaluation, saying that the \$15 million collected countywide was distributed on a population basis, and that Peachtree City received a third of it because it made up a third of the county's population. He indicated that, in reality, the entities determined what funds were needed then factored in the sales tax rollback. Lenox felt the simplest way to explain the issue was to look at the county's revenue items and determine how much came from Peachtree City, then look at the expenses and determine what items benefited Peachtree City. The net effect was that Peachtree City residents sent \$9.5 million to the county and only received between \$6.5 and \$7 million in services. Lenox said that even if his results were double the existing conditions, the county was receiving \$1.25 to \$1.5 million in overcharges on property taxes while Peachtree City was struggling for revenue.

City Clerk Position – Basinger said he had outlined three options for the City Clerk position in a memo to the Council. Option one was to hire another City Clerk with the existing job description. Option two was to appoint the City Manager as City Clerk and hire an administrative assistant to assist Council, take minutes, etc. Option three was to appoint the Director of Administrative Services as the City Clerk. Basinger noted that, while he could support all the options, his first preference was the appointment of the Director of Administrative Services and his secondary preference was the appointment of the City Manager. McMenamin said the first priority was for Council to determine the duties of the position, and then determine how to implement the duties. She suggested extending Basinger's appointment until the decision was made. Rapson asked how long it would be before the Charter changes were made. Lindsey said the changes should be adopted locally, and then forwarded to the General Assembly for their re-adoption next year. Council asked that the reappointment of Basinger as Acting City Clerk be placed on the March 29 agenda, and that the City Charter agenda item be changed from a public hearing to discussion. Tennant suggested holding public hearings on the charter once monthly in April, May and June.

Endowment Committee for Cultural Arts – Basinger noted that ECCA had prepared a packet for Council's review pertaining to their request to lease the Westpark theater space.

Finance

Lenox said staff had done an enormous amount of work projecting the city's financial future, and he had looked at the data and tried to tie in all the factors within the context of the political overview and had a presentation on this review.

Lenox gave a presentation to the Council.

Lenox said he had started with several premises. First, the city had devoted a large portion of each year's Public Improvement Program (PIP) to the development of heavy athletic facilities. Although not many projects remained, some were still in upcoming PIPs. Lenox noted that the current facilities were accommodating all the teams, including non-residents, without any significant wait, and felt that no further athletic fields were necessary. If usage became a problem, limits or additional fees could be placed on non-resident usage.

Second, the city had historically paid cash for major projects over the years. This was not really equitable because items such as the new Leach Fire Station were completely paid for with existing residents' money, and future residents who would receive benefit from the station would not contribute to its construction. The city needed to begin financing long-term improvements with long-term financing.

Third, shorter-lived assets such as vehicles and equipment should be financed over the life of the asset to fairly distribute the cost throughout the population that would benefit.

Lenox said that, based on these three premises, he had reviewed the PIP. He also noted that some extensive city resources, namely the airport, the amphitheater and the tennis center, were managed by two Authorities, to whom Council had never really given goals or expectations. Lenox said he felt the Development Authority should recruit industry for taxes, jobs and civic support; enhance the quality of the amphitheater; complete the tennis center; and accomplish these goals in a businesslike manner on a "break even" operational basis with annual support from the city of no more than \$180,000. Lenox noted that the Development Authority currently had a lot of debt that was financed on a short-term, high interest basis.

Lenox's goals for the Airport Authority were to create hanger/tie down space for approximately 325 single or twin engine aircraft and have same fully occupied, primarily for the use of recreational fliers; support business jet traffic; hold an annual air show; provide class A service to recreational and business users; foster aviation support services; and accomplish these goals in a businesslike manner on a "break even" operational basis with annual support from the city of no more than \$120,000. Two additional goals, after the accomplishment of the above, would be to become "home" for five business jets, but no more, for the significant property taxes and consistent revenue; and to foster aviation related business around the airport with "through-the-fence" agreements. The Airport Authority also had a lot of short-term, high interest debt.

Lenox then said he looked at all the projects in the PIP through 2006 and came up with the following financing options:

1. Essential Facilities to be financed through Georgia Municipal Association Bricks & Mortar program:

Public Works Auto Shop	\$100,000
Kedron Maintenance & Storage Building	\$100,000
South 74 Maintenance & Storage Building	\$75,000
Neely Station Upgrades	\$175,000
Smoke/Burn Training Building	\$250,000
Fire Training Tower	\$350,000
City Hall/Public Works Remodeling	\$250,000
Roller Rink - Restrooms & Concessions	\$150,000
West Side Fire Station	\$800,000
Public Works - Three Bay Facility	\$100,000
Total of GMA Bricks and Mortar	\$2,350,000

2. Bond Issues

Bond Issue - Ballot 1

Airport Authority Debt	\$1,400,000
Airport Improvements	\$200,000
Total of Ballot 1	\$1,600,000

Bond Issue - Ballot 2

Development Authority Debt	\$600,000
Tennis Center - Final Phase	\$2,500,000
Amphitheater - Final Phase	\$200,000
Drake Field Land	\$325,000
Drake Field Improvements	\$225,000
Kedron Expansion - 1 Court and Gymnastics Gym	\$1,200,000
Total of Ballot 2	\$5,050,000

Bond Issue - Ballot 3

Community Center (to include 250 seat performing arts center, kitchen, seniors' area, teen area, and multi-purpose space – 44,000 sq. ft. at \$125	\$5,500,000
Total of Ballot 3	\$5,500,000

Bond Issue Costs	\$500,000
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Total of Bond Issues	\$12,650,000
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TOTAL	\$15,000,000
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Lenox said that, with the increase of Hotel/Motel tax to 5% to be used for payment on Bond Issues one and two, as well as the subsidies to the Development and Airport Authorities, the bond projects could be accomplished for .15 mils in property taxes, or approximately \$1.00 per month on a \$200,000 home. Through this option, 64% of the projects would be paid for by visitors to the city via the Hotel/Motel tax, 12% would be paid for by commercial and industrial property owners, and 24% would be paid for by residential property owners.

Lenox then asked the Councilmembers how they felt philosophically about his proposal. McMenamin said she liked the fact that the Community Center would be placed before the public to vote on because past support may have been skewed by the specific groups who wanted the center, without getting input from probably two thirds of the community. Lenox agreed, adding that if things kept proceeding in the same manner, the city would be scrambling to find the needed funds for these projects, and that was not the best way to operate financially. Tennant said that, theoretically, he was very much in favor of the proposal, and that, although paying cash was nice, future residents weren't paying their fair share. Salvatore added that the city's 1993 bond could be included in the refinancing to obtain a better interest rate.

Tennant asked if the Mayor's prices for the community center included land. Lenox said that the numbers were speculative, but the city already owned three potential locations, Shakerag Knoll, the BMX track (which could be easily relocated), or the 22 undeveloped acres at the South 74 Baseball/Soccer Complex. Rapson was supportive of both the bond and the Bricks and Mortar proposals. He noted that new facilities would also have operating costs, and Basinger said those would have to be more thoroughly researched, noting that the city did have some experience due to the projected versus actual operating costs for Kedron when it was on the 1993 Bond. Rapson asked if the subsidies for the Authorities would be enough. Lenox said that, if the debt service were removed from their budgets, it would squeeze them some but be sufficient.

Lenox said he wanted to present the idea because November would be a good opportunity for a bond referendum. Tennant said that, if viewed as an investment for the community, it should not be a big problem. Rapson asked if there would be legal restrictions on using the Hotel/Motel taxes in this manner. Lenox said that there would be some necessary steps, but he felt the city could make it work. Rapson asked if the city could proceed with the Bricks and Mortar funding, and McMenamin asked that it be put on an upcoming agenda.

Lenox asked if everyone could support the proposal, noting that the elected officials would have to be the ones educating the public. Rapson said that staff would need to ensure good financial projections for the construction and operating costs. He also mentioned that GMA would require some fixed asset to be used as collateral in the Bricks and Mortar program, and suggested City Hall. Lenox said that the issue needed to be placed on an agenda, with instructions for staff. Basinger asked if the Hotel/Motel tax increase could be considered prior to the November referendum. Council instructed him to put the item on an upcoming agenda.

Director of Financial Services Paul Salvatore gave a presentation on finances (Presentation included in official meeting folder), first reviewing the city's Ten-Year Revenue and Expenditure Projections and Debt Financing Options. Rapson said he would like to see the Bricks and Mortar funds included as a separate revenue line item with the existing debt indicated to prevent any confusion. Also, he suggested isolating the staff savings as salary and benefits only. Lenox said that the projections could assume the projects were implemented, the tax digest would grow, factor in the operating costs and go from \$1 million to \$3.5 million in reserves, and show how that translated in Millage rate each year.

Salvatore then addressed Financial Policies, noting that the city currently had policies for investments and accounting controls. He felt policies were needed for debt administration, revenue administration, budget preparation and budget implementation. He said staff could draft the policies, but needed Council guidance regarding the quantity of cash reserves that should be maintained. Lenox felt that three months of uncommitted cash reserves would be appropriate, and proposed setting minimums and maximums in three categories: a designated fund reserve account with a minimum of

8.5% and a maximum of 12% of General Fund revenues; Council Contingency with a range of 2.5% to 4%; and Self Insurance with a range of 5.5% to 6%. This would give a total target of \$3 to \$3.5 million in reserves in the three categories to work toward over the next ten years.

Rapson noted that all checks except payroll required physical signatures, and asked if Council felt automated signatures could be used on the other checks. Basinger said that, as long as he continued to receive all the backup data for checks, he could support it. Salvatore added that signed checks were still reviewed by Basinger. Tennant said the change could improve efficiency as long as control was not relinquished. McMenamin asked where the checks and balances would be to prevent fraud. Basinger said that the initial documentation would serve as a check, and Salvatore said there would also be a password on the signature file. Basinger also noted that the requisitions were reviewed before checks were cut.

Rapson also noted that Council received a report on budgeted items less than \$25,000, and if projects came in within the approved budget, they did not come back before Council. He said he would like to increase that amount to \$30,000 or \$35,000 to cover items such as vehicles, which had increased in cost. Tennant said that he liked seeing the majority of expenditures. Lenox suggested possibly not listing it as an agenda item for a vote, but listing all the expenditures over \$15,000. Fritz suggested utilizing the Consent Agenda. Basinger said that, at the current time, anything over \$25,000 was already on the Consent agenda, and the monthly report included any unbudgeted items over \$5,000 to \$10,000. McMenamin was concerned about projects being approved in segments to fall under the \$25,000 cap that the Mayor and City Manager were authorized to approve. Lenox said the only real problem was the unbudgeted items, and Rapson noted that those had to come before Council. McMenamin requested some guidelines regarding the \$25,000 authorization might be in order to ensure that the total project fell within that amount. Lenox gave a recent planning charette as an example, noting that he was authorized to spend up to \$25,000 of unbudgeted money, but he shouldn't spend \$15,000 this week, \$15,000 more next week, and \$15,000 more next month on the same thing. McMenamin asked if the Mayor super-ceded Council when Council voted not to fund something, saying she felt the Mayor shouldn't have the right to approve it, even if it fell within the \$25,000 range. Tennant asked if the Mayor's expenditures didn't have to come before Council because it exceeded the \$5,000 limit making that a requirement. McMenamin said that Council had authorized the Mayor to approve expenditures up to \$25,000 at some point, but it needed to be part of the Ordinance. Tennant also felt that, in the cases of any large sums of money, Council needed to know what it was for and why it was being spent. Council asked City Attorney Rick Lindsey to check on this authorization and report to them.

Salvatore was asked to draft the appropriate financial policies and place the item on a future Council Agenda.

Private Streets

Tennant asked that the Private Streets agenda item be discussed at that time due to the presence of several neighborhood representatives. He said he had been contacted by Mr. Koldoff about four months prior regarding several communities with private streets. Lenox asked which streets, and Fritz noted that there were a total of 32 subdivisions potentially affected. Director of Developmental Services Jim Williams said that there were 12 single-family, eight multi-family and 12 commercial subdivisions that had private streets. The developers sometimes chose this option to control the use, obtain more lots, reduce the per unit land cost, increase their return and avoid meeting the right-of-way requirements. He said that, although the arrangement appeared to benefit only the developer and

future owners, the city saved a substantial amount of money in maintaining those streets. Also, several well-planned and interesting projects had resulted that would not otherwise have been possible.

Williams said that, if the city assumed ownership of these private streets, they would have to develop a policy defining which streets were eligible; increase the Public Works street maintenance budget; issue variances for each piece of property due to non-compliance with the setbacks and other standards; re-plat the subdivisions in which the streets were currently part of the lots; and prohibit all future private streets (Presentation included in official meeting folder).

McMenamin asked if the developers got an incentive to use private streets other than the increase in lots. Williams said no. Fritz noted that the homebuyers presumably benefited through a reduced price on the homes. Williams said that, in some cases, allowing private streets gave some design flexibility, noting that this was the only way to achieve the Charleston appearance used in North Cove. Rapson asked if the Land Development Ordinance should disallow private streets in the future. Williams said there had not been a problem with the procedure in the past, adding that it allowed for creative design and in some cases better development. McMenamin asked about the streetlights, and Williams said that on private streets, the homeowners association had the lights as well.

A resident commented that some associations paid for the lights while some rented the poles. He said that, although the resident responsibility for street maintenance was in the covenants, that responsibility was not explained, and could be perceived as street sweeping or snow removal or something else. McMenamin asked if the item should be placed on an agenda. Another resident said she had been advised her streets were built to city standards, so that wouldn't make them an additional burden to the city. Rapson noted that might be true in her case, but other neighborhoods were not to code. Tennant said bringing those up to code would be a major one-time expense. McMenamin said she assumed most of the subdivisions with private streets would want to convert to public for the relief in expenses. A resident said her subdivision wanted their streets to be public, but such was not the case for all the subdivisions, and city shouldn't require the conversion. Another resident said their Millage rate was the same as for residents on public streets, so they were being shortchanged by not receiving the street maintenance from the city. Tennant said that, on the other hand, they did use the other public streets in town. A resident said that only eight percent of her neighbors knew the streets were private when they bought and nothing was in the covenants other than the responsibility for maintenance, which had a very broad interpretation. McMenamin noted that, if the city spent the money to accept the street, other taxpayers would be paying for it. A resident said that to avoid that, perhaps the subdivisions could bring the streets up to code before turning them over. McMenamin asked that the subject be placed on an agenda, and Tennant said the issue was similar to the tax equity issue.

2001 Construction Projects

City Engineer Troy Besseche reviewed the 2001 construction projects (Presentation included in official meeting folder), including the renovations to Public Works and City Hall, transportation projects, recreation projects and miscellaneous projects. Basinger mentioned that, in all probability, the grand opening events for the new Police Station and for the new Leach Fire Station would be held on the same day.

Due to the Mayor's proposal and time constraints, Council did not specifically discuss the hotel/motel tax increase, the acquisition of Drake Field, the five-year staff plan or the five-year Public Improvement Program.

Division Personnel Requirements

Basinger said that two additional full-time and two additional part-time positions were being sought for 2002 (Presentation included in official meeting folder). Tennant asked about the mechanic position, noting that the city already had four. Lenox asked if much mechanic work was contracted out. Basinger responded that very little was, and the city maintained all police and fire vehicles, and contracted to maintain WASA's vehicles. Rapson asked if the new auto shop facility would require additional staff. Director of Public Services Colin Halterman said the new facility would primarily handle fire and police vehicles, noting that the current shop could not accommodate the new, larger fire trucks. Rapson said he felt all the proposed positions were warranted.

Revenue Analysis

Salvatore began a presentation on the current revenue sources for the city (Presentation included in official meeting folder), and the proposed adjustments to those revenues. He noted that most cities charged occupational taxes based on the gross receipts of the business, while Peachtree City charged per the number of employees. Charging based on gross receipts had a much higher administration cost. Staff proposed raising the fee from \$12 to \$15 per employee, keeping the minimum payment at \$75 per business, eliminating the \$1250 maximum or raising it to a \$1500 maximum. Staff also recommended charging a \$50 administrative fee and a \$50 home occupation inspection fee. Lenox suggested charging \$15 per employee for the first 100 employees and \$5 per employee thereafter. Basinger noted the general concern businesses would have when fees started to rise, and said the suggested changes were proposed to try to maintain reasonable increases. Tennant asked about gradually phasing to gross receipts, since Peachtree City was one of the few that did not charge that way. Lenox suggested placing the \$1500 maximum fee next year, then raising it by \$500 per year to achieve the appropriate cap. Rapson noted that \$1562.50 would increase the maximum by the same percentage as the per employee increase. Fritz agreed that the percentage of the increase should match. Rapson said the city should advise the larger businesses that it would be raising the maximum over the next four years. Tennant said he was not in favor of the \$50 home occupation inspection fee. Salvatore said it was a common fee in other areas because Code Enforcement time was expended ensuring the business was operated properly. Tennant said there were probably 600 home occupations registered, but probably many more that weren't, and the additional fee would penalize those who had complied and registered. Rapson also noted that any fees would also have to be justifiable costs. Lenox asked what the administrative fee would be for, and Salvatore indicated that would cover setting up and making any changes to the accounts. Lenox agreed that charging \$75 to a home business was enough.

Salvatore then presented staff's recommended increases for the alcohol licensing fees and taxes. He also proposed a five-year implementation schedule for raising the fees Peachtree City was currently under charging (relative to other communities). Tennant agreed that a gradual increase seemed fair.

Williams reported that there were no problems with the building department fees.

Recreation Administrator Sherry McHugh addressed recreation fees, noting that increasing the out-of-county fees would be appreciated by residents. Tennant expressed concern about the proposed

increases in Gathering Place meeting room rental rates, which would double. McMenamin said the fees were still low, especially when people paid over \$18,000 for a wedding, which was a typical use of the room. She added that large rentals also impacted other users in the facility. Lenox noted that non-profit groups were not charged to use the rooms. Director of Leisure Services Randy Gaddo said the rental rates had not changed over the past several years, and the new rates were still lower than most other places. Tennant asked if the increase could be incremental to avoid doubling the fee at one time. Basinger suggested increasing the fees to \$25 for the small room and \$40 for the large room as the first step. Council then discussed the tennis court rentals, noting that there would probably be more requests once this opportunity was in place.

Director of Administrative Services Jane Miller addressed court fines, noting that Judge Powell was not recommending any changes at this time. Tennant felt that the school zone speeding fines were too low, equating to only half of what was charged in Tyrone. Lenox said that Peachtree City's school zones were somewhat confusing because we did not have the flashing light warnings that Tyrone had. Tennant asked about putting the fine on the school zone signs, and asking the Judge to increase the fines. Lenox suggested having Lindsey, as City Solicitor, approach the Judge on this matter. One addition to the court fines that was being recommended was an addition of a \$1 to \$3 technology fee to cover the costs of computers, software and integration with the Police and Finance software systems. Council had no objection to adding on a \$2 technology fee. Fritz also mentioned a problem with school zones, saying that when drivers turned into a school zone after the zone had started, there was no additional signage to alert them to the zone. Basinger agreed that there should be a sign.

Miller reported on non-profit organization funding for the past year, saying that \$23,000 out of the designated \$25,000 had been donated. She said the new policy in place was more manageable for staff. Tennant was in favor of retaining the \$25,000 maximum, but felt reducing all donations to \$5,000 would allow more donations. Fritz noted that Fayette Senior Services (FSS) and the Fayette Council on Domestic Violence (FCDV) were currently receiving more than \$5,000. Tennant thought they should receive donations in line with the other requests. McMenamin noted that FSS and FCDV brought specific monetary requests to fund specific programs, and she was not in favor of cutting support to those entities. Rapson felt it might not be consistent to cap donations to schools for the playgrounds at \$5,000, when other entities could request up to \$7,500. Miller noted that, unlike the schools, which provided a shared playground agreement, FSS and FCDV provided basic human services that the city did not provide. McMenamin said she was comfortable with the cap on the school requests, but not on reducing funding for basic needs. Tennant stated that capping each request would allow for one additional request per year. Rapson felt the policy should remain as is. Lenox agreed that the basic services provided to residents were important. McMenamin also noted that Peachtree City gave less to FSS than Fayetteville gave, and wanted it to remain as written.

Recreation User I.D. System

McHugh highlighted the possible addition of a Recreation User I.D. system (Presentation included in official meeting folder), noting that the primary area that had problems was Kedron Fieldhouse and Aquatic Center, during open gym and open swim times at peak times. Basinger said staff's position was that such a system was not currently warranted, and McMenamin agreed that the city didn't want to create a problem where none existed. Tennant said he had received calls from citizens upset that they couldn't use the basketball courts because they were in use by non-residents. Kedron Manager Jim Miller noted that city residents could bring a guest. He added that, even during the busiest summer season, they only saw 18% to 20% use by non-county residents. Tennant said the city didn't need to be funding people from outside the city. Rapson said that, if patrons saw a problem with non-

resident overcrowding, they should bring it to the attention of the Kedron staff. Rapson said the problem with I.D. cards would be that people, especially children, would forget them. Council felt it would be appropriate to put a notice in the UPDATE and possibly some signage at Kedron asking people with concerns about the facility to let the Kedron staff know. Rapson suggested checking I.D.s every couple of hours, but Gaddo felt that could create problems if residents didn't happen to be carrying identification. Lenox felt that the issue should be monitored, but he was not in favor of taking direct action until the city needed to. He added that, as a major employer in town, he would have a real problem if his employees, who might live in Peachtree City, Fayetteville, Coweta and Spalding, couldn't participate in the basketball program. Gaddo suggested that memberships might be an option at some future time. McMenamin felt staff's recommendations were appropriate, noting that the primary objective was to provide a safe environment. She asked staff to inform Council if there were problems, and Tennant added if citizens felt unsafe. Lenox noted that Miller had handled a couple of previous incidents well, but if someone felt unsafe because people they didn't know were in the gym, there might not be any way to make them feel safe.

Employee Medical Insurance

Miller discussed medical insurance (Presentation included in official meeting folder), noting that employees had been surveyed about their satisfaction with the current health insurance. She requested that staff be allowed to bid out the insurance as both self-funded, as was currently in place, and fully funded. Tennant pointed out that 90% of employees indicated that they were somewhat satisfied or better with the current program, and said he would be interested in knowing what other cities offered. Miller said several entities offered well adult and well baby programs. Lenox said it was probably time to look at the whole program, but cautioned the city to be extremely careful due to the skyrocketing costs of insurance, particularly prescriptions, which could make up 20% of the program. He added that, on the other hand, employees liked drug cards and copays, even if they were higher, because they still had less out-of-pocket expense. That type of program ensured that those who used the system more also paid more. McMenamin said she had been told that existing employees were critical of the insurance, but noted that staff was not really receiving any complaints. She also said that a doctor's office staff had commented that the insurance was poor. She said that the survey had brought up some good points and noted some deficiencies, and she felt it was time to go outside to get some new opinions on the issue. She also asked about the state law on mandatory child coverage, but Lenox said the current self-funded status exempted the city from that requirement. Rapson felt that well baby care was important, as was increasing the lifetime maximum, but thought the request to fund part-time employee coverage would not be feasible because the employees couldn't afford the premiums. Tennant was not interested in part-time coverage. Lenox said that the survey showed the highest level of dissatisfaction was with claims payment and noted that a copay system would eliminate that problem. McMenamin said she would like a bit more time to review the part time coverage request. Rapson said that Fulton County offered some part-time coverage, but pro-rated the cost based on COBRA, and it was too expensive for most part-time employees.

Teen Center, Paperless Process, Service Plan 2001

Basinger noted that the teen center was addressed as part of the bond, and asked Tennant if it would be acceptable to end with the Stormwater Management discussion. Tennant agreed. Council also agreed to bypass discussion of the Paperless Process and Service Plan 2001.

Stormwater Management

Besseche gave a presentation on the new federally mandated requirements on stormwater management (Presentation included in official meeting folder), and concluded with a recommendation to contract with the Water and Sewerage Authority to provide this service, with funding to be provided by billing property owners on the water bills. Basinger said Council would be meeting with WASA on Saturday, but he wanted Council to have some information prior to that meeting. Fritz noted that the City of Atlanta's collection fee had been thrown out in court, but that Griffin's was fine. Rapson said Atlanta had guessed to arrive at their fee, while Griffin went through a lengthy process. Larry Turner, WASA General Manager, said stormwater utilities started on the west coast, then Florida began to set them up, and that Griffin was the first in Georgia. He said a master plan would be necessary to assess the capital and operating costs, and calculate runoff from various types of properties to establish a fee. Besseche said the Environmental Protection Agency's published expected costs ranged from \$1.39 to \$8.00 per month. Lenox said the program was an unfunded mandate that would cost \$1 million per year for benefits he had a hard time discerning. Besseche said the water quality would improve. Rapson did not have a problem with WASA managing the program. Fritz had concerns about WASA's independence from the city, and asked if there would be some accountability. Lenox said the ultimate responsibility fell on the city, and although we had latitude in how we would meet the requirements, we also bore the ultimate responsibility. He was not in favor of relinquishing control, but felt control could be maintained through an intergovernmental contract. Tennant asked if any private entities existed that could manage the program, but Lenox said none existed. Salvatore asked if the city's population placed it in a category that had to adhere, and Turner said that Peachtree City would definitely fall under the Phase II requirements. Rapson said the city's GIS system put Peachtree City ahead of the curve, and Lenox felt that the city's youth would also help due to the availability of construction records. Turner said he could not speak for the WASA board members, but felt they should address the issue with Council on the following day.

Saturday, March 24, 2001

Mayor Lenox called the meeting to order at 8:00 a.m. Because representatives from both the Development Authority and the Airport Authority were present, he reviewed the bond presentation he had made the previous day. Scott Bradshaw of the Development Authority asked if the purpose of the bonds was to lower the Authorities' debt. Lenox responded that it would both lower it and rationalize it, saying it was an appropriate way to finance long-term facilities. Bradshaw asked how the bonds would compare to the city's maximum debt, and Lenox said the city currently had about \$4 million in debt, and the total maximum debt it could carry was \$115 million. He said Peachtree City had far less bond debt and debt service than most cities.

Bob Truitt of the Development Authority asked what would happen if citizens approved Bonds 1 and 3 but not 2. Lenox said that the community center was really the only optional item, and the rest were paid for out of the Hotel/Motel tax. He felt the citizens would understand that. Rapson noted that none of the items on the bonds were eligible for Bricks and Mortar financing. Bradshaw asked if the community center would be a new building. Lenox said that they had not yet tried to define the community center, and his numbers were estimates. Bill Foley, Architect, felt the pricing and size the Mayor used were reasonable estimates.

Development Authority

Authority member Tate Godfrey gave an overview of economic development, noting that 2000 was one of the best years in Peachtree City's history, describing the investment as quiet but substantial. In explaining how the authority worked, Godfrey said that the lead for contacts was the Fayette County Economic Development Authority, but Peachtree City had a three-pronged approach to marketing the industrial park with the county authority, the city authority and Pathway Communities. Godfrey said there were 450 acres remaining in the park, but noted that the county was looking for other locations for the future. The authority worked to attract clean manufacturing to pay high property taxes on their equipment. For these industries, employees usually drove in from other counties, so Fayette received the tax dollars but the other counties had to pay for the services to the employees' families. The second effort was to attract offices and headquarters to the city to provide jobs for Peachtree City residents. However, offices did not generate nearly the same level of tax dollars because they did not have the capital equipment, so the effort was to balance between these two types of businesses.

Godfrey said several new companies located in Peachtree City in 2000 (Metal Forming, SST, Tek Rail, Renai) and World Airways and Phi Mu located headquarters here. However, 80% of the new jobs in Peachtree City that year were due to the expansion of existing industries such as Cooper Lighting and Panasonic. Godfrey noted that there had been some sentiment in the past that, due to the low unemployment rate, the effort to attract business should stop. However, he said that in the past eight years, Peachtree City had lost several industries and 1,500 jobs, so much of the new effort built the tax base and replaced jobs.

Tennant asked if there were any prospective buyers for the Siemens building. Godfrey said it was being marketed for multiple tenants, but Peachtree City had a lot of office space available, so it could take some time to lease. Rapson asked what percentage of people lived and worked here versus elsewhere. Godfrey said 65% of Fayette County's residents leave Fayette for work, while 70% of those employed in the industrial park came here from other counties. Godfrey said this obviously burdened the transportation system, but felt the extension of TDK Boulevard would help. He also felt the taxes outweighed the negatives because the top 20 industries paid 10% of all Fayette County ad valorem taxes. Rapson added that all the businesses paid 20% of the ad valorem taxes. He felt that as the residential population in the county continued to grow, the business base needed to keep pace or property taxes would increase dramatically. Godfrey said the county had hired Georgia Tech for a comprehensive look at the industrial impact on the county.

Amphitheater Manager Kristi Rapson then gave an overview of activity at the Frederick Brown, Jr. Amphitheater. In 2000, the amphitheater had 17 out of 20 concerts sell out, over 50,000 attendees, and completed renovations to the sound system, concessions and restrooms. Ms. Rapson said the amphitheater's current offices in the Recreation Administration Building were becoming too crowded, and the location and hours were confusing to patrons. She suggested sharing the old Recreation Building with Southern Conservation Trust (SCT), noting that SCT did not use all the space and the building was the gateway to the Amphitheater.

Tennant asked if the patron surveys helped staff in picking future acts. Ms. Rapson said yes, noting that Smokey Robinson and the Drifters, who were both in the 2001 series, rated in the top ten the previous year. Godfrey said that, unfortunately, some patrons' wish list was out of the amphitheater's price range. Ms. Rapson illustrated by saying that they could get the Backstreet Boys, but only if 2,200 people paid \$500 per ticket, in advance. McMenamin said that she had heard requests from the senior community to have some big band music, noting that they felt left out based on the acts currently scheduled. Ms. Rapson said she did a survey in the UPDATE last year to find out what

people who don't attend want to see, but the Amphitheater did not break even on those types of concerts, and the goal of the operation was to be self-supporting.

Tennis Center Manager Virgil Christian then gave an update on the Peachtree City Tennis Center. He said the two things they were trying to accomplish were to promote economic development and tourism through tournaments and to provide tennis to Peachtree City's youth in an affordable and accessible manner. He noted that the Wyndham was completely booked for all of Memorial Day weekend last year due to a tournament, and that there were currently 250 children in the tennis program.

Development Authority Chairman Tom Farr concluded the authority's update by complimenting the amphitheater and tennis center staff and by recognizing outgoing authority member Bob Truitt for his years of service.

Airport Authority

Authority Chairman Catherine Nelms reviewed the authority's master plan projects, including a restaurant. Tennant asked how many people would show up to support a restaurant. Airport Manager Jim Savage said the airport saw a good deal of spectator activity, including birthday parties, lobby rental, and people using the park and picnic area. He said it would be difficult to say how well a restaurant could do, but it would be targeted to city residents within the flying community as an additional customer base. Savage also said the hope was to have the facility available for party rental for groups of 100 to 150 people, because a facility of that size was not really available in town now. McMenamin said she had spoke with representatives from Peachtree-DeKalb Airport, and their restaurant's primary patrons were area businesses people rather than the flying community.

In discussing land acquisition for the airport, Lenox said that Pathway Communities had held most of the undeveloped land off the market for non-aviation development, but now that the industrial land was diminishing, they might be more interested in any prospective uses. Nelms said all the projects, with the exception of the hangars, were eligible for federal funding if such were available, and the authority planned to pursue grants as much as possible.

McMenamin asked why the extension of the runway was necessary. Nelms said there were some issues with the grade at the end of the runway end, and the improvements would bring the runway up to current standards so planes could take off in the summer with more fuel. She said the improvements would in no way change the airport category or the type of planes using the facility.

McMenamin asked what the authority's commitment was to the Air Show. Nelms and Savage indicated full support, although the authority was currently unable to assist financially because the show was a major attraction for the airport and Peachtree City and sold a lot of hotel rooms.

Nelms then addressed the authority's finances, saying they were reducing their debt but were still losing approximately \$2600 per month while they recuperated from getting out of the maintenance business in July of 2000. Nelms said that the authority's debt service was about \$16,000 per month, but they only received approximately \$12,000 per month from the Hotel/Motel tax. The authority had temporarily minimized their operation by cutting back on the hours of operation and the staffing.

Airport Manager Jim Savage illustrated the growth of the airport, saying that in 1991 there were 70 planes based at the facility, and now there were 145 planes. By 2020, Savage felt the airport would be

close to the Mayor's presented figure of 325 planes. He also indicated the authority had set an ultimate goal of having 18 jets based at the airport, in contrast to the Mayor's goal of five, but that the goals seemed to be in line. Savage suggested holding a workshop with Council to discuss the goals, and invited Council to come tour the airport.

Lenox then reiterated how much investment the FAA had made in the airport, which was about \$10 million. Tennant asked if the airport made any money from the air show. Savage said that they did not make any profit, but that Wings Over Dixie did cover their expenses. He added that, if the authority were in the financial position to contribute, they would certainly do so.

Rapson commended the authority for working to increase their revenues, and Savage said the best way to increase revenue was to increase fuel sales. Nelms said that was why the authority was offering free land to attract jets, adding that they were looking for local people who currently had jets nearby, such as at Peachtree-DeKalb. Lenox asked if the stopover traffic purchased fuel, and Savage said most did, and the authority offered discounts for large volumes to encourage that, but the runway enhancements would allow them to purchase more in the summer months.

Savage asked about the possibility of Council temporarily increasing the Airport Authority's funding before the bond refinancing to assist with the current deficit. Nelms added that the authority formerly received a full 1% of the Hotel/Motel tax, but that had been reduced to only 0.8%. Lenox said that, on an operating basis only, the authority was not really operating at a deficit, but the current Hotel/Motel Tax allotment did not cover their debt service. He said with the city's current financial constraints, he could not commit funds immediately, but assured the authority that Council would look at it. Rapson and McMenamin agreed. Lenox said that the possibility of the additional 2% Hotel/Motel Tax going into effect shortly might help, and asked for a couple of weeks to review the issue. McMenamin asked if the State Legislature passed legislation cutting the Hotel/Motel Tax for extended room stays. Lindsey said he was not sure, but would find out.

Water & Sewerage Authority

WASA General Manager Larry Turner reviewed the authority's finances, noting that currently the authority was \$45,000 above revenue projections, while it was \$156,000 under in operating expenses projections. Turner said that that would likely not be the case this month after all the heavy rains, but the authority was in good financial shape. Turner then said that the \$6 million in capital improvements financed by the bond were complete, and the authority was now addressing some ongoing capital problems, including the rehabilitation of three pump stations, two line replacements or rehabilitations and a root control system.

Tennant asked who was responsible for maintaining residential sewer lines. Turner said that the authority maintained the public system to the property line. From the property line, the homeowner was responsible.

McMenamin asked if the authority had been receiving requests for sewer service to some of the homes on Hip Pocket that were currently on septic systems. Turner said they had not received any requests to date.

Lenox asked how many miles of sewer line the authority had, and Scott McDonald of WASA said that there were over 150 miles of pipe 6" in diameter or greater. Lenox said this would make proper

maintenance crucial, and Turner said the authority's goal was to complete a video of the entire system every five years.

Lenox asked if the authority wanted to discuss the stormwater management issue that day, noting that there would be three to four months of work. The group felt it was too big an issue to address in the time allowed and agreed to schedule a workshop for further discussions. The authority board was willing to discuss providing the service at some future point, and Turner was going to do some legal research. Rapson recommended emulating Griffin rather than Atlanta as the city worked to implement a program.

Lenox asked if there were any major issues that would raise sewer rates in the near future, and Turner said the expansion would be the primary project, although it would not be for 12 to 15 months. Turner said that there had not been an increase since 1992, and Lenox said that was one of the primary reasons the city had pursued acquiring the system. He said at the time, the rates were among the highest, and now the system was first class and had lower rates than average.

Commission on Children and Youth (CCY)

CCY Chairman Tonya Curry gave a presentation on the commission's goals, which were to improve the quality of life for children and youth in the community, and the committees, events and programs designed to help implement those goals. CCY Coordinator Bernice Wassell noted that the arts festival had been cancelled due to lack of participation. McMenamin said the event was concurrent with the Kiwanis art show, and said Kiwanis had received a lot of entries, probably due to the prizes offered. She suggested partnering with Kiwanis in the future to draw the most participation. Curry and Wassell also described the parenting section that the commission had established at the library, and Wassell said she would find out about the usage of the materials that had been provided. Curry and Wassell also talked about the commission's web site and asked about discussing links to the city web site with staff. Additionally, the commission would forward a proclamation for Children's Week / Youth Services Week to be read at the April 19 Council Meeting.

Tennant said it would be nice to establish some type of hands-on children's science center, such as those in Atlanta, Athens and Augusta. Fritz noted that there was a mini center at Southern Conservation Trust's Nature Center. Wassell thought that some type of partnership with Booth Middle School, who consistently won the Science Olympiad, might be feasible and might garner support due to the winning reputation of that program. Curry said the commission would love to have some major project of that nature on which to focus their efforts.

Recreation Commission

Recreation Commission Chairman Earl Spell recognized the Recreation Department staff for their professionalism and effort, and thanked the Council for naming the All Children's Playground in honor of former Commission Chairman Luther Holt. He said eight companies had submitted bids on the playground and that another golf tournament would be held in the spring as a fundraiser. The Field of Hope project was in the conceptual design phase. The commission was also working to establish a code of conduct to forestall the kinds of violence that had occurred in other recreation programs. Spell also said that a request for funding would again be made to Fayette County this year.

Spell then addressed the Mayor's bond proposal, saying that it coincided well with the Recreation Master Plan. Spell said acquiring Drake Field would improve the entire City Hall complex. He also

commended staff and the commissioners for their work on the master plan, but noted that the bond would need a lot of grass roots support to pass. He felt the community center, fields and other improvements would have to be justified, and the priorities might need to be adjusted following community input. He termed it a Community Enhancement Initiative because he felt that was what the projects would accomplish.

Basinger said it would be important to have good operating cost projections for the community center. Lenox said that staff could draw on the experience of staffing Kedron. Lenox said the Field of Hope would be a major project, noting that the city could contribute land but private funding would also be necessary. He asked if fundraising would be done on a regional level. Spell said that Conyers had received a \$350,000 grant from McDonalds, and described the wide participation area utilizing that field. Lenox asked about soliciting from areas such as Griffin, which had participants currently going to Conyers. Spell said the committee was drawing on a wide area, and was actually looking at locating facilities in Peachtree City, Conyers and possibly Douglasville to serve the entire metro area. McHugh said the site had been earmarked, and Lenox said the site would really constitute a major contribution from the city.

Lenox then asked about the All Children's Playground, and McHugh said phase I would cost \$50,000, which had already been raised. Phase II would cost the same, and Phase III would be more expensive. McMenamin asked about approaching Cousins Properties. McHugh felt fundraising would pick up once some conceptual design drawings were available to show people what would be going in.

McMenamin said that, in designing the community center, no one user group should be identified because it should serve everyone. Spell said that Braelinn Baptist Church had a lot of versatile capabilities. Spell also said that a lot of care would have to be taken in implementing any kind of teen center in the facility because it would have to be carefully controlled. McMenamin said she had spoken to the CCY's Youth Advisory Board recently and was prepared to discuss a teen center but no one asked. She said that, in the past, the different age groups had wanted different things. However, no one brought up the subject so she asked the group, and they didn't really want one. McMenamin said that one young man described what they would want, which was "an element of danger." When asked what he meant, he said they expected to see sex, drugs, alcohol, fighting and weapons – not that they would be involved, but they see that type of environment in the real world and didn't want a place that would try to shelter them from it. Lenox noted that, five years before, the youth were saying there would be too many rules and too much monitoring at a teen center, which would discourage the people that should come from doing so. McMenamin said the group she spoke to recently wanted something like the Gathering Place, where they could show up, watch a ballgame, eat, socialize – nothing structured. However, the younger kids want more structured events like dancing. Spell added that, when surveyed before completing the master plan, the youth wanted to be un-chaperoned. McMenamin said that was the one thing all the age groups agreed on. Tennant said this might be a service that was best left to the private. McMenamin said the city could certainly put on teen dances and special event. Basinger said the community center should be designed to include teens, but if they chose not to use it, other age groups certainly would.

The members took a break for lunch at 12:00 noon and reconvened at 1:30 p.m.

Library Commission

Library Commission Chairman Chris Clark gave a brief presentation about recent library improvements. He noted that the facility was seeing an ever-increasing number of computer users,

and mentioned the youth services librarian position that had recently been created. He said increasing numbers of children were also using the facility. Enhancement funds had been used recently to improve shelving and audio-visual equipment and to acquire more computers. Of those funds, \$47,800 was currently still available.

Clark then noted the expanding needs of the community. A book delivery program for homebound patrons had recently been implemented, and the library was building a collection of non-English materials, particularly in Spanish and Japanese. He said all libraries now fell under the College Board of Regents, which had no money for library expansions this year. The library also had been approached by a group seeking support to collect the history of Peachtree City. They hoped to have something together for the city's 50th birthday in 2009. The commission would be supporting their efforts with storage space, meeting rooms and limited staff support.

Rapson asked how big a problem falling under the Board of Regents would be. Library Training and Technology Manager Jill Prouty said the Chancellor said it would be two years before construction funding was available. This year they asked for more money for materials. Rapson said he had proposed an additional \$25,000 for materials this year, and asked how the library would use it. Library Manager M.T. Allen said probably for children's books. The new Youth Services Librarian needed funding for materials, and children's books received so much use they wore out more quickly. Rapson asked how much of the library's annual \$70,000 allocation went to books, and Allen said about \$35,000. McMenamin said it would be nice to kick off the Youth Services Librarian position with the additional funds, and asked that the item be placed on a Council agenda.

Allen said the library was trying to divide the annual allotment among computers, books, CDs, music, foreign language books and tapes. McMenamin asked if there were any materials for physically challenged people, such as books in Braille. Prouty said that a state agency provided a Braille library, but Allen added that they had purchased a large magnifier when the need arose. Tennant asked about computer usage, and Prouty said that four PCs were dedicated for children under 12 with educational games. She said the main computer section received a lot of use by 12 to 18 year olds after 4 PM, generally for research and typing papers. She said the computers stayed busy after 4 PM every day. Tennant asked if there were enough computers, and Prouty said they limited use time if they were very full. However, currently no additional space existed for more computers. Prouty said they did have computers downstairs in the learning lab, but no additional staff to monitor it.

Rapson commended the library staff for working with the schools to extend their hours during exams. Prouty noted one improvement from the Board of Regents, the Galileo system, which had received much positive feedback. Allen said the system saved the city a lot of money because the library did not have to purchase the materials it covered.

Planning Commission

Commission Chairman Wes Saunders said he had a list of items for discussion, noting that it had been a busy year for the commission. He added that they hoped to have the Land Use Plan Update in public hearings in April.

The first issue Saunders addressed was parking. He said a lot of office complexes were located in commercial areas and, while they met the zoning, they wanted to install double or triple the amount of parking required. He felt the city needed to address this problem quickly, saying that they were now seeing a number of new developers that were less sensitive to what the city expected than Pathway

Communities had been. He noted some possible ways to address the problem including mitigation for over parking by installing additional landscaping.

McMenamin asked what the requirements were, and Saunders said they were generally framed, depending on the zoning category, as a certain number of spaces per 1,000 s.f. of the structure. Generally, 3/1,000 s.f. was common. McMenamin noted several instances where physician offices really had too little parking. Commission member Robert Ames said if no maximum were set, he would at least like to see some additional parking. Lenox said that, if it were a situation like on Prime Point, he would not want to let the developers purchase too little property to accommodate their parking, and then have customers end up parking on the street. He said the city needed to set a standard for the total percentage of impervious surface allowed on the site. As an example of a good parking plan, Lenox said The Avenue had no more than six or seven spaces without some type of median. He felt the burden to purchase enough land and provide enough parking should be on the property owner. Ames agreed that The Avenue turned out very well, and was superior to the one in North Atlanta. Williams added that the developer had been very good to work with.

Saunders said that other developers would argue that they met the minimum parking requirements, refusing to put in enough. Rapson said he was agreeable to taking some action, noting that Fulton County had implemented mitigation for vegetation. Williams said GC zoning already had a 75% maximum coverage requirement, and felt that if the same standard were applied to OI and GI zoning, it would go a long way toward addressing the problem. Fritz agreed, noting that it wasn't really fair to have the extensive residential setback requirements and to let commercial entities pave over their entire site. Williams said that almost all the projects coming in at that time wanted asphalt from setback to setback. Williams gave the Barrow Retail Center as an example of deficient parking. He said he had gone to one of the restaurants in the previous week and there were over 100 cars parked along Wisdom Road. However, the site met the minimum requirement of 3 spaces per 1,000 square foot. Fritz said that if the center had more variety in its types of businesses, the problem might not exist. Commission member Rich Schumacher said that, when the project had been presented, it only had one restaurant. City Planner David Rast said the parking requirement for restaurants was actually based on seating and suggested not issuing licenses until the site was brought into compliance. Lenox said telling them they had to move their business was pretty draconic. Fritz asked if there was a way to use the adjoining property, which was owned by the same person. Lenox said there seemed to be a consensus to develop some requirements on this issue, and asked staff to do so.

Saunders then addressed urban renewal or redevelopment of existing property. He said the city would begin to see this as it aged in both residential and commercial areas, and the issue should be addressed. McMenamin said the legal ramifications might be insurmountable, and Lenox asked if the ordinance required owners to bring old, non-conforming structures into code when they made improvements. Rapson suggested changing some language in the ordinance as a housekeeping matter, and Saunders said the commission would like Council's input as they began.

Saunders brought up communication between the commission and Council, saying he would like to avoid a Wal-Mart issue in the future. He said that there seemed to be some feeling that the Planning Commission approved Wal-Mart with the exception of the traffic ordinance, but they had actually not reviewed the site plan in the normal manner because the traffic ordinance already precluded the project. Fritz said her perception was that Council was only voting on whether the Planning Commission's denial was legal. Ames said the conceptual site plan should still come back to the Planning Commission. McMenamin thought Council might have missed a step in this case, but Fritz said she had thought it would go back to the commission. Basinger asked if the city could legally

require that of Wal-Mart at this point, and Lindsey said Council had a choice to approve the plan as it was or remand it to the commission. Lindsey said he and Council were both at something of a disadvantage on this matter because he had an emergency and was unable to attend the appeal. Lenox said he had thought the commission reviewed everything but only denied it based on the traffic ordinance, and his perception was that compliance with the traffic ordinance was the only element of the appeal. Fritz said she felt it should go back to the commission. Council instructed staff and the City Attorney to review the minutes of the meetings to determine the status. Lenox said that Council had no legal grounds to deny the project, but that didn't mean the city shouldn't enforce all its other requirements to the fullest extent.

Ames said the city would be faced with more decisions of this nature, and asked at what point the citizens could decide to fight some of the projects. Lenox said that the average citizen would probably say that Target was acceptable but Wal-Mart was not, and the city simply could not make value judgments of that nature. Ames said the big box ordinance helped to limit the future problems, but asked at what point the city would fight a project if it would be harmful. McMenamin noted that they might soon find out if another big box store came along and challenged the ordinance. Lenox said the city had successfully fought projects in the past, giving the corner of Highway 54 and Walt Banks Road as an example. However, he said those issues had to be weighed against the possibility that a project denied here could then go into Sharpsburg at Highway 34/54, attracting Peachtree City residents to shop, but keeping all the sales taxes in Coweta.

Fritz said the city was in something of a Catch 22 because it could not discriminate against stores, and Wal-Mart and Home Depot met the zoning ordinance. She said the city could fight them, but would lose the suit as well as all the concessions Jim Williams had fought for. McMenamin added that the city had tried to control the area through the traffic ordinance. Lenox said the city would be stuck with three big box stores, Wal-Mart, Home Depot and Kedron Phase II, but perhaps there was some other action the city could take to prevent any more 20 years in the future. He said that, if the city had a legal leg to stand on, he thought Council was willing to fight. Williams said the first positive step was the acquisition of Drake Field, which had been zoned GC for years and now would not be available. Rapson asked if other cities had done anything, and McMenamin said that Connecticut had denied all Wal-Marts at the state level.

Tennant recommended better communication between Council and the commission. Basinger noted that, for the most part, the two bodies had been in synch, and meetings such as this had helped. McMenamin acknowledged that Council had made a mistake in the Wal-Mart process, but said it would send up a red flag in the future. Saunders asked if some kind of procedure for appeals might be developed. Lenox said that, in general, if an appeal came to Council, the Planning Commission should already have completed all its steps. McMenamin asked why they should review the site plan if the project could not meet the traffic ordinance. Rapson asked about having a member of the commission present at the appeals. Ames said that would have happened, but the commission thought no change had been made in the traffic plan, so there couldn't be a change in the decision. Lenox asked if there were a time limit on the commission's approval of plans. Williams said projects that sat idle for over a year must start over. Lenox asked if this could apply to Home Depot.

A citizen indicated he would like to see a two-year guarantee on trees, especially on the big boxes' landscaping. He said Wal-Mart had a bad history of letting trees die. Fritz asked if the city could require that since the development agreement had already been approved. Lenox said the agreement was not signed, so it could be added. Tennant asked if the two-year figure was too arbitrary, and

Lenox suggested, with a project of that magnitude, to say landscaping would be installed, maintained and replaced as necessary.

Saunders asked about the city's transportation plans, noting that this element was important to quality of life. Williams said the State would hold a review of their Transportation Program in April in Fairburn. Ames said this subject was critical to where Peachtree City was in its development. As more and more projects were developed, the density would increase, with the buildout population going up. He felt some kind of agreement was needed on where the city was going with density and population. Lenox noted that the original population plan was 80,000, and it remained at 45,000 – 50,000 as of the last recreation plan. He said the city would probably not reach 40,000 now. Ames said the transient population would also add density. McMenamin suggested a workshop with the commission. McMenamin addressed the issue of public or commuter transportation, saying it would really need to move people in and out of the industrial park because she couldn't see it serving the city's population to go shopping or to work in Atlanta. Williams said Hartsfield Airport also figured in, but Lenox said that commuting to work only made up about 22% of Atlanta's traffic. The remaining 78% was people running errands. Lenox said Peachtree City's average mileage was less than some areas because we already had an alternate transportation system in the paths. Lenox said the only place with sufficient traffic to support a commuter service was to Hartsfield and to Atlanta.

Ames asked what Peachtree City wanted to be today, versus what was wanted 10 to 20 years ago. Williams said the real issue was not Peachtree City from now on, but would be the surrounding areas in which Peachtree City had no voice. Lenox said the city was so close to completion, and it really was self-contained for 90% of what people wanted to do. Ames asked if there was any way to address the surrounding areas, and Williams pointed out that with the county, it was a matter of residents making their feelings known because Peachtree City residents were also county residents.

Commission member Dennis Payton said that renewal projects would be a primary issue in the future as Pathway left town. He said he would like to see some architectural standards put in place. Lenox asked if there was anything in the ordinance requiring empty stores to be maintained. Williams said the requirement in the big box ordinance would apply. Rapson noted that the old McDonalds was boarded up, but Williams said it was in that condition prior to the adoption of the ordinance. However, the city could do something about the vacant Boston Market if they did not sell quickly. He said they had waited until completion of The Avenue because currently it was just in front of a large construction site – once The Avenue opened, the closed restaurant would be a blight. Schumacher said that, other than the big box ordinance requirements, the city had no architectural standards. Lenox said developing those could be a challenge because they couldn't be subjective or unconstitutional. Saunders said he had discovered that some cities, such as Alpharetta, had very tight standards, and were much tougher than Peachtree City. Williams said Fayetteville, Tyrone and Fayette County also were more difficult, but felt Peachtree City still got better results. He noted that when the buffer ordinance was passed, Peachtree City actually lost some buffers because developers then designed to the minimum standards.

Saunders said in the past the city had primarily been dealing with Pathway, who was by and large better, but the people developing now didn't work with the city, so some standards needed to be set. A citizen said that, according to some experts, it was better to write the ordinance saying what was unacceptable rather than setting a minimum standard. Ames agreed that would be a better approach. Lenox said the city could obtain certain things with an ordinance, but he felt that Williams had a point that, if a minimum standard were set, all that the city would get would be that minimum. Lenox said the city had to be careful, and felt developers really wanted an iron clad code that they could point to

and say they did exactly what was required. Lenox said he had watched Williams work for ten years, and that much of the quality in Peachtree City was due to his efforts. The current way of doing it had worked in the city's favor. Lenox said the city couldn't really legislate common sense or develop a "one-size-fits-all" rule that would work for all sites.

Fritz asked how the fence between Cedarcroft and the railroad track got a permit. Williams said it was a sound wall, despite the fact that people could see through it. Basinger said the city needed to fight tooth and nail, even in court, to address that problem or it was going to become an even bigger problem. Lenox asked if anyone had a problem with denying final plat until a proper landscaping plan was approved and installed, screening the fence from the date of installation. Tennant, Fritz, Rapson and McMenamin were all supportive of the idea.

Announcements

Basinger asked if Council agreed that two full days would be needed for the 2002 Retreat. Council agreed.

Basinger said that WASA might be selling the Flat Creek Plant site once it was closed. He said the city really needed to obtain the 13.2-acre site. Council agreed the item should go on an agenda, and the city should determine how much money WASA had saved by financing their bonds with the city's credit rating, to obtain credit toward the property. Basinger noted that the issue was probably three years out due to state required cleanup, but the site was in the heart of the city and zoned LI, despite its Land Use categorization for service.

Rapson asked about the status of the Fayette County Water Department's Kelly Drive site because the city still wanted to obtain it. Williams said the county had offered it to a church, and Council directed staff to find out the status of that situation.

Retreat adjourned at 3:45 p.m.

Betsy Tyler
Public Information Officer

**City Council of Peachtree City
WORKSHOP
Minutes of Meeting
April 9, 2001
6:00 p.m.**

The City Council of Peachtree City met in a workshop session, Monday, April 9, 2001, at 6:00 p.m. in the Peachtree City Library. Mayor Robert L. Lenox led those attending in the pledge of allegiance. Other Council members present were: Carol Fritz, Dan Tennant, Annie McMenamin, and Steve Rapson.

ANNOUNCEMENT:

Developmental Services Director Jim Williams addressed Council and announced that City staff was in the process of organizing a Bond Referendum. Williams provided copies of the *Bond Project Work Program* that listed the various projects to be included in the referendum (attached and made a part of this official record). The document also included staff's recommendations for Task Force members to work on the projects. Williams requested that Council review the projects, and the recommended Task Force members and advise of any changes or additions at their earliest convenience. Williams explained that staff's goal was to appoint the Task Force members by Friday, April 13, 2001, in an effort to begin work on the projects the following week.

AGENDA ITEMS

04-01-01 Discuss Livable Centers Initiative

Mayor Lenox advised that City Planner David Rast had prepared a brief overview of the Livable Centers Initiative.

Rast addressed Council and stated that Peachtree City was one of 12 communities out of fifty-one applications in the metro-Atlanta area that had been selected to receive funding in the initial round of applications through the Atlanta Regional Commission's (ARC) Livable Centers Initiative, and that the ARC had allocated approximately \$300 Million Dollars over the next few years to fund the implementation of the studies. Rast explained that the ARC would like to see the incorporation of a commuter rail station into an overall Activity Center, as the commuter rail was a component of the recently adopted Regional Transportation Plan.

Rast said that the grant application was written so that all modes of alternate transportation could be considered, and centered on ways to connect existing and proposed development within the GA 54 West corridor utilizing alternate transportation.

Rast said two grant applications had been submitted for the initial Studies Grant to develop two activity centers in Peachtree City that had limited or no access to the Peachtree City multi-use path system. Rast explained that the first activity center, identified as Highway 54 East, would incorporate the Peachtree East Shopping Center area located outside the city limits.

The second activity center study area was the Highway 54 West Corridor, from the intersection of Georgia Highways 54 and 74 West to the city limits of Peachtree City. Rast said Peachtree City had been awarded the grant to study the Highway 54 West Corridor, and explained further that what ARC was looking for was – not to dictate where the transit stations, bus lines, etc., would be located – but to have the task force take a broader look at the activity center issue.

Rast brought Council's attention to the 54 West Corridor drawing he provided for Council's review and stated that one of the things staff would try to do was to tie the paths, rail lines, and secondary roads together and to also enhance existing streets, intersections, etc. Rast said a Scope of Services had been written and put out for bid, that four proposals had been received, and that The Brookwood Group had been chosen in January 2000 as the consultant for the Grant Study. Rast said that The Brookwood Group felt that ARC was promoting a commuter rail since Peachtree City would be one of the first communities to look at commuter rail in the future.

Rast indicated that the City had identified three potential sites for the commuter rail facility – one on GA 74 north adjacent to the cable company building, one on the existing Line Creek Baptist Church property; and one at Falcon Field. In discussing the options with The Brookwood Group, and realizing that only one of these sites was located within a true activity center, staff felt the Line Creek Baptist Church site was best suited for commuter rail.

Rast advised that a Task Force had been formed to study the Livable Centers Initiative and that two meetings had been conducted. He said both meetings had been centered on proposing a commuter rail on the church property. Rast said the Task Force was not favorable to the church site and that they would now begin looking at the 54 West Corridor in an effort to create a cohesive development within this corridor. He said the 54 West Corridor had a high concentration of retail in the area, and that if you looked at the potential of connecting paths with the multi-use bridge (the bridge had previously been approved for funding) and the culverts that the Georgia Department of Transportation would install when they widen Highway 74, you could see the alternate transportation system begin to emerge.

After some discussion between Council and Rast, Rast indicated that the reaction received from the Task Force made staff think that they now needed to step back and take another look at the fact that a commuter rail may not be the best fit for the area, that he thought staff had the option of setting the parameters on what was envisioned, and that perhaps it had been the wrong approach to bring in a consultant in January 2000. He said further that if the City did pursue a commuter rail, staff could then look at some of the recommendations made by The Brookwood Group.

McMenamin mentioned that at one point the Historic Preservation Society had looked at preserving the Line Creek Baptist Church site. Rast said if that site were chosen, he did not know about the church itself, but that the cemetery would remain.

Rast said that Doug McMurrain, a member of the Task Force, had indicated that he was in negotiation with the church to buy the property. Rast said that McMurrain had developed at least one site plan about what could go there, but that staff was trying to get McMurrain to delay his plans for this site while staff determined if this was something they wanted to pursue.

Rast advised that the Living Centers Initiative Program was on a very tight time frame because staff had waited over a year because of the discussions in 2000 about the west side annexation – the deadline is June 30th. He said the Task Force would begin meeting every other Monday night on the same night as the Planning Commission meetings.

During Council discussion several Councilmembers expressed their concern about the impact of a commuter rail system in Peachtree City.

Task Force member Steve Brown requested that Rast have the minutes of the Task Force meetings approved prior to distribution to ensure accuracy.

After some discussion, Council decided to remand the matter back to the task force for additional study at this time.

04-01-02 Discuss City Clerk Position

Prior to discussing the City Clerk position Tennant thanked Fritz for providing the information for discussion.

Rapson said he thought Council should consider whether Peachtree City was large enough to have a full-time City Clerk, and that he felt the position should be considered to be on a director level for it to work appropriately because the City Clerk had to work with elected officials, and communicate with and be responsible to the constituents.

Peachtree City's former City Clerk, Frances Meaders, addressed Council and outlined the duties and responsibilities of a City Clerk. She said that the City Clerk, historically, was the keeper of the records and that currently there were State laws on records retention and that it was very important to have someone designated as the City Clerk who was aware of these laws.

McMenamin asked Meaders if she agreed that recording and transcribing minutes were not that difficult, that it was the interruptions during the day that interfered with completion of the minutes, and that it took a unique individual to be able to stop and start this task. Meaders responded that minutes took a long time to complete and that the duties of the Clerk required many hours to accomplish. Meaders added that she felt that the City definitely needed a designated City Clerk.

Fritz said it had always been her contention that the City did need a City Clerk, and if you were going to have a City Clerk, they should be certified and trained a certain way, and that Council and staff should allow them to do the job that was required.

Rapson asked City Attorney Rick Lindsey if Jane Miller could be appointed as the City Clerk. Lindsey responded there would be no problem with that.

Tennant asked about the idea (that Council had pretty much agreed to) that the City Clerk would report to the City Manager, but could not be fired by anyone except Council. Fritz said she hoped so. Rapson said he had no problem with that. Tennant said he still maintained that, indeed, there were some tedious functions relatively speaking, but there were also some important public policy functions that were critical in the public's interest. Tennant added that he would not mind paying a little more for this position, and really liked Option #1 (*referring to previous information provided to Council in this regard*) – to have a Certified City Clerk reporting to the City Manager subject to dismissal only by Council. He said he felt *structurally* this would serve the public's interest best.

Fritz commented that a City Clerk was supposed to serve the City Council, but that if the Clerk was the administrator hired by the City Manager, there would be the conflict that the Clerk was not really working for the Council.

Rapson clarified that, if the Clerk reported to the City Manager, the City Manager would conduct the City Clerk's evaluation.

Lenox said there were certain aspects of the Clerk's job that required a high level of judgment, but that there were a lot of aspects of the Clerk's job that were tedious. He said he liked the idea that the Administrative Services Director - now or 20 years from now – would serve as the City Clerk because that person had the judgment and skills that go with that position, that the person would be paid to direct the work of a lot of people, and that those skills commanded a good salary. However, at the same time, he would expect that person to make those crucial judgments. He said when judgments had to be made relative to Council, that person would be responsible for making them. He said he also felt that person should have an assistant so that the work could be spread within the organization however it was most effective.

Lindsey said that had been one of his recommendations - that there was concern about having a situation with just one person doing all the work because if that person became sick, or was on vacation, or was occupied with other work – it would be better to have a situation where there was a City Clerk and an Assistant City Clerk. He said it would be better to have a Director or someone who has a department of people to take care of getting the information to the public, getting the zoning letters out, etc., so that if the Director or Clerk was gone, the work would get done.

Tennant said he thought the answer to that was what had happened with the current situation - given the fact that if the City Clerk reported to the City Manager and the Clerk was gone, it would be the City Manager's responsibility to delegate those functions and that he did not see that as a problem.

Lindsey said it would not be a problem unless the City Manager did not have control, and that the problem the City had all along was that the City Manager did not have control over the City Clerk, and that everyone knew it had been going on over a year and a half. Lindsey said Council should make sure that did not happen again.

McMenamin said she thought when Council appointed the City Clerk to be supervised by the City Manager, all she heard was that it was working great – and that this information came from the City Clerk and the City Manager.

Lindsey said he felt for a time it had been working, but that it had been a band-aid approach. He said he still thought - with Gloria Reid, Betsy Tyler, and Jane Miller handling the work – that basically the same situation had been created. He said Council had a person (who happened to be the City Manager) delegating all the City Clerk's responsibilities. Lindsey said the question became – did Council want the City Manager (who the City was paying the most amount of money to) doing City Clerk work or would Council want to take it down a Director who was the Acting City Clerk and have them delegate duties. He said the City needed a higher paid person who could make the decisions.

In answer to McMenamin's inquiry as to what Lindsey's relationship was to the City Clerk, Lindsey replied that he was on the phone a fair amount of time talking about different issues when Meaders held the City Clerk's position, when Faulkner held the position, and now when Miller, Reid, and Tyler were performing the duties. He said that when you dealt with legal issues, you needed a higher paid person who could talk intelligently about things like the City Code. He said if there was only one person performing the duties, that eventually that person would become burned out or the duties would end up getting spread out among different people. Lindsey said further that he thought the City Clerk position should be put on a level with a Directorship or at least create a department with a City Clerk and an assistant so that the duties would not fall on the City Manager who was the highest paid employee.

Rapson said another problem was the fact that the person who served as City Clerk (who was almost autonomous in the system) had an elected type perspective on taking care of the public's interest. He said he also did not buy into the concept that, as in a Councilperson, it was an independent person you could go to other than the City Manager because as far as he was concerned there were many other City employees he could talk to about any question. Rapson said further that it really became a matter of trust, and that if the City hired the right person, it would not matter whether that person reported to the City Manager or the City Council.

Tennant commented that it came down to Council's own individual interpretation of the sensitivity of the position and that he was inclined to think it was a more sensitive position. He said he would err on the side of trusting government and would not be averse to having a City Clerk, and if necessary, an Assistant City Clerk; particularly, if Peachtree City paid its City Clerk \$45,000 a year when cities smaller than Peachtree City were paying \$85,000. He said the City could pay \$65,000 a year and still have good government.

McMenamin commented that she was trying to look long range – about 5 to 20 years from now, and she thought the City would definitely need a stand-alone City Clerk at that point. She said further that two years ago, when the City employed a City Manager, an Assistant City Manager, an Administrative Services Director and a City Clerk, she felt there was a lot of duplication of work and thought that this needed to be fine tuned at some point.

Lenox asked Council to keep in mind that Peachtree City would not become much larger, and the City Clerk's position would become relatively routine. Lenox said he was looking for fiscal efficiency, structural clarity, and maximum flexibility to get the job done. Lenox said the system that was used for years had worked very well, and that when the Administrative Services Director had served as the City Clerk, the City received the maximum fiscal efficiency because the City did not have to pay the Administrative Services Director *and* the City Clerk \$65,000 each a year, that one person was being paid a good salary at the Director level. He said this provided structural clarity because that person reported to the City Manager, and that no Director could be fired by the City Manager without the right of appeal to Council. Further, that this had also provided maximum flexibility because the Director could assign the work however he or she saw fit to the person who should appropriately be doing the work.

Tennant said the City had a million dollars sitting in the bank for self-insurance, and that he looked the City Clerk position as an insurance policy. He said he would rather have insurance that the City would have very, very open government with no potential for any difficulties.

Lenox said he had been looking at the ten-year budget projections and that millage rates were going up, that a lot of people had been hired the past two years and the City was faced with hiring more – particularly when the new Fire Station was built. He said the City should be very careful about redundancy of jobs and responsibility and that there was nothing wrong with the way the City's government functioned, that Peachtree City's government was the most open governmental structure he had ever seen.

McMenamin suggested that Council think about this issue, write down their version of what each Councilmember would like the City Clerk's position to be and submit the information to the Mayor.

City Manager Basinger addressed Council and stated that during the last three or four months, he and former City Clerk Nancy Faulkner had made a special effort to ensure work went smoothly – that they both had worked hard at it. However, during that time Faulkner was required to be out of the office quite a bit. He said that even when Faulkner was at work it had caused a lot of additional work for him to *directly* supervise the City Clerk because she could not always be at work. He said further that he had to get involved with things like Open Record Requests before they went to the City Attorney, Alcohol Beverage Licenses, etc., because Faulkner had to confirm things with him because she wanted to ensure she was making the right decision.

In response to McMEnamin's question as to how the situation would change regardless of who served as the City Clerk because the Clerk would still have to report to him and come to him to ask questions, Basinger responded that it would change because Jane Miller had extensive experience in handling these matters. He said Faulkner did not have the experience that Miller had, and that Miller handled those matters for him. He said right now, since Miller was handling these things for him, they did not discuss many City Clerk tasks.

Tennant said that situation was okay for now, but what about in the future. Basinger said there would always be an Administrative Services Director. Tennant said that perhaps the City would not always have an Administrative Services Director as experienced as Miller.

Lenox said if the positions were combined, there would have to be a requirement for a *Certified* City Clerk.

Basinger said the City Manager's position entailed a lot of work and required many hours, and that adding the City Clerk's duties made the job that much more time consuming. He said if Council decided to task him with the City Clerk's duties, he would do the job that needed to be done, but that he did not think this was the correct way to do it. He said, as had been mentioned, that a City Clerk and an Assistant City Clerk was needed so that when the City Clerk was not there, the Assistant City Clerk would be there to perform the duties. He said it worked well when Frances Meaders performed the duties of Administrative Services Director *and* the City Clerk with the assistance of an Assistant City Clerk and thought Council should give serious consideration about going back to that system.

Meaders commented that if Miller were to train someone as an assistant, and then the job became bigger, the City would already have a trained City Clerk. She said even if the Assistant City Clerk became certified, that it only involved a little expense and some time away from the office two or three times a year, but that it would be well worth it.

Rapson said he thought Council needed to make a commitment to pay for whomever that person was to become certified regardless of whether it was a City Clerk or an Assistant City Clerk.

Lenox said he thought Council should think about the City Clerk position, write down their thoughts and submit them to him for further discussions as McMEnamin had suggested.

There being no further business to discuss, the meeting adjourned at 7:45 p.m.

Attest: Robert L. Lenox, Mayor

Jim Basinger, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: City Manager 
FROM: Gloria Reid 
DATE: April 4, 2001
SUBJECT: Alcohol - License Representative Change –
Village Store/Texaco #18

A request for a change in the License Representative has been submitted by Multicorp Management Group, Inc., owner of the Village Store Texaco #18.

Ms. Janelle Leigh Fincher has requested to be appointed as the License Representative. The application is attached for your consideration. Ms. Fincher will attend the meeting on April 19th to answer any questions you may have.

:gr

Attachments



POLICE DEPARTMENT

153 Willowbend Road • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512



JAMES V. MURRAY
Chief of Police

State of Georgia

City of Peachtree City:

I, Major Mike Dupree, for the City of Peachtree City, do hereby
certify that:

JANELLE LEIGH FINCHER
Name

110 Palamino Path, Peachtree City, Ga 30269
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 drugs within five (5) years prior to the date of the
application for this license.

Major Mike Dupree
Signature

4/13/01
Date

Charles Stapleton
Witness



CITY OF PEACHTREE CITY
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
(770) 487-7657

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Business Name: <i>Village Store Cherron #18</i>	Business Location: <i>2000 A Shakerag Hill</i>	<i>C 143 806</i>
Nature of Business: <i>Retail</i>	Mailing Address: <i>PO Box 1217 LaGrange GA 30241</i>	Business Phone Number: <i>(770) 487-9009</i>
Name of Licensee: <i>Needham C. Mallory</i>	Home Address: <i>11 Marty Lane LaGrange 30240</i>	Home Phone Number: <i>(706) 884-1017</i>
Name of License Representative: <i>Janelle Fincher</i>	Home Address: <i>40 Palomino Path PTC, GA 30269</i>	Home Phone Number: <i>(770) 487-2444</i>

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:
<i>Needham C. Mallory, Pres.</i>	<i>205 N. Lewis St. LaGrange</i>	<i>30241 (706) 882-1811</i>
<i>Troy Martin, V.P.</i>	<i>11 Marty Ln. La Grange, GA</i>	<i>30241 (706) 884-1017</i>
<i>Multi corp Management Group</i>	<i>205 N. Lewis St. LaGrange</i>	<i>30241 (706) 882-1811</i>

Is any person who owns an interest in the license an employee of the City of Peachtree City? _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Gloria Reid 

DATE: April 4, 2001

SUBJECT: Alcohol - License Representative Change – Ruby Tuesdays

A request for a change in the License Representative has been submitted for Ruby Tuesdays.

Mr. Peter Clinton Circle has requested to be appointed as the License Representative. The application is attached for your consideration. Mr. Circle will attend the meeting on April 19th to answer any questions you may have.

:gr

Attachments



Peachtree City

Georgia

State of Georgia

City of Peachtree City:

I, Chief of Police James V. Murray, for the City of Peachtree City, do hereby certify that:

Peter Clinton Circle

Name

45 Merion Way Newnan, GA 30265

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 drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

March 30, 2001
Date

Major R.M. Decker
Witness



CITY OF PEACHTREE CITY
151 W. Church Avenue
PEACHTREE CITY, GA 30269
(770) 487-7657

004 043 4355 P.02

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Business Name: RUBY TUESDAY		Business Location: 100 Peachtree Parkway S. Peachtree City GA 30269		C143613	
Nature of Business: FULL SERVICE RESTAURANT		Mailing Address: 7420 Hitt Road, Suite A Mobile, AL 36695		Business Phone Number: 770/487-0909-restaurant 800/532-3236, ext. 203-	
Name of Licensee: Robert Doyle McClenagan, Jr.		Home Address: 1503 S. Court Street, Maryville, TN 37803		Home Phone Number: 865/379-5700	
Name of License Representative: Peter Clinton Circle		Home Address: 45 Merion Way, Newnan, GA 30265		Home Phone Number: 770 2524399	
Please indicate type of licenses applying for: CHANGE OF AGENCY					
Retail Consumption Dealer			Retail Package Dealer		
☒	Malt Beverage	☐	Malt Beverage	<i>Left msg for Mr. Circle</i>	
☒	Wine	☐	Wine		
☒	Distilled Spirits	☐	Distilled Spirits		
Please provide complete information according to type of business necessary:					
Individual - Owner Name:		Home Address:		Phone Number:	
Partnership - Partner's Names:		Home Addresses:		Phone Numbers:	
Close Corporation Name:		Close Corporation Addresses:		Phone Number:	
Officers of Close Corporation:		Home Addresses:		Phone Numbers:	
Directors of Close Corporation:		Home Addresses:		Phone Numbers:	
Stockholders of Close Corporation:		Home Addresses:		Phone Numbers:	
Corporation Name: RUBY TUESDAY, INC.		Corporation Address: 150 W. Church Avenue Maryville, TN 37801		Phone Number: 865/379-5700	
Name of GA Registered Agent named for service process: GT CORPORATION		Home Address:		Phone Numbers: 800/241-8922	
Is any person who will own an interest in the license/licenses an employee of the City of Peachtree City? NO					

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 

FROM: Director of Leisure Services 

DATE: April 11, 2001

SUBJECT: Approval of Funding For Playground: Kedron Elementary

Staff recommends approval of funding in the amount of \$5,000 for Kedron Elementary, in accordance with guidelines set forth by City Council. This request does meet all requirements.

The Recreation Commission reviewed the request at their March 19, 2001 meeting and voted to forward a favorable recommendation to City Council.

Attached is the request from Kedron Elementary. As shown on the attached estimate from Playground Solutions provided by the school PTO, the total \$10,235.07 is mostly for equipment. The only exception is \$500 for shipping.

Based on this estimate, granting \$5,000 would make the school's match an equal \$5,000, which is in keeping with the dollar for dollar match required in the City Council guidelines. Kedron Elementary has attendance boundaries within Peachtree City, and in fact has attendance of more than 95 percent PTC children.

I spoke with Linda Truex, the PTO Grounds Chair, who said the playground is open and accessible to the general public when school is not in session, also a requirement for the guidelines.

Based on compliance with all requirements, and with the Recreation Commissions favorable recommendation, staff recommends approval of the request. If approved staff will handle details of having an agreement signed and transferring funds.



Kedron Elementary PTO

200 Kedron Drive • Peachtree City, Georgia 30269
(770) 486-2700

February 13, 2001

Sherry McHugh
Peachtree City Recreation Administrator
191 McIntosh Trail
Peachtree City, GA 30269

Dear Ms. McHugh,

The Kedron Elementary School PTO is currently working on playground improvements and establishing a playfield next to the school's gym. We respectfully request consideration for the playground matching fund of \$5,000.

We are installing an irrigation system to establish the playfield next to the gym for P.E. classes. Seeding will be accomplished to complete the area. The system is designed to allow for future expansion to the lower fields, as funds are available.

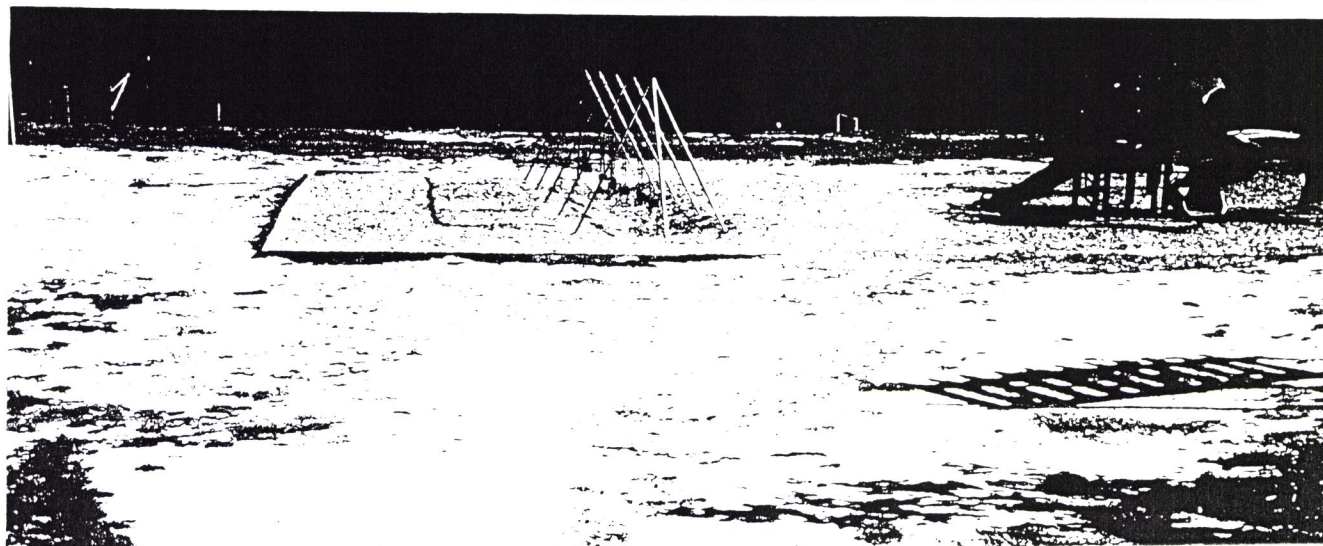
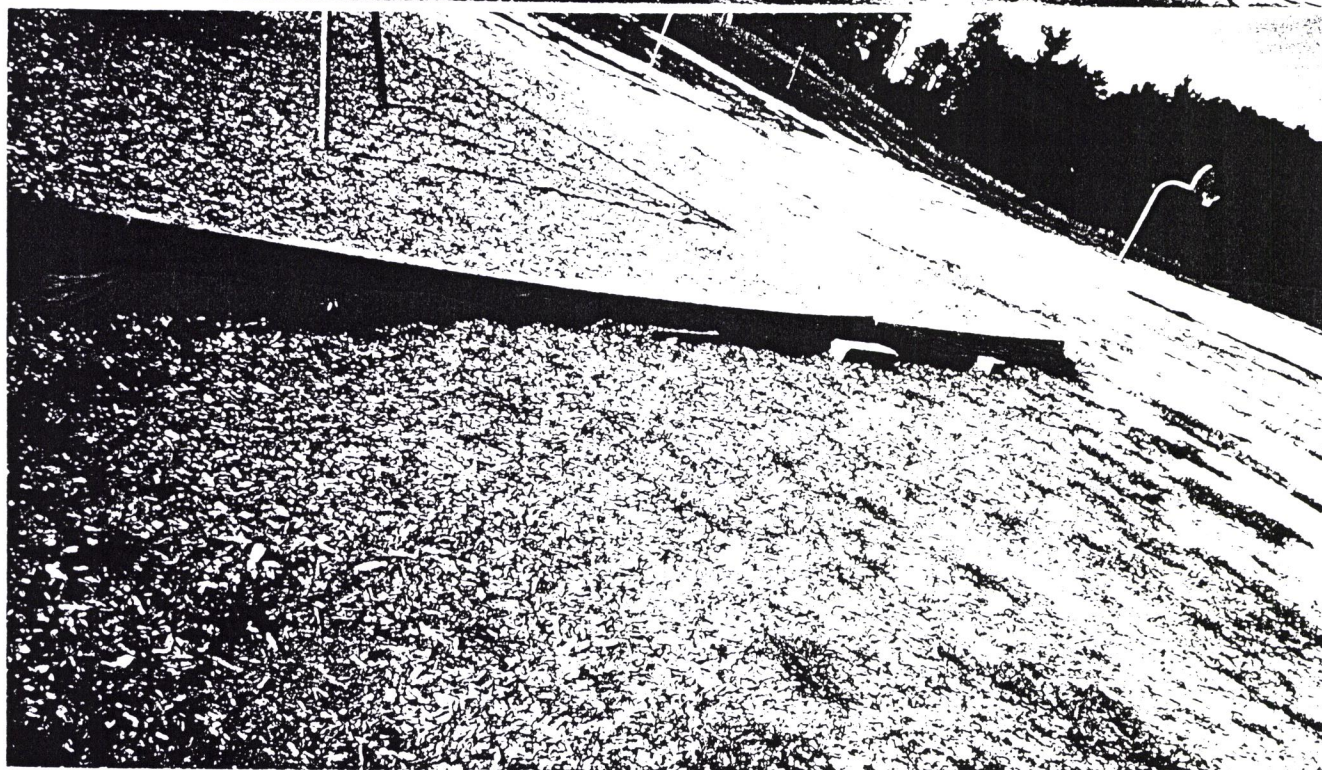
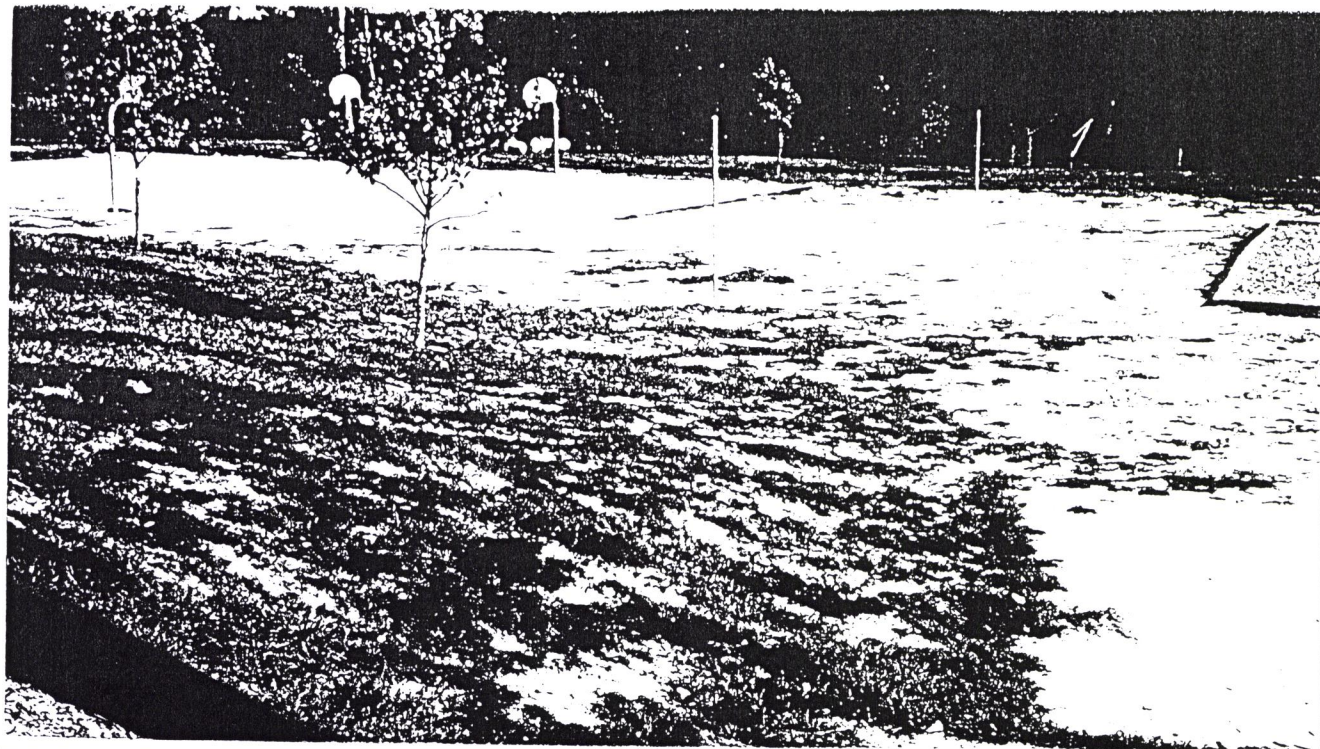
The playground improvements include:

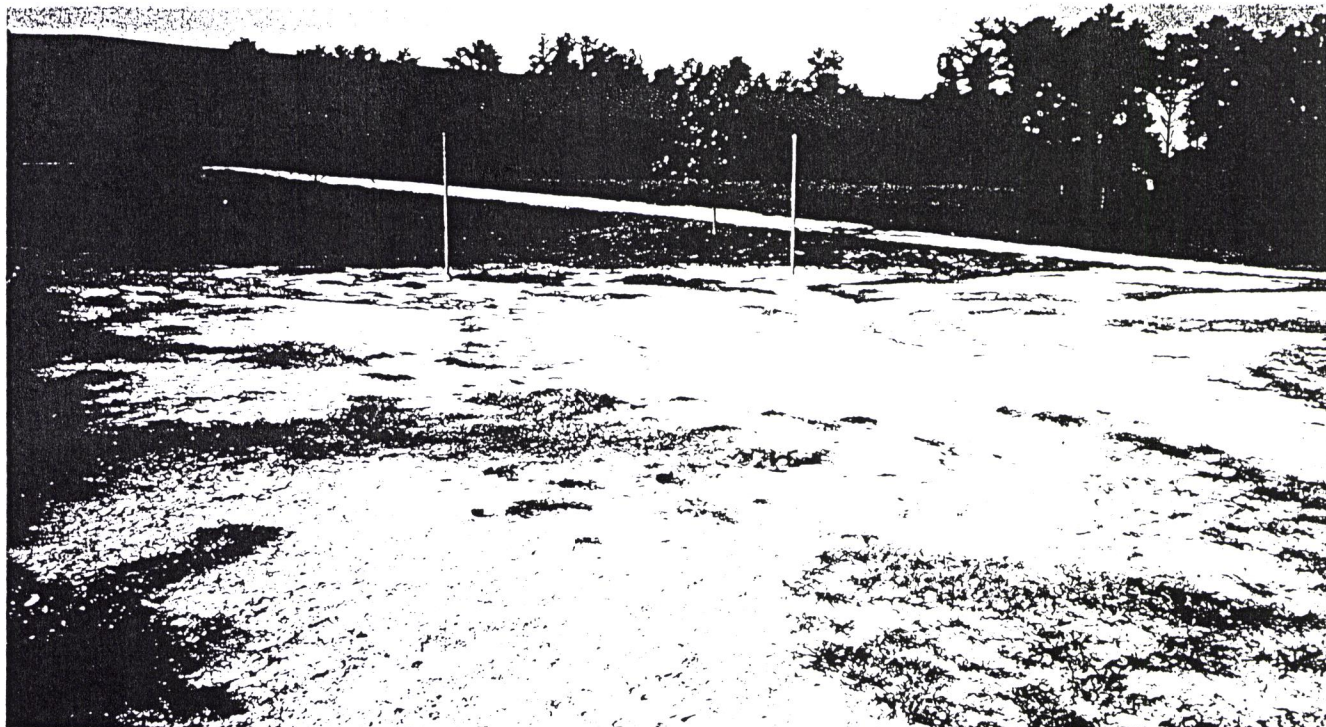
- Removal of decaying timbers.
- Addition of dirt and leveling.
- Expansion of overall size of playground with installation of plastic timbers.
- Adding new equipment; 2 funnel ball stands, 1-4 bay swing set, sand pit and an area available for an additional play structure.
- Sand for sandpit.
- Cypress mulch for play surface.

Our estimated cost for our first phase is \$19,270.07. We appreciate your attention to our request.

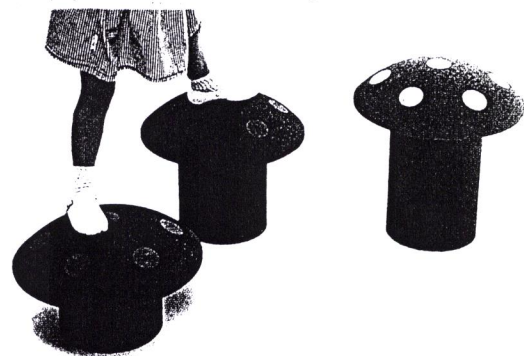
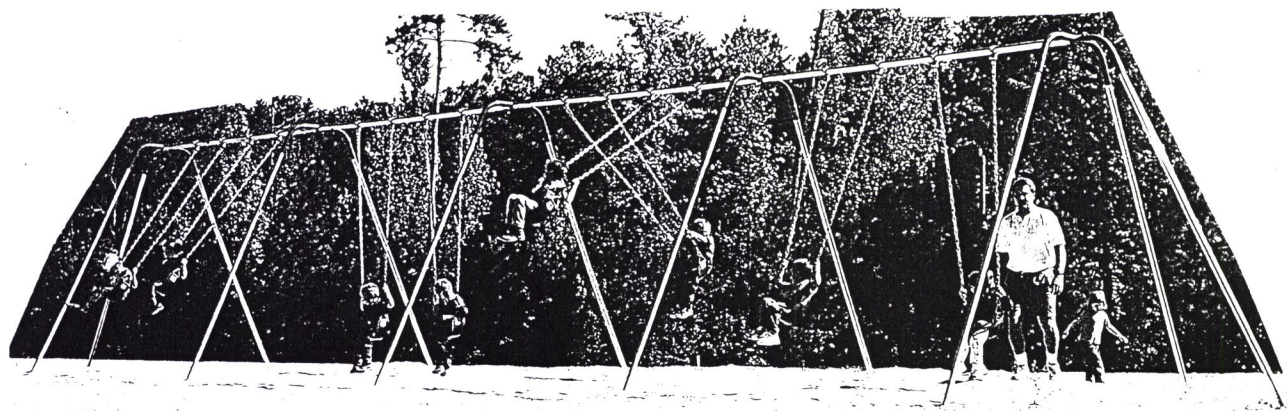
Sincerely,

Linda Truex
Kedron PTO Grounds Chair
770-486-6771





TRI-LEG FRAME



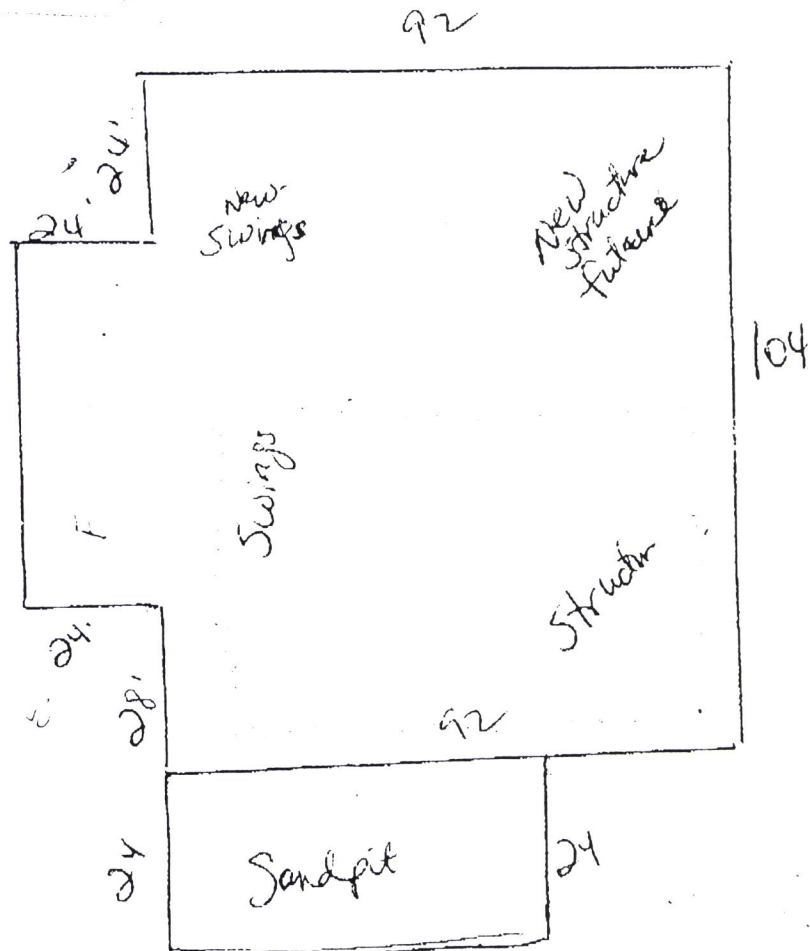
4' TIMBERS



MUSHROOMS

The "Funnel-Ball", is a unique way to promote hand eye coordination, and social interaction. Comes in shown colors, and the center pole can be powder coated to any of our standard colors available. See color

275



Playground Solutions Inc.

1307 Oak Bluff Court
Canton, GA 30114
770-926-4788 or 888-307-3773
770-592-5223 - FAX

Estimate

DATE	ESTIMATE NO.
1/24/2001	2324

NAME / ADDRESS
Kedron Elementary School Attn: Linda Truex 200 Kedron Drive Peachtree City GA 30269

		TERMS	PROJECT	GOOD THRU	
		50% down 50%	Jan 2001		
ITEM	DESCRIPTION	QTY	RATE	TOTAL	
Playland	Tri-Leg Swing 8 Position w/ Strap Seats	1	1,969.00	1,969.00T	
DISCOUNT	22 % Discount on Swings		-433.18	-433.18	
Installation	Installation of Swings	1	492.25	492.25	
BORDER	Park Timbers 4' L X 1' H for area drawn on attached seat- Installed	137	31.00	4,247.00T	
Fun Ball	Full Ball - Multi Colored Plastic w/ Galvanized Post	2	495.00	990.00T	
Superior	> Rubber Mushrooms for the sand area to walk on or seat on Heights of 11 1/2", 15 1/2", 19 1/2" 3 Total Price includes installation	1	770.00	770.00T	
Playland	> Ground Level Curved Crawl Tunnel Connected to 3 1/2" O.D. Post Length 78" Installed For Sand Area	1	1,700.00	1,700.00T	
Shipping	WE MEET & UNLOAD TRUCK TAX EXEMPT	1	500.00	500.00	
			0.00%	0.00	
50% DOWN 50% UPON COMPLETION			TOTAL	\$10,235.07	

SIGNATURE

PROPOSAL by SOUTHSIDE SPRINKLER SERVICE
P. O. BOX 566
FAYETTEVILLE, GA 30214
(770)969-7600

NAME: Parent-Teacher's Organization PHONE: _____
Kedron Elementary School/Mrs. Linda Truex
STREET: 200 Kedron Dr., Peachtree City GA 30269

COUNTY: Fayette

DATE: December 1, 2000

LOCATE DATE: _____ LOCATE #: _____ (72 HRS. REQUIRED FOR UTILITIES TO BE MARKED)

QTY.	DESCRIPTION	TYPE
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Southside Sprinkler Service proposes to install for the Parent-Teacher's Organization at Kedron Elementary School, a commercial, automatic irrigation system to irrigate specific areas adjacent to Kedron Elementary School at 200 Kedron Drive, Peachtree City, Georgia. Those areas to be irrigated by this proposal are: (a) the areas between the covered walkway and the building; (b) across the front of the school from the building to the parking lot; (c) sod area along the west side of the building to the back corner. A stub shall be provided for future irrigation of courtyard area on the west side of the building. No provisions are included for any irrigation across the back of the building in this proposal. Said system shall consist of six zones of 10 Hunter I-20 commercial grade rotors, each, and one zone, 22 4" fixed sprays along the covered walk and the building on the east side of Kedron Elementary. All zones shall be controlled by Rainbird 1-1/2" electric PGA valves. Main piping from water meter shall be 2" and 1-1/2" class 200 PVC as required. System shall be controlled by a 12-station Rainbird BI Series time clock installed inside the building at a location specified by school administrators. All piping shall be placed in an open trench filled and compacted to grade. All wiring in ground shall be solid copper of required gauge and direct burial grade. All valves shall be installed below grade in a 10" valve box set at grade. All heads shall be on swing joint assembly and set at grade. This proposal is contingent upon the installation of a dedicated 2" water meter by Fayette County Water System and does not include any cost for meter or installation thereof. This proposal does include, however, one 2" commercial backflow device to be installed at the water meter. Also at or near the meter location a stub with cutoff shall be provided for future expansion or addition to the irrigation system. This proposal does not include any fees or permit costs should any be required by the City of Peachtree City; school administration shall be responsible for such permits should any be required.

Any Sleeving, Boring or Blasting that may be needed to gain access under Hurdtop or Roadway must be by change order only, at additional cost, and is not included in this proposal

WE PROPOSE hereby to furnish material and labor complete in accordance with the above specifications, for the sum of TEN THOUSAND SEVEN HUNDRED THIRTY-FIVE (\$10,735.00) DOLLARS to be paid as follows: ONE-THIRD DEPOSIT DAY WORK BEGINS; BALANCE AT COMPLETION.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

SIGNED Earl Lindman (OWNER OR HIS AGENT)

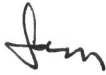
Public Schools

1. Each request for funding/labor will be considered by the Peachtree City Recreation Commission, who will forward a recommendation to the City Council for final decision.
2. Council will evaluate each request and make a decision based on the merit of the request.
3. No more than one request, per school, will be considered in any five consecutive year period.
4. Only Fayette County public schools whose attendance boundaries include Peachtree City will be eligible for consideration.
5. Requests for funding/labor must be for enhancements to playgrounds and playing fields only. Any playground/playing field for which the City makes a contribution must be made available for use by City residents when not being used by the school. A formal agreement with the School Board would be required.
6. The City would assume no liability for any project for which the City provides funding and/or labor.
7. Should Council approve a funding request, a dollar for dollar match up to a limit of \$5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club).

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 

FROM: Director of Leisure Services 

DATE: April 11, 2001

SUBJECT: Approval of Contractor for All Children's Playground

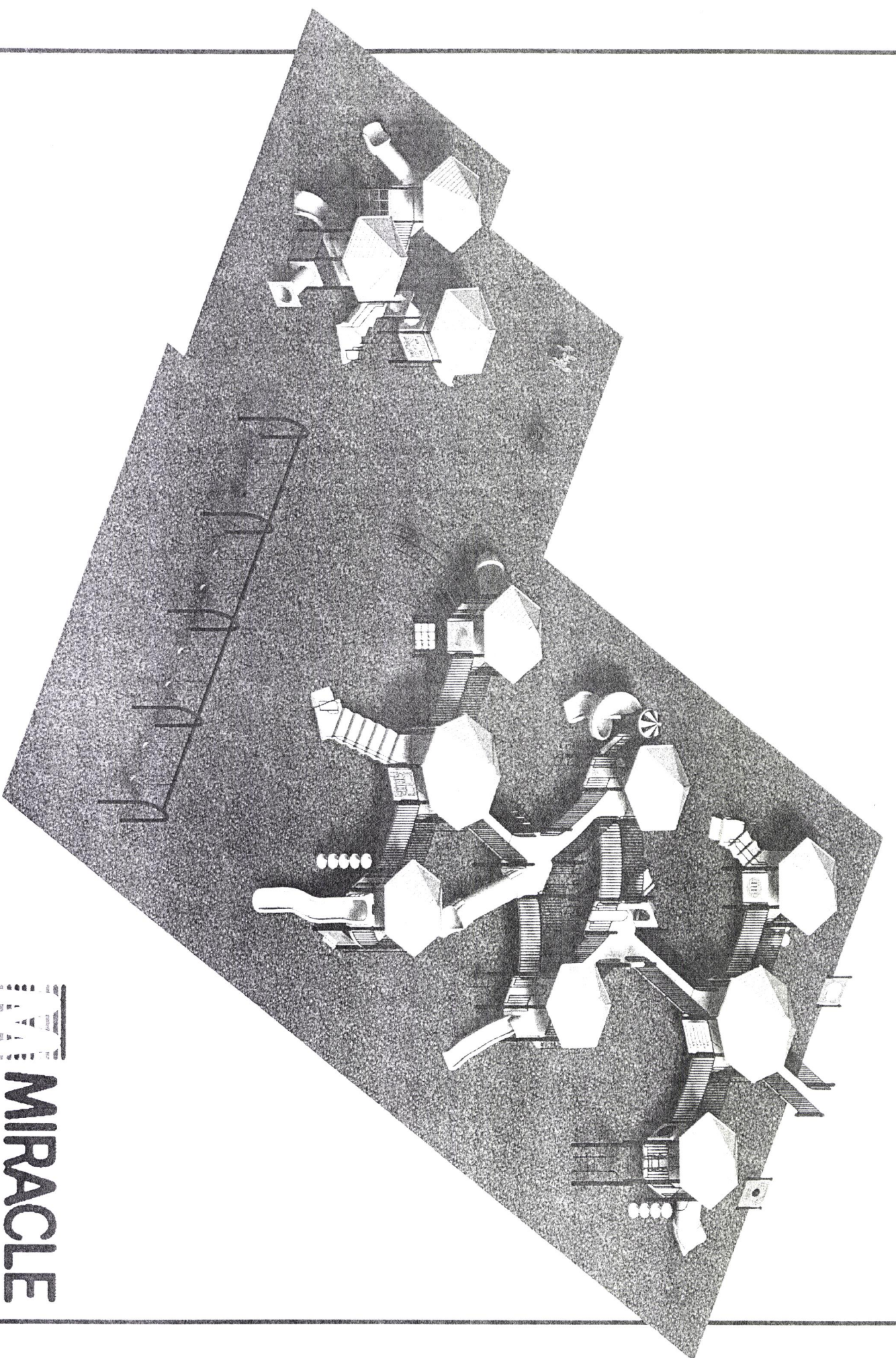
Staff recommends approval of Halsey Recreation and Design, Inc./Miracle Recreation Equipment Co. as the contracted company to implement their design and oversee construction of the Luther T. Holt Memorial All Children's Playground.

Attached is a memo from Recreation Administrator Sherry McHugh to the Recreation Commission, presented at a special called meeting held on April 3. The memo will provide Council with background on this project.

At the April 3 meeting, the Recreation Commission recommended approval of Halsey Recreation and Design Inc./Miracle Recreation Equipment Co. as the company to build the playground. The Planning Commission forwarded a favorable recommendation as well at its April 9 meeting, and agreed to assign two members as liaisons with city staff during the construction phase.

This selection was made via the standard city RFP process, using an initial screening team consisting of city staff and members of the Select Playground Committee appointed by the Recreation Commission. The final selection was made by an appointed sub-committee of the Playground Committee, as described in the attached memo. As you know, the funds for this project are not appropriated funds, but consist totally of donated funds collected by the Playground Committee. However, the funds are deposited in a fenced city fund called the Parks and Recreation Fund, which is under the cognizance of the Recreation Commission. The expenditures will be dispensed and accounted for by the City Financial Services Division from that account. For that reason, and because the City Council approved the donation of Picnic Park as the site for the facility, staff felt it was important for Council to review and approve the final contractor and the process used to select them. The playground will become city property when it is built. If approved, work on Phase I will begin as soon as possible, and efforts will continue to raise funds to complete the remaining two phases.

Again, staff recommends that Council approve Halsey/Miracle as the contractor to construct this facility.



MIRACLE
RECREATION EQUIPMENT COMPANY

TO: Recreation Commission Members

FROM: Recreation Administrator

DATE: April 2, 2001

SUBJECT: All Children's Playground Recommendation

Fundraising efforts for the Luther Holt All Children's Playground project began in June, 2000. By the winter of 2000, it was decided this should be a three-phased project. The site selected for the playground was Picnic Park.

When the fundraising efforts reached \$50,000, requests for proposals were sent to over fifteen playground companies who would be interested in bidding on the first of a three-phase playground structure that would be totally accessible to children with special needs. It was decided that the same company would be chosen for all three phases and as funds were raised, the future phases would begin. A mandatory pre-bid meeting was held February 15, 2001, with ten companies attending. Of the ten playground companies who attended the mandatory pre-bid meeting, eight companies submitted bids on March 13, 2001. Those companies were: Leisure Lines, Contrast Connection, Inc., Landscape Structures, Inc., Piazza, Inc., Halsey Recreation and Design, Inc./Miracle Recreation Equipment Company, Dominica Recreation Products/Gametime, Southern Playgrounds, and Bliss Products and Services.

A sub-committee from the All Children's Playground Committee was chosen to review the eight submitted bids. The sub-committee was comprised of Colleen Sugar, Claire Cohen and Michelle Larson. The sub-committee met March 24th to review all eight bids. A checklist was used to review each bid. Areas that were considered included: 1. What type of "community build" experience did the company have? 2. Did the company include a brick pathway? 3. Did the company submit drawings of the required phased and total project? 4. Did the company use wooden equipment? All play/learning equipment should have been PVC or powder coated steel or aluminum, or the equivalent product. 5. Did the bid include ramping and other accessibility devices that connect individual pieces to each other, and each phase to the next? There was to be no break in accessibility at any point on the facility. It was suggested this could be accomplished by ramps and paving surfaces for non-contiguous play structures. 6. Did the company include covered play areas? Because the facility will be in an open area, shade covering was desired for places where children may be standing or sitting in one location for extended periods of time.

Ramps and other transit avenues where children will be moving from one location to another did not need to be covered, nor did the swings. 7. Did the company design and price a structure or an area where bronze plaques could identify Platinum, Gold, Silver and Bronze sponsors for display purposes? This area could either be part of the play structure itself, or a separate structure so long as it matched the general design of the facility. 8. What type of ground covering did the company submit in their bid? The city wished to provide a poured synthetic or similar ground covering that would make transit through common areas of the facility easy for wheelchairs or walkers. A design involving a combination of more standard surfacing and the synthetic material would be acceptable, so long as the main transit pathways were made of the poured surface. 9. Was perimeter fencing incorporated into the overall design though the fencing would be provided by a separate contractor? 10. Did the company include the following minimum equipment in Phase I (at least one double slide; ADA accessible stairs with transfer point; play panels of which one must be ground level; climbing apparatus to access structure; arch bridge or swing bridge to accommodate wheelchair; and other equipment as budget allows)?

The sub-committee narrowed the bids to the following three bidding companies: Southern Playground/Playworld Systems (first phase-\$55,831; second phase-\$51,621; third phase-\$92,182), Halsey Recreation and Design/Miracle (first phase-\$50,000; second phase-\$50,000; third phase-\$100,000), and Leisure Lines (first phase-\$49,995; second phase-\$49,995; third phase-\$99,995). Further narrowing showed Playworld met the surfacing but the company was not specific on the components and Leisure Lines met most of the specifics on components but not on the surfacing.

At a special called meeting of the All Children's Playground, held March 26, 2001, the committee unanimously voted to award the bid for all three phases to Halsey Recreation and Design, Inc./Miracle Recreation Equipment Co. The cost of the first phase will be \$50,000.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager

FROM: Director of Leisure Services 

DATE: April 12, 2001

SUBJECT: Fireworks Contract, 2001

Request that City Council approve a brand name purchase for the 2001 July 4th fireworks display. The fireworks company being recommended for a one-year contract is Melrose Pyrotechnics, the same company the city used in 1994 and 1996-2000. We have \$24,641 budgeted for this purpose. The cost for the show will not exceed the budgeted amount. Marcie Blind has checked with Melrose and confirmed that we will receive 1,046 shells, the same number we received last year. Last year we had received a 10 percent bonus per the 3-year agreement, more fireworks than we had ever received before. So this show will be as spectacular as last year's.

Due to administrative oversight, it was recently discovered that the three year contract we had with Melrose expired after the 2000 fireworks. For that purpose, we make this recommendation in order to expedite preparations for this year's show. We feel there is justification for a brand name purchase because the company has proven they have the expertise to produce a very effective and safe show. In addition, the city staff is familiar with the company's personnel and operational procedures, and has been very satisfied with their product in the past. It should be stressed that this company has demonstrated exemplary safety standards in their operational approach. Chief Lohr characterizes their safety handling procedures and responsiveness to the city's safety requirements as "superior," and said that he and his staff have been very pleased with the company's performance.

After this year, we intend on obtaining another three-year contract through the competitive bid process. The multi-year contracts have proven to produce most consistent and effective results because the staffs of the contractor and city develop a familiar working relationship that reduces communication problems and ultimately leads to safer events.

Again, staff recommends that Council approve the request to approve Melrose Pyrotechnics as the contractor for this year's fireworks show.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Councilmembers
FROM: Jim Basinger 
DATE: April 9, 2001
SUBJECT: APPOINTMENT TO THE FAYETTE COUNTY BOARD OF HEALTH

The Selection Committee, composed of Mayor Pro Tem Annie McMenamin, Councilmember Carol Fritz, and myself, interviewed ten (10) applicants for the vacancy on the Fayette County Board of Health.

It is the recommendation of the committee that Mr. Thomas Bowman be appointed to serve a term from April 20, 2001, through December 31, 2002.

We further recommend that Ms. Jill Long be appointed to serve as an alternate.

Copies of their applications are attached for your review. Copies of all other applications are available at City Hall for your review.

JB/gr

Attachments

cc: Chairman, Development Authority

**FAYETTE COUNTY BOARD OF HEALTH
APPLICATION FOR APPOINTMENT**

Thank you for your interest in being considered for appointment to the Fayette County Board of Health to fill an unexpired term ending December 31, 2002.

Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted.

The Board of Health is comprised of seven members appointed to six-year terms. Meetings are held on the second Tuesday of each odd month (January, March, May, etc) at 7:30 a.m. in Fayetteville. The mission of the Board is to assure conditions in which people can be healthy and to provide leadership in prevention of disease and injury.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by March 23, 2001. The City will contact you within two weeks of the application closing date.

If you have any questions, please contact Gloria Reid at (770) 487-7657.

NAME Thomas I Bowman

ADDRESS 107 Mark's Style
Peachtree City, GA 30289

TELEPHONE (Day Time) 404-562-7549

(Evening) 770-631-1870

Thomas I Bowman
Signature

3/11/01
Date

Fayette County Board of Health – Application for Appointment

Thomas I. Bowman
107 Marks Style
Peachtree City, GA 30269

How long have you been a resident of Peachtree City?

My family and I moved to Peachtree City in July, 1994.

Why are you interested in serving on the Board of Health?

I learned of the position opening from the announcement in the Peachtree City Update. I see this as an opportunity to learn about the county and community I make my home, to make a contribution to my community and to make Fayette County a better place to live.

What Qualifications and experience do you possess that would benefit the Board of Health?

I have spent the last 12 years of my career working in different areas of public health at the state and federal levels, working with local health departments and their challenges. I have an appreciation and understanding of the mission and scope of local health departments in areas such as access to adequate health care, special patient needs, water quality and retail food inspection. I also have a public health regulatory background in developing and enforcing rules and regulations and developing public health policy.

List Major jobs you have held during your working career to include names of company and position.

(08/00- Present) U.S. Department of Health and Human Services (DHHS)/U.S. Public Health Service (USPHS), (Sr. Environmental Health Specialist) Assigned to the Office of the Secretary, Immediate Office of the Regional Health Administrator, Reg. IV, Office Of Emergency Preparedness as an Emergency Coordinator/Emergency Operations Officer.

(7/94-8/00) DHHS/USPHS Assigned to the U.S. Food and Drug Admin., Office of Regulatory Affairs, Southeast Regional Office., Consumer Safety Officer (Investigator) State Cooperative Programs

(1/89-7/94) Florida Department of Agriculture and Consumer Services, Agricultural and Consumer Protection Spec. /FDA Certified Milk Sanitation Rating Officer

2

Do you have any past experience relating to public health? If so, describe.

All of the positions listed above have been related to the field of public health. More specifically, I currently work with state and local health departments in the eight states of Region IV, representing DHHS on health and medical emergency preparedness issues. Also, I respond as a federal partner with FEMA during federally declared disasters as part of the federal response plan. I work with city governments and county health departments in developing plans for Metropolitan Medical Response Systems to improve local medical response capabilities for chemical, biological or nuclear terrorist events. Working for the Regional Health Administrator, I have the opportunity to hear and take part in discussion of national public health initiatives of the Secretary of DHHS and the U.S. Surgeon General. At the FDA I was responsible for the Southeast Region Milk Safety program and worked with state and local health departments in 9 states, I was also standardization in Retail Food Inspection and was part of the Olympic Village Food Inspection team during the 1996 Olympics. At the Florida Dept. of Agriculture, I was involved in environmental health issues such as water quality, food and milk processing and conducted certification inspections of milk processing plants and producers to participate in interstate commerce. I am also a member of the National Environmental Health Association.

Have you ever attended any Board of Health meeting? No

Would there be any conflict of interest between your employment and you serving on the Board of Health? No

3

Describe your community involvement.

I have been a volunteer member of the Peachtree City Fire Department since October 1994 as a Firefighter/EMT, Sergeant at Weber Station (Station 82) for the past two years and member of the Fayette County Multi-Jurisdictional Hazardous Materials Response Team as a Haz-Mat Technician. I am also an Associate Advisor for the PCFD Fire Explorer Post 209. As a member of the PCFD, I have participated in a multitude of community events such as the Georgia Burn Foundation Boot drive, PCFD open house, PCFD July 4th expositions, EMS coverage for PTC Running club events and the PTC Recreation Dept. in addition to basic Peachtree City Fire Department and EMS public safety activities.

**FAYETTE COUNTY BOARD OF HEALTH
APPLICATION FOR APPOINTMENT**

Thank you for your interest in being considered for appointment to the Fayette County Board of Health to fill an unexpired term ending December 31, 2002

Applicants must be a legal resident of the State of Georgia have been a resident of Peachtree City for at least six months prior to the date an application is submitted.

The Board of Health is comprised of seven members appointed to the six-year terms. Meetings are held on the second Tuesday of each odd month (January, March, May etc.) at 7:30 a.m. in Fayetteville, The mission of the Board is to assure conditions in which people can be healthy and to provide leadership in prevention of disease and injury.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by March 23, 2001. The City will contact you within two weeks of the application closing date.

If you have any questions, please contact Gloria Reid at (770) 487-7657.

NAME Jill Holmes Long

ADDRESS 218 Claridge Curve

Peachtree City, Georgia 30269

TELEPHONE (Day Time) 770-631-1680

(Evening) same


Signature

3-5-01
Date

How long have you been a resident of Peachtree City?

I have resided in Peachtree City for 5 years.

Why are you interested in serving on the Board of Health?

I am interested in serving on the Board of Health because I have a greater than average knowledge of health issues in both the physical and environmental arenas. I believe in community outreach and by serving on the Board of Health, it is possible my education and experience can assist the local community.

What qualifications and experience do you possess that would benefit the Board of Health?

I have been a Registered Nurse for over 25 years. I have held numerous jobs in both health care and educational fields as well as serving in positions of advocacy. I am an attentive listener and tend not to jump at either conclusions or answers.

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

Staff Nurse; Neonatal Intensive Care; Crouse Irving Memorial Hospital, New York State
Staff Nurse; Onondaga County Health Department, New York State

Lead Teacher- Licensed Practical Nurse Program; O-C-M BOCES; New York State
Lead Teacher- Health Occupations Technology Program; O-C-M BOCES; New York State

Tobacco Use Prevention Coordinator; District Four Health Services; Georgia
Free-lance Writer; Health Education Materials

Do you have any past experience relating to public health? If so, describe.

I have worked in New York State as a staff nurse in public health in the area of Maternal/Child Health specializing in abuse prevention and health education. I also worked with the Georgia Department of Human Services Tobacco Use Prevention Program.

Have you ever attended any Board of Health meeting?

Yes. I have attended meetings in New York State as well as here in Georgia in Upson, Spalding and Fayette Counties.

Would there be any possible conflict of interest between your employment and you serving on the Board of Health?

Since I am now working on a contractual basis, writing health education materials, I answer to myself for the hours I work. I do not punch in and out as many other jobs require. Thus, currently, there is no conflict of interest possible.

Describe your current community involvement.

I have been a member of the Fayette Human Services Council since moving to Peachtree City in 1996. I also serve on the Steering Committee for the Fayette FACTOR, which is a collaboration of service organizations and businesses in Fayette concerned with issues affecting the quality of life of our children and families. I have volunteered for the American Red Cross for over 25 years and currently am serving the South Metro Unit on the Disaster Relief Team. I actively serve Christ Our Shepherd Lutheran Church on the Stephen Ministry Leadership Team.

JILL HOLMES LONG

218 Claridge Curve
Peachtree City, Georgia 30269
770.631.1680

~~jillinga@juno.com~~

Holmeslong@aol.com

EDUCATION:

Master of Arts in Child and Family Studies
Syracuse University; Syracuse, New York.

Bachelor of Science in Nursing
The University of the State of New York; Albany, New York.

Bachelor of Science in Multiple Science
LeMoyne College; Syracuse, New York.

Diploma of Nursing
Saint Joseph's Hospital Health Center; Syracuse, New York.

LICENSURE / CERTIFICATION:

Georgia

- Registered Professional Nurse: # R 133730
- Conditional Health Teacher Certification

New York

- Registered Professional Nurse: # 264836-1
- Permanent Public School Teaching Certification:
 - Health Education
 - Licensed Practical Nursing
- Child Abuse Awareness and Reporting
- Infection Control

AFFILIATIONS:

Member	Fayette, Georgia; Fayette FACTOR- a Family Connection Collaborative
Member	Fayette, Georgia; Fayette Human Services Council
Volunteer	American Red Cross- 25+ years of service
Life Member	New York State Association of Health, Physical Education, Recreation & Dance
Past Board Member	New York State Chapter, National Council of Family Relations

REFERENCES: Available upon request

JILL HOLMES LONG

page 2

218 Claridge Curve
Peachtree City, Georgia 30269
770.631.1680
jillinga@juno.com

EMPLOYMENT:

2000-Present

Free-lance Writer

- Health Education Issues and In-services

2000-2000

District Four Public Health Services; LaGrange, Georgia.

- Tobacco Use Prevention Coordinator
Created a focused program of community awareness & resources

1996-Present

Hartman Publishing Corporation; Albuquerque, New Mexico.

- Editorial Review Board

1994-1996

Onondaga Community College; Syracuse, New York.

- Adjunct Instructor
* Medical Ethics & * Fundamentals of Communication

1988- 1996

Onondaga-Cortland-Madison

Board of Cooperative Educational Services; Syracuse, New York.

A Vocational High School System

- Lead Instructor: Health Occupations Technology
 - Wrote, implemented & evaluated curriculum & program
 - Supervised clinical instructors
- Liaison to Onondaga Community College
- Lead Instructor: Licensed Practical Nursing Program
 - Refined & implemented curriculum; evaluated program
 - Supervised clinical instructors
- Turn-Key Trainer for AIDS & Peer Coaching
- Child Abuse Awareness Trainer
- Item writer for the NYS Health Occupations Education Proficiency tests

1987-1988

Cazenovia College; Cazenovia, New York.

- Lecturer
* Introduction to Psychology & * Child Psychology

1983-1988

Onondaga County Health Department; Syracuse, New York.

- Staff Nurse for Maternal-Child Health Division
 - Implemented health screenings >Pre-K thru 8th grade
 - Designed, presented & evaluated health programs >Pre-K to Adult
 - Supervised Para-health professionals

1984-1985

Syracuse University; Syracuse, New York.

- Teaching Assistant
* Marriage and the Family

JILL HOLMES LONG

218 Claridge Curve
Peachtree City, Georgia 30269
770.631.1680
jillinga@juno.com

REFERENCES:

Tricia Abbott

Coordinator of Secondary Programs
Onondaga-Cortland-Madison Board of Cooperative Educational Services
Career Training Center
4500 Crown Road
Liverpool, New York 13090
315.453.4455

Susan Alvare

Hartman Publishing, Inc.
8529-Qa Indian School Road NE
Albuquerque, New Mexico 87112
800.474.6106

Tracey Ellis-Williams

Teacher, Griffin RESA Academy
110 South Shore Terrace
Fayetteville, Georgia 30215
770.716.8148

Richard Fehr

Environmental Health County Manager
Fayette County Health Department
140 Stonewall Avenue
Fayetteville, Georgia 30214
770.460.5730 x 5147

Tane Wilson

Coordinator, Fayette FACTOR
Fayette County Administration Complex
140 Stonewall Avenue
Fayetteville, Georgia 30214
770.486.7320

Stephanie Wright

Market Manager Military/Disaster Services Coordinator
American Red Cross; South Metro Office
1115 Mount Zion Road Suite H
Morrow, Georgia 30260
770.961.2552

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: City Manager 
FROM: Director of Developmental Services 
DATE: April 12, 2001
SUBJECT: Private Streets

There are 34 subdivisions in the City that have been approved for private streets (Exhibit "A"). Of these, 12 are commercial subdivisions and 22 are residential. Of the residential subdivisions, 14 are for single-family detached units and 8 are for attached units.

All of these subdivisions installed private streets because the developer chose that method of development for one or more of the following reasons: to retain control over the use of the streets, to achieve a higher level of efficiency in the development, to reduce the per unit land cost, to increase the amount of return on the project, or to avoid meeting all of the standards that would ordinarily apply to a public street.

In no instance did the City require that a street be private nor did the City ever promote the idea of private streets in order to try to save some money on the future maintenance of the streets.

Whenever a developer proposes private streets, the staff points out the liabilities of the concept as well as the positive features. The developers always understand what they are doing and agree to abide by the consequences of their decisions.

For the most part, private streets do not pose a problem for either the developers or the City. However, on occasion, after a developer sells all or a portion of a subdivision to other owners, the new owners may object to meeting their obligation with respect to long-term street maintenance. In order to reduce these kinds of conflicts to a minimum, the City insists that developers make it clear to future owners that the streets are owned privately; and there will be a permanent obligation to keep them properly maintained.

The Public Works Department has prepared an estimate of the cost involved in bringing the existing private streets in the 14 single-family subdivisions up to City standards (see Exhibit "B," Attachment 1). The City Attorney has indicated that the City should not use public funds to improve private streets nor should the City accept private streets that do not meet City standards (Exhibit "C"). Therefore, before any streets could be converted, the affected homeowners would need to spend the funds necessary to make the required basic improvements.

In addition to the legal issues, there are several other significant implications to be considered prior to converting any streets from private ownership to public:

1. Some policy will need to be established as to what private streets could be converted and what streets could not be converted;
2. The City will need to substantially increase the street maintenance budget (Exhibit "B," Attachments 2 and 3);
3. Many of the private streets will require variances to the public street standards prior to conversion;
4. Most of the private streets will require setback variances for all adjoining property prior to conversion; and
5. Some of the private streets will require replatting prior to conversion.

The staff recommends against converting any private streets to public ownership. However, if Council decides on a program of conversion, it would be good policy to not permit any more private streets to be developed in the City because none of the benefits would accrue to the City. If this is the desired course of action, it will be necessary to amend the Land Development Ordinance.

JBW/jir

Attachments – Exhibits "A," "B," and "C"

cc Director of Public Services

EXHIBIT "A"

INDEX OF SUBDIVISIONS WITH PRIVATE STREETS

As of March 31, 2001

Aberdeen Center (Commercial)
Ashton Park
Blueberry Hill
Braelinn Center (Commercial)
Brookfield
Cardiff Park
Central Park
City Circle (Commercial)
Cobblestone Creek
Crosstown North (Commercial)
Cypress Pointe
Fairways
Flat Creek Villas
Georgian Park
Jefferson Corners (Commercial)
Kedron Center (Commercial)
Lexington Commons (Commercial/Approved not Built)
Market Place (Commercial)
Masters Square
North Cove
North Hill
Peachtree Club
Peachtree Crossing (Commercial)
Peachtree Point (Commercial)
Ridgefield
Ridgelake
Robinson Center (Commercial)
St. Simons Cove
Tinsley Mill Village
Twiggs Corner
Village on the Green
Village Park
Wal-Mart/Home Depot (Commercial)
Wellborn Estates

EXHIBIT B

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Developmental Services Director

FROM: Public Services Director CH

DATE: April 12, 2001

SUBJECT: Private Street Conversion Costs

Attached is my analysis of projected costs if the maintenance and ownership of private streets throughout the community was assumed by the City. The first attachment lists the estimated cost to bring the streets in each subdivision up to City standards. Work would include patching, curb repair, and overlay costs. This last cost is particularly high in two subdivisions, North Cove and Ashton Park, due to a lack of topcoat on the streets in those neighborhoods. The one-time cost to bring these streets up to city standards would be approximately \$113,855.

The second attachment illustrates the annual costs for maintenance and operation once ownership is assumed by the City, based on the actual costs experienced in FY2000. The annual maintenance costs include patching, crack sealing, and maintenance of the landscaped beds at each entrance. Costs associated with the subdivisions' streetlights and any irrigation systems are shown separately. Total annual maintenance costs would be a projected \$57,480, which would increase approximately 4% per year due to inflation of the maintenance costs and irrigation systems costs.

The final attachment illustrates how each street would be included in Peachtree City's annual street resurfacing program in the Public Improvement Program. Streets require resurfacing at approximately 10-year intervals; and the private streets, once brought up to City standards, could be included in the city-wide resurfacing program based upon their street rating. Costs range from \$21,680 to \$95,015 per year, with a projected total of \$458,390 for the ten-year period.

CH/bt

Private Subdivision Analysis
ESTIMATED COSTS TO BRING UP TO CITY STANDARDS

Subdivision	Final Plat Date	Patching	Curb Repair	Catch Basin Lids	Overlay Cost	Total Amount
Ashton Park	NA	0	0	0	16,175	16,175
Blueberry Hill	09/02/98 - 12/02/99	0	1,750	500	0	2,250
Brookfield	09/14/95	5,695	150	0	0	5,845
Cardiff Park At Planterra	11/19/99	0	0	0	0	0
Central Park	05/24/95	0	0	0	0	0
Cypress Pointe	10/07/93 - 04/16/99	8,925	1,000	0	12,030	21,955
Masters Square	05/19/94	850	750	0	0	1,600
North Cove	04/29/97 - 03/12/99	12,750	1,000	0	42,155	55,905
North Hill	10/27/97	850	0	0	0	850
St. Simons Cove	05/05/95 - 09/27/96	425	0	0	0	425
The Fairways	02/07/91 - 12/01/92	1,275	0	0	0	1,275
Village on The Green	09/14/94 - 12/08/94	3,825	1,625	0	0	5,450
Village Park	05/17/96 - 06/19/97	2,125	0	0	0	2,125
Wellborn Estates	09/08/98	0	0	0	0	0
Totals		\$36,720	\$6,275	\$500	\$70,360	\$113,855

Note: The above resurfacing costs include a leveling course..

Note: Streets in North Cove and in Ashton Park have only binder, no topping.

Patching: Costs include remove and replace defective areas by saw cutting asphalt and filling with 4" of asphalt. Approximate cost

**Private Subdivision Analysis
ANNUAL OPERATING AND MAINTENANCE COST**

Based on Actual Costs In 2000 *

Subdivision	Annual	Street	Irrigation	Total
	Maint. Cost	Lights	Costs	Amount
Ashton Park	2,745	1,005	310	4,060
Blueberry Hill	2,880	830	435	4,145
Brookfield	3,295	1,140	1,245	5,680
Cardiff Park At Planterra	2,830	380	310	3,520
Central Park	2,600	280	300	3,180
Cypress Pointe	2,815	530	350	3,695
Masters Square	2,805	610	435	3,850
North Cove	3,620	NA	1,515	5,135
North Hill	2,750	NA	300	3,050
St. Simons Cove	2,855	875	475	4,205
The Fairways	2,915	875	305	4,095
Village on The Green	3,450	1,270	845	5,565
Village Park	4,180	1,665	655	6,500
Wellborn Estates	360	440	NA	800
Totals	\$40,100	\$9,900	\$7,480	\$57,480

Streetslights: Estimated cost for twelve (12) months.

Irrigation System: Water estimated cost for twelve (12) months.

Electricity estimated cost for twelve (12) months.

Private Street Resurfacing Program

Rating	Street	Width	Length	Cum. Length	Cost	Cum. Cost
78	Monterey Drive	22	840	840	12,630	12,630
81	Clearwater Cove	24	635	1,475	9,050	21,680
2001 Private Street Resurfacing Program			1,475	1,475		\$21,680
86	Newfield Way	24	840	840	13,780	13,780
86	Private Alley (Village on The Green)	20	670	1,510	7,230	21,010
86	Village Park Drive	22	2,365	3,875	31,810	52,820
2002 Private Street Resurfacing Program			3,875	3,875		\$52,820
88	Pinehurst Drive	22	2,360	2,360	32,295	32,295
89	Shadowbrook Court	24	110	2,470	2,095	34,390
2003 Private Street Resurfacing Program			2,470	2,470		\$34,390
92	Masters Drive North	22	745	745	12,235	12,235
93	Cherry Tree Lane	22	1,625	2,370	25,315	37,550
93	Masters Drive South	22	915	3,285	12,855	50,405
2004 Private Street Resurfacing Program			3,285	3,285		\$50,405
94	Brooksong Way	24	380	380	6,535	6,535
94	North Hill	18	1,140	1,520	16,530	23,065
95	Rock Creek Drive	24	860	2,380	15,190	38,255
2005 Private Street Resurfacing Program			2,380	2,380		\$38,255
96	Applegate Lane	22	375	375	6,850	6,850
96	Augusta Drive	22	1,305	1,680	23,200	30,050
96	Cranberry Lane	22	345	2,025	6,935	36,985
2006 Private Street Resurfacing Program			2,025	2,025		\$36,985
96	Park Avenue	18	645	645	8,385	8,385
96	Park Side	22	285	930	5,255	5,255
96	Turtle Bay	22	275	1,205	5,995	5,995
97	Christia Court	22	590	1,795	13,060	13,060
2007 Private Street Resurfacing Program			1,795	1,795		\$32,695
97	Madison Avenue	22	685	685	13,510	13,510
97	Riviera Court	22	510	1,195	9,580	23,090
97	Sea Island Drive	22	955	2,150	19,480	42,570
97	St. Simons Cove	22	240	2,390	4,840	47,410
2008 Private Street Resurfacing Program			2,390	2,390		\$47,410
98	Crown Court	20	1,385	1,385	2,950	2,950
98	Deham Square	22	960	2,345	21,950	24,900
98	Sunrise Court	22	210	2,555	4,265	29,165
98	Wellborne Road	22	1,110	3,665	19,570	48,735
2009 Private Street Resurfacing Program			3,665	3,665		\$48,735

Private Street Resurfacing Program

Rating	Street	Width	Length	Cum. Length	Cost	Cum. Cost
0	Abercorn Square	18	430	430	10,140	10,140
0	Ashton Park	24	1,130	1,560	26,345	36,485
0	Cromwell Drive	18	470	2,030	9,180	45,665
0	General Hardee Square	18	285	2,315	7,900	53,565
0	North Cove Drive	18	2,385	4,700	36,970	90,535
0	Telfair Park	18	265	4,965	4,480	95,015
2010 Private Street Resurfacing Program			4,965	4,965		\$95,015
GRAND TOTAL			28,325	28,325		\$458,390

Street Resurfacing Program: Based on a 10 year resurfacing period unless warranted earlier.

WEBB, LINDSEY, COLLINS, JONES & WADE, LLC

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April 10, 2001

Mr. Jim Basinger
City Manager
City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

RE: Public Funds for Private Streets

Dear Jim:

You have asked me the question of whether public funds can be expended on private streets. As long as the streets are private, no public monies may be spent on their maintenance and upkeep. Another question is whether the City can go ahead and accept the dedication of the private streets and then spend money on the "new" public streets which were formerly private. This is a more difficult question to answer. Obviously, once the private streets are brought up to City standards, then there is no real difference between "maintaining" those streets and "maintaining" the other subdivision streets located throughout the City. Thus, the City is clearly empowered to spend public monies on public streets (which were formerly private) and which have achieved City standards.

I recommend against spending City money to repair these presently private streets to bring them up to City standards. In other words, it might be possible to go ahead and accept the dedication of the private streets that do not meet public road standards and then expend City money to make those improvements. However, the City does not have a history of accepting sub-standard roads from developers, and then expending City monies to make such improvements. I believe accepting these private streets and expending public monies to make needed improvements sets a dangerous precedent and, therefore, I advise against it.

In summation, I see no legal problem in expending public monies to make routine repairs and provide normal routine maintenance on public streets once those streets have been brought up to City standards, and once those streets have been dedicated to the public. I recommend against spending any City monies on the private streets to bring them into compliance with the city's standards.

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April 10, 2001

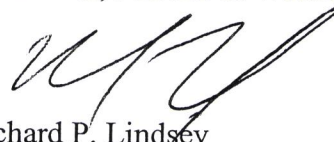
Page 2

Should you have any further questions, please do not hesitate to contact me.

Best regards.

Sincerely,

WEBB, LINDSEY,
COLLINS, JONES & WADE, LLC

A handwritten signature in black ink, appearing to read 'R. Lindsey', written over the printed name.

Richard P. Lindsey

RPL:jmf

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Councilmembers

FROM: Jim Basinger 

DATE: April 13, 2001

SUBJECT: Proposed Ordinance Change Regarding e-bikes

Attached is information regarding the operation of e-bikes on the cartpaths. As indicated in the information from the Police Department, the department does not recommend allowing e-bikes on the cartpaths. However, we have had a request from Ms. Barbara Evans, an e-bike distributor in Peachtree City, to consider allowing this type of bicycle on the paths. Should Council decide to approve e-bikes operating on the path system, a proposed ordinance is enclosed for adoption. Please note that the bolded sections are additions to the existing ordinance (Sections 78-94, 78-95, 78-91 and 78-96). Included in the proposed ordinance are the following:

- Language to define and permit electric bikes
- Language to limit the passenger load to one person per electric bike
- Language to permit electric and conventional wheelchairs
- Language to prohibit electric or gasoline scooters
- Language to prohibit vehicles designed to go faster than 20 m.p.h. under their own power on a flat surface (e-bikes currently being considered do not go faster than this)
- Language to require bicycle or motorcycle helmets while operating an e-bike. This is required by state law
- Language prohibiting anyone under the age of 15 from operating an e-bike on the paths

Finally, please note a proposed change to Section 70-36 (Streets, Sidewalks and Other Public Ways). This is a housekeeping change to ensure that permitted uses and prohibited uses are consistent in this section with the changes proposed to Sections 78-94 and 78-95 in the Traffic Ordinance.

JB



Peachtree City

Georgia

TO: MAYOR AND CITY COUNCIL
VIA CITY MANAGER *[Signature]*

FROM: MAJOR MIKE DUPREE *[Signature]*

DATE: APRIL 12, 2001

SUBJECT: E-BIKES

Reference to the use of E-Bikes on the path system of Peachtree City, the following attachments are provided for your review:

1. Memorandum, dated March 15, 2001, concerning the Peachtree City Police Department's performance evaluation of the E-Bike.
2. Correspondence sent from E-Bike of Peachtree City dated April 10, 2001.
3. The E-Bike of Peachtree City's Response Document.
4. A copy of O.C.G.A. 40-6-351 that prohibits persons under the age of 15 years to operate an electric assisted bicycle upon the public roads and highways of the State of Georgia and O.C.G.A. 40-6-352 that requires properly fitted and fastened bicycle helmets to be worn when electric assisted bicycles are in use.
5. Chief Murray's E-Mail concerning the Police Department's evaluation and recommendation regarding E-Bikes.
6. A copy of Peachtree City Code of Ordinances 70-36, 78-94 and 78-95 that prohibits the use of street and trail motorized bikes on the path system.

Please be advised that I will be representing Chief Murray and our Department during the April 19, 2001, Peachtree City Council Meeting. While the Police Department does not support ordinance revisions to accommodate the use of E-Bikes on the path system, should Council decide to do so, there are three ordinances that will be affected. Please find the attached ordinance recommendations for your consideration.

RMD/



POLICE DEPARTMENT

153 Willowbend Road • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512



MES V. MURRAY
Chief of Police

TO: CAPT. S.L. PYE
VIA CHAIN OF COMMAND

FROM: SGT. HOLT/ CRT

DATE: MARCH 15, 2001

SUBJECT: E-BIKE PERFORMANCE

The following is an overall performance evaluation of the E-Bike. The evaluation was based on information gathered from the CRT officers who were assigned to test ride the E-Bike.

1. Is the speed of the E-Bike a factor or a concern when operated on the city streets and cart paths?

The speed of the bike is entirely dependent upon the operator, however, with a full charge the bike is capable of excessive speeds that would be unsafe for the city's path system. With its many curves and numerous pedestrians, operating the bike at a full speed could be a serious safety concern. The speed of the E-Bike, using the throttle, is approximately 20 mph, which is comparable to the speed of a golf cart.

2. When the E-Bike is being operated electrically, do the brakes function sufficiently to stop it in a reasonable distance?

The brakes on the bike are sufficient, but often lock the wheels with little effort, which could pose a safety problem. Only one brake needs to be applied to sufficiently stop the bike. The stopping distance on the bike is consistent to that of a regular mountain bike. Another brake problem encountered with the bike is the brake levers are reversed from that of regular bikes. The right handle operates the front brake and the left handle the rear brake. This proved to be quite dangerous when mistakenly applying the wrong brake.

3. Does the weight of the E-Bike impose a safety concern?

The weight of the bike, approximately 75 lbs., is obviously an issue when considering safety concerns. It by far outweighs a typical bicycle largely due to its heavy battery. If the bike were to fall on its rider in an accident, there would be a greater risk of severe injury. The weight of the bike also makes it much more difficult and tiring to pedal when necessary. The weight of the bike does not effect the handling or steering when the throttle is being used.

4. In your opinion, is the E-Bike's overall operation more similar to a bicycle or a moped?

The operation of the E-Bike appears to be more similar to a moped than that of a bicycle. This is due to its weight and the fact that the preferred method of operation is power assisted and throttle controlled. The weight of mopeds can range from approximately 100 lbs and larger. The operation of the bike as a bicycle, as mentioned previously, is not enjoyable and excessively tiring.

5. How does the E-Bike perform in inclement weather? Can it be operated in the rain? Do adverse conditions of the cart paths such as, slick surfaces, exposed roots, or heavy pine straw coverage impose a hazard?

Operation of the bike in inclement weather would not be recommended. Characteristics of the E-Bike make it additionally difficult to ride in inclement weather. The suspension system of the bike is extremely stiff, and it is equipped with slick non-aggressive tires. This, when coupled with the bike's weight, equate to a bike that is challenging to maintain control over when riding on wet slippery surfaces, as well as any unpaved or rough bumpy terrain.

6. Based upon the speed of the E-Bike, does a standard bicycle helmet provide adequate protection, or does it require protective headgear that complies with standards established by the commissioner of motor vehicle safety (OCGA 40-6-352)?

OCGA 40-6-352 states that operators of electric assisted bicycles may wear an appropriately fitted, fastened, and approved bicycle helmet. However, in considering that the bike is capable of speeds comparable to those of mopeds, it should be recommended that the E-bike be ridden with a motorcycle type helmet. OCGA 40-6-351 states that no person under the age of 15 without a valid drivers license or instructional permit shall operate a moped on the public roads or highways of this state.

7. When the E-Bike is being operated electrically, does it maintain its speed during climbing or descending a grade?

- This would be dependent upon battery status and degree of grade. The bike does speed up when going down hill, but is easily overcome with appropriate braking. When traveling uphill, electrically, the bike (with full battery) can maintain its speed, but as battery life depletes so do the capabilities of the bike on uphill grades.

8. If a child carrier seat were installed on the E-Bike, what safety factors would be inherent?

The installation of a child carrier seat should not be recommended for the E-Bike. The bike is quite heavy and can potentially become difficult to control in adverse conditions. Any parent who considers the child seat should be adequately informed and should only install such a seat if they are entirely comfortable with their skills and ability to handle the bike.

9. What is the minimum age requirement for operation of the E-Bike? Based upon your evaluation of the E-Bike, does the minimum age requirement meet your recommendation?

The recommended minimum age requirement for operation of the E-Bike is 16 years of age or older. This would be an appropriate age requirement for the city if the E-Bike is approved for use in the city. City Ordinance 78-93 sets the standards for operating a motorized golf cart on the paths of the city and explain the minimum age requirements for operation. Since the operator of the E-bike cannot have direct supervision while operating the bike, this age is appropriate due to more experience.

10. How does the cruise control function operate? Does it turn off during braking? How well does it operate on a grade?

The cruise control feature is activated with controls on the handlebars and functions with no problems noted. The cruise control can only be turned off by utilizing the rear brake. When traveling uphill the cruise control does stay engaged but the bike does slow depending on battery status.

11. Under current ordinances, would the E-Bike lighting equipment be allowed on the cart paths and roadways?

Yes, the lighting equipment on the E-Bike meets current ordinance. The bike is equipped with an appropriate headlight, reflectors, and rear light that illuminates only when brake levers are depressed.

12. During low-light conditions, is the E-Bike lighting equipment adequate for operation on the cart paths and roadways?

Yes, the lighting equipment on the E-Bike is well suited for use at night on the cart path or roadway. The bike is equipped with an appropriate headlight, reflectors, and rear light which also illuminates when the brake levers are depressed.

13. What additional testing do you recommend?

The E-Bike can be enjoyable to ride in paved areas for recreational use, but is not, in its current design, suitable for off road, cart path, or police use. No further testing would be recommended by this department. However, the manufacturer may do well to test and possibly develop another design, giving consideration to better suspension, off road tires, changing brake levers to standard positions, and most importantly the possibility of designing a lighter weight and less cumbersome battery.

14. What is your overall recommendation for the use of the E-Bike in Peachtree City?

In it's current form it is not amenable to the cart path system.



308 D-Bob Industrial Boulevard, Suite 1
Peachtree City, GA 30269

770.487.4741
www.goebike.com

April 10, 2001

Mr. Bob Lenox, Mayor
Mr. Jim Basinger, City Manager
Peachtree City Council Members

Dear Officials of Peachtree City:

As you are aware, the Peachtree City Police Department has submitted their overall performance evaluation of the EBike dated March 15, 2001.

The enclosed document will serve as EBike of Peachtree City's response to the performance evaluation. It will address each question and answer with facts about the EBike and its manufacture.

Also enclosed, you will find a copy of the original performance evaluation received by our office on April 4, 2001 plus additional EBike information.

If you have any questions regarding the manufacture of EBike or its performance, please feel free to call me at 770-487-4741.

Best regards,

A handwritten signature in cursive script that reads "Barbara Evans".

Barbara Evans
President

EBike of Peachtree City's Response Document

1. Is the speed of the E-Bike a factor or a concern when operated on the city streets and cart paths?

The speed of the bike is entirely dependent upon the operator, however, with a full charge the bike is capable of excessive speeds that would be unsafe for the city's path system. With its many curves and numerous pedestrians, operating the bike at a full speed could be a serious safety concern. The speed of the E-Bike, using the throttle, is approximately 20 mph, which is comparable to the speed of a golf cart.

EBike of PTC response:

The top speed of the 36Volt SX model is 17.5 miles per hour when the electric motor is in use. Any person driving a golf car, bicycle, as well as a roller blade or skateboard enthusiast can meet and exceed 17.5 miles per hour. Any person using the path system must obey all ordinances.

2. When the E-Bike is being operated electrically, do the brakes function sufficiently to stop it in a reasonable distance?

The brakes on the bike are sufficient, but often lock the wheels with little effort, which could pose a safety problem. Only one brake needs to be applied to sufficiently stop the bike. The stopping distance on the bike is consistent to that of a regular mountain bike. Another brake problem encountered with the bike is the brake levers are reversed from that of regular bikes. The right handle operates the front brake and the left handle the rear brake. This proved to be quite dangerous when mistakenly applying the wrong brake.

EBike of PTC response:

The EBike comes equipped with standard V Brakes on the front and rear wheels and is available with a front disc brake upgrade on some models.

The owners' manual goes through the operation of the brakes in detail to explain how the brakes work and how they should be tested to become familiar with them. Refer to page 26 & 27 of Owners Manual.

Disc brakes are not an exclusive design of the EBike electric assist bicycles, they are available for a variety of bicycles from different manufacturers.

3. Does the weight of the E-Bike impose a safety concern?

The weight of the bike, approximately 75 lbs., is obviously an issue when considering safety concerns. It by far outweighs a typical bicycle largely due to its heavy battery. If the bike were to fall on its rider in an accident, there would be a greater risk of severe injury. The weight of the bike also makes it much more difficult and tiring to pedal when necessary. The weight of the bike does not effect the handling or steering when the throttle is being used.

EBike of PTC response:

The weight of the EBIke is approximately 76 lbs. This does include the 25-pound lead acid battery and 11 pounds of rear hub motor. The electronic controller is approximately one to one and a half pounds. This means that the bike is about 38 pounds, a little more rigorous than a typical mountain bike. The weight is not a safety factor. The bike was designed to be balanced given the need to carry a battery and a motor. If you compare this design with other electric bicycles with the motor on the back wheel you will see a definite effort to maintain overall balance by virtue of the bike's "center of balance".

4. In your opinion, is the E-Bike's overall operation more similar to a bicycle or a moped?

The operation of the E-Bike appears to be more similar to a moped than that of a bicycle. This is due to its weight and the fact that the preferred method of operation is power assisted and throttle controlled. The weight of mopeds can range from approximately 100 lbs and larger. The operation of the bike as a bicycle, as mentioned previously, is not enjoyable and excessively tiring.

EBike of PTC response:

Electric Assist bicycle as defined by Georgia Law OCGA 40-1-1:

(15.5) "Electric assisted bicycle" means a device with two or three wheels which has a saddle and fully operative pedals for human propulsion and also has an electric motor. For such a device to be considered an electric assisted bicycle, it shall meet the requirements of the Federal Motor Vehicle Safety Standards, as set forth in 49 C.F.R. Section 571, et seq., and shall operate in such a manner that the electric motor disengages or ceases to function when the brakes are applied. The electric motor in an electric assisted bicycle shall:

(A) Have a power output of not more than 1,000 watts;

(B) Be incapable of propelling the device at a speed of more than 20 miles per hour on level ground; and

(C) Be incapable of further increasing the speed of the device when human power alone is used to propel the device at or more than 20 miles per hour.

Moped as defined by Georgia Law OCGA 40-1-1:

(28) "Moped" means a motor driven cycle equipped with two or three wheels, foot pedals to permit muscular propulsion, and an independent power source providing a maximum of two brake horsepower. If a combustion engine is used, the maximum piston or rotor displacement shall be 3.05 cubic inches (50 cubic centimeters) regardless of the number of chambers in such power source. The power source shall be capable of propelling the vehicle, unassisted, at a speed not to exceed 30 miles per hour (48.28 kilometers per hour) on level road surface and shall be equipped with a power drive system that functions directly or automatically only, not requiring clutching or shifting by the operator after the drive system is engaged.

5. How does the E-Bike perform in inclement weather? Can it be operated in the rain? Do adverse conditions of the cart paths such as, slick surfaces, exposed roots, or heavy pine straw coverage impose a hazard?

Operation of the bike in inclement weather would not be recommended. Characteristics of the E-Bike make it additionally difficult to ride in inclement weather. The suspension system of the bike is extremely stiff, and it is equipped with slick non-aggressive tires. This, when coupled with the bike's weight, equate to a bike that is challenging to maintain control over when riding on wet slippery surfaces, as well as any unpaved or rough bumpy terrain.

EBike of PTC response:

The owners' manual of the 36Volt SX model on page 2 clearly alerts the owner that wet conditions will reduce traction and significantly reduce the braking results.

The suspensions on the Ebikes vary from model to model. The 36Volt SX has a Zokes front suspension fork with 65mm of travel with adjustable compression dampening.

The tires that are on the 36Volt SX model are designed by Kenda Premium Tires who have deemed the tires suitable for both road and trail riding. The ride is smooth on the road and yet the tires' aggressive side knobs give control over loose terrain. This information can be viewed at Kenda's web site http://www.kendausa.com/pave_krossplus.html

The aforementioned tires are not an exclusive design for the EBike. Tires also vary on the different EBike models.

6. Based upon the speed of the E-Bike, does a standard bicycle helmet provide adequate protection, or does it require protective headgear that complies with standards established by the commissioner of motor vehicle safety (OCGA 40-6- 352)?

OCGA 40-6-352 states that operators of electric assisted bicycles may wear an appropriately fitted, fastened, and approved bicycle helmet. However, in considering that the bike is capable of speeds comparable to those of mopeds, it should be recommended that the E-bike be ridden with a motorcycle type helmet. OCGA 40-6-351 states that no person under the age of 15 without a valid drivers license or instructional permit shall operate a moped on the public roads or highways of this state.

EBike of PTC response:

Regarding the use of helmets and the speed comparison of mopeds to the EBike, moped speeds can accelerate up to 30 mph, whereas EBike speeds range from 10 mph to 17.5 mph with the use of the electric motor, therefore, we believe that OCGA 40-6-352 code is properly suited and acceptable for EBike operators when it states that the electric assisted bicycle operator may wear a properly fitted and fastened bicycle helmet. Furthermore, OCGA 40-6-351 specifically states that no license or permit be required for the operation of an electric assist bicycle.

7. When the E-Bike is being operated electrically, does it maintain its speed during climbing or descending a grade?

This would be dependent upon battery status and degree of grade. The bike does speedup when going down hill, but is easily overcome with appropriate braking. When traveling uphill, electrically, the bike (with full battery) can maintain its speed, but as battery life depletes so do the capabilities of the bike on uphill grades.

EBike of PTC response:

The battery system on the EBike allows the rider to be informed at all times as to the status of the battery charge. It has a LED light system and three distinct beeps that alert the rider to particular conditions.

Page 6 of the EBIke owners manual explains the various codes and meanings.

8. If a child carrier seat were installed on the E-Bike, what safety factors would be inherent?

The installation of a child carrier seat should not be recommended for the E-Bike, The bike is quite heavy and can potentially become difficult to control in adverse conditions. Any parent who considers the child seat should be adequately informed and should only install such a seat if they are entirely comfortable with their skills and ability to handle the bike.

EBike of PTC response:

The EBIke manufacturer does not recommend child seats.

9. What is the minimum age requirement for operation of the E-Bike? Based upon your evaluation of the E-Bike, does the minimum age requirement meet your recommendation?

The recommended minimum age requirement for operation of the E-Bike is 16 years of age or older. This would be an appropriate age requirement for the city if the E-Bike is approved for use in the city. City Ordinance 78-93 sets the standards for operating a motorized golf cart on the paths of the city and explain the minimum age requirements for operation. Since the operator of the E-bike cannot have direct supervision while operating the bike, this age is appropriate due to more experience.

EBike of PTC response:

The EBIke manufacturer agrees, a 16 year age limitation for EBIke operators is acceptable.

10. How does the cruise control function operate? Does it turn off during braking? How well does it operate on a grade?

The cruise control feature is activated with controls on the handlebars and functions with no problems noted. The cruise control can only be turned off by utilizing the rear brake. When traveling uphill the cruise control does stay engaged but the bike does slow depending on battery status.

EBike of PTC response:

The cruise control feature will disengage with utilization of the front or rear brake as well as pushing the cruise control button, engaging the horn or switching the power switch to the off position. The owner's manual clearly states this on page 9.

11. Under current ordinances, would the E-Bike lighting equipment be allowed on the cart paths and roadways?

Yes, the lighting equipment on the E-Bike meets current ordinance. The bike is equipped with an appropriate headlight, reflectors, and rear light that illuminates only when brake levers are depressed.

EBike of PTC response:

The 36 Volt SX model is equipped with a front headlight and a rear taillight that illuminate when the electric power is turned on and light power switch is turned on. The rear taillight is functional as a brake light when the electric power is on and the brakes are engaged.

12. During low-light conditions, is the E-Bike lighting equipment adequate for operation on the cart paths and roadways?

Yes, the lighting equipment on the E-Bike is well suited for use at night on the cart path or roadway. The bike is equipped with an appropriate headlight, reflectors, and rear light which also illuminates when the brake levers are depressed.

EBike of PTC response:

The 36 Volt SX model is equipped with a front headlight and a rear taillight that illuminate when the electric power is turned on and light power switch is turned on. The rear taillight is functional as a brake light when the electric power is on and the brakes are engaged.

13. What additional testing do you recommend?

The E-Bike can be enjoyable to ride in paved areas for recreational use, but is not, in its current design, suitable for off road, cart path, or police use. No further testing would be recommended by this department. However, the manufacturer may do well to test and possibly develop another design, giving consideration to better suspension, off road tires, changing brake levers to standard positions, and most importantly the possibility of designing a lighter weight and less cumbersome battery.

EBike of PTC response:

The manufacturer currently has several models that are in production, all of which are available in the Peachtree City store location. These models can be viewed in the enclosed brochures and at the web site address of <http://www.goebike.com>.

14. What is your overall recommendation for the use of the E-Bike in Peachtree City?
In its current form it is not amenable to the cart path system

EBike of PTC response:

The EBIke products are a perfect match for our environmentally aware community and our multi-use path system that was designed for all the residents and their many forms of recreation.

The EBIke is a product that is environmentally friendly. Experts calculate that the electric bike saves 3.4 lbs of hydrocarbons, 25.3 lbs of carbon monoxide, and 1.8 lbs of nitrogen for every 500 miles it replaces an Automobile. (Georgia Power Planet Power website).
<http://www.southernco.com/planetpower/ev/bikes.asp>

EBike is designed to encourage you to pedal-whether you are cruising on the flat or climbing a hill. Mr. Iacocca sees a major market for his product as people in the AARP group. Those citizens who would like the experience of biking but realize that the stamina is not what it used to be and this can give them the opportunity to still enjoy the benefits of biking with satisfaction of knowing that they will be able to get up the hills and make it home from their ride.

Part 4
Mopeds

§40-6-350. Laws pertaining to persons operating a moped.

Every person operating a moped shall be granted all the rights and shall be subject to all the duties applicable to the driver of any other vehicle under this chapter except as to special regulations in this part and except as to those provisions of this chapter which by their nature can have no application. However, the operator of a moped shall not be required to comply with subsection (c) of Code Section 40-6-312, relating to headlights and taillights, or subsection (b) of Code Section 40-6-315, relating to windshields and eye-protective devices.

§40-6-351. License or permit required for moped operation.

No person under 15 years of age shall operate a moped or an electric assisted bicycle upon the public roads and highways of this state. No person shall operate a moped upon the public roads and highways of this state unless he or she shall have in his or her possession a valid driver's license, instructional permit, or limited permit issued to him or her pursuant to Chapter 5 of this title; provided, however, that all classes of licenses, instructional permits, or limited permits issued pursuant to Chapter 5 of this title shall be valid for the purposes of operating mopeds upon the public roads and highways of this state. No license or permit shall be required for the operation of an electric assisted bicycle.
(*Chgd. by Ga.L. 1996 p. 236, Act 613(3), 7/1/96.*)

§40-6-352. Approved protective headgear required.

(a) No person shall operate or ride as a passenger upon a moped unless he or she is wearing protective headgear which complies with standards established by the commissioner of motor vehicle safety. The commissioner in determining such standards shall consider the size, speed, and operational characteristics of the moped. Such standards need not necessarily be the same as for motorcycleists; however, any moped operator wearing an approved motorcycle helmet shall be deemed in compliance with this subsection. Operators of electric assisted bicycles may wear a properly fitted and fastened bicycle helmet which meets the standards of the American National Standards Institute or the Snell Memorial Foundation's Standards for Protective Headgear for Use in Bicycling, rather than a motorcycle helmet.

(b) The commissioner of motor vehicle safety is authorized to approve or disapprove protective headgear for moped operators and to issue and enforce regulations establishing standards and specifications for the approval thereof. He or she shall publish lists by name and type of all protective headgear which have been approved by him or her.
(*Chgd. by Ga.L. 1996 p. 236, Act 613(4); Ga.L. 2000 Act 737(54-10), eff. 4/28/2000.*)

§40-6-353. Operation may be restricted on certain roads.

The commissioner of transportation or local governing authorities having jurisdiction over public roads and highways may prohibit the operation of mopeds on public roads and highways within their jurisdiction if it is determined that such operation endangers the safety of the traveling public.

§40-6-354. Rules and regulations for moped operation.

The commissioner of motor vehicle safety is authorized to promulgate rules and regulations to carry this part into effect and is authorized to establish regulations for safety equipment or standards for the operation of mopeds.
(*Chgd. by Ga.L. 2000 Act 737(54-11), eff. 4/28/2000.*)

Article 14

Effect of Chapter on Powers of Local Authorities**§40-6-370. Enforcement of provisions outlined in chapter.**

The provisions of this chapter and the definitions contained in Code Section 40-1-1 shall be applicable and uniform throughout this state and in all counties and municipalities therein, and no local authority shall enact or enforce any ordinance on a matter covered by the provisions of this chapter except as expressly authorized in Code Sections 40-6-371 and 40-6-372.

§40-6-371. Local authority.

(a) This chapter shall not be deemed to prevent local authorities with respect to streets and highways under their jurisdiction and within the reasonable exercise of the police power from:

- (1) Regulating or prohibiting stopping, standing, or parking;
- (2) Regulating traffic by means of police officers or official traffic-control devices;
- (3) Regulating or prohibiting processions or assemblages on the highways;
- (4) Designating particular highways or roadways for use by traffic moving in one direction as authorized in Code Section 40-6-47;
- (5) Establishing speed limits for vehicles in public parks, notwithstanding any provisions of law establishing a minimum speed limit for an area outside an urban or residential district;
- (6) Designating any highway as a through highway or designating any intersection or junction of roadway as a stop or yield intersection or junction;
- (7) Requiring the registration and inspection of bicycles, including the requirement of a registration fee;
- (8) Designating any highway intersection as a "yield right of way" intersection and requiring vehicles facing a "yield right of way" sign to yield the right of way to other vehicles;
- (9) Regulating or prohibiting the turning of vehicles or specified types of vehicles;
- (10) Altering or establishing speed limits as authorized by law;
- (11) Designating no-passing zones as authorized in Code Section 40-6-46;
- (12) Prohibiting or regulating the use of controlled-access roadways by any class or kind of traffic as authorized in Code Section 40-6-51;
- (13) Prohibiting or regulating the use of heavily traveled streets by any class or kind of traffic found to be incompatible with the normal and safe movement of traffic;
- (14) Establishing minimum speed limits as authorized by law;
- (15) Designating hazardous railroad crossings as authorized by law;
- (16) Designating and regulating traffic on play streets;
- (17) Regulating persons propelling push carts;
- (18) Regulating persons upon skates, coasters, sleds, and other toy vehicles;
- (19) Adopting and enforcing such temporary or experimental regulations as may be necessary to cover emergencies or special conditions; or
- (20) Adopting such other traffic regulations as are specifically authorized by this chapter.

(b) No local authority shall erect or maintain any official traffic-control device at any location so as to require the traffic on any state highway to stop before entering or crossing any intersecting highway unless approval in writing has first been obtained from the Department of Transportation of the State of Georgia. If this issue is on trial in a civil or criminal action, the proper authority shall be presumed.

(c) No ordinance or regulation enacted under paragraph (4), (5), (6), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), or (18) of subsection (a) of this Code section shall be effective until official traffic-control devices giving notice of such local traffic regulations are erected upon or at the entrances to the highway or the part thereof affected as may be most appropriate.

§40-6-372. Use of chapter by local authorities.

Local authorities by ordinance may adopt by reference any or all provisions of this chapter or of Code Section 40-1-1 without publishing or posting in full the provisions thereof.

§40-6-373. Amendment or repeal of provisions of chapter.

A future amendment or repeal of a provision of this chapter or of Code Section 40-1-1 shall so amend or repeal the pertinent provision, if any, of the original ordinance adopted by a local authority pursuant to the authority of Code Section 40-6-372 without any action by such local authority being required.

Jim Basinger

To: A_Mayor and Council
Subject: FW: E Bikes

Council, the Police Department's position on ebikes is forwarded FYI. I have asked the Chief to advise Mrs. Evans of this position. Please advise if you need additional information or desire that staff take any further action on this matter.
Regards. Jim

-----Original Message-----

From: ChiefMurray
Sent: Tuesday, April 03, 2001 4:53 PM
To: Jim Basinger
Subject: FW: E Bikes

As you are aware, we have been evaluating E-bikes for use on the golf cart paths. Attached to this memo is an evaluation of the proposed bikes which was completed by the community response team over a period of 1 month. This memo outlines the pros and cons of the bike itself and the dangers it would present if allowed to be used on the cart paths. Under current law, it is forbidden, as are mopeds, electric motor scooters and go carts that fall under the same type vehicles. In addition, I have a few comments to add to this evaluation.

Under current law, these bikes can be used on city streets under the proper conditions according to law. The current cart path system was designed as a system to be use both by golf carts, bikes, pedestrians etc. The paths are narrow with blind spots and many bumps and trees growing very close in numerous areas. The city also has almost 8,000 golf carts operating on the paths, and on nice days and weekends the paths are highly congested in many areas with numerous complaints of near accidents with other golf carts, pedestrians and regular bikes. Allowing this type of bike on the cart paths after it has been determined they present a significant safety problem is not in the best interest of the general public. A few things to consider in relation to this request are as follows.

1. It would be dangerous to set a precedent on this issue as there are numerous other electric forms of transportation similar to E-bikes, that could present a serious impact on the paths.
2. The allowing of mixed use of E-bikes and Golf Carts will increase the probability of serious accidents with injury and possible death. This would include the e-bike rider, as pointed out in the study, and the other citizens of all ages on the paths.
3. The cart paths have blind spots and lumps and bumps and sharp turns. In the winter, they are covered in wet leaves and pine straw. E-bikes do not have the stable ground contact that golf carts have. If approved, we can expect numerous injuries when bikes strike bumps, trees, pedestrians and other bike riders. In addition, the breaking system on the bikes in itself, gives little room for error on a cart path.
4. The evaluation lists numerous operating concerns about the E-bikes that make it unwise to allow it to operate on narrow paths. A normal roadway is a much better designed for it's operation.
5. The police department's CRT officers, who are fully qualified and trained bike operators, have recommend that the bikes not be used on the cart path system for the reason stated in the report. We have also tested much lighter bikes in the past and found the paths are not designed for 2 wheel vehicles that can travel as fast as 20 miles per hour. If we felt they were safe, we would be using them for our police bike patrol.
6. Currently, congestion on the cart paths in the major used areas of the city, are at the saturation point on weekends and during good weather. Adding E-bikes to this would have a adverse impact on safety.
7. If approved for use, we would have to find a way to register, mark and keep track of the bikes as we do golf carts, to insure safe operation, and the ability of citizens to report reckless driving and other violations they may witness.
8. The City Attorney has advised that the local ordinance would have to be changed to allow these bikes. The current ordinance has provided a safe environment on the cart path system for may years. I feel it would be a serious mistake to change it.

It is my recommendation that, e-bikes not be allowed on the cart path system as they present a significant safety problem to citizens. They can be use currently on roadways as they are designed for, and I recommend that is where they be used according to all the state and local law currently in effect.

-----Original Message-----

From: Rosanna Dove
Sent: Monday, April 02, 2001 6:58 AM
To: Chief James Murray
Subject:



E-BIKEEV.DOC

Rosanna Dove, Sergeant
Peachtree City Police Department
☎ 770-487-8866 Ext 21
✉ rdove@peachtree-city.org

ARTICLE I. IN GENERAL

Sec. 70-1. Permission required for planting, cutting trees, vegetation.

It shall be unlawful for any person to plant, cut, trim, prune, transplant, remove or interfere with any tree, flower, vine, plant or shrub in or upon any of the streets, alleys or sidewalks within the city, or any boxing, pot or other thing provided for their protection.

(Code 1980, § 17-1)

Sec. 70-2. Minimum design standards for streets.

All streets constructed in the city shall be done so in accordance with the minimum design standards established in the subdivision regulations of the city (see appendix B). Such streets must meet such minimum design standards regardless of whether they are in a platted subdivision. All streets in unplatted areas and in industrial and commercial areas must meet such minimum design standards.

(Code 1980, § 17-3)

Secs. 70-3—70-35. Reserved.

ARTICLE II. PATH SYSTEM

Sec. 70-36. Use.

All persons using the path system in the city shall abide by the following rules and regulations:

- (1) *Users of asphalt paths (eight feet wide).*
 - a. Pedestrians.
 - b. Nonmotorized vehicles, except for electric- and gasoline-powered golf carts.
 - c. Roller skates (daylight only).
- (2) *Prohibited users.*
 - a. Automobiles and trucks (except for maintenance purposes).
 - b. Motorcycles.
 - c. Street and trail motorized bikes.
 - d. Minibikes.
 - e. Horses.
- (3) *Special rules.* Paths are for transportation and public recreation. No individual or group shall engage in hazardous activities on the paths. Such hazardous activities shall include but are not limited to the following:
 - a. Racing of any form, except for special events approved by the city.

- b. Blocking of public access, except for special events approved by the city.
- c. None of the prohibited users (subsection (2)) shall use the path system bridges or underpasses for any purpose.
- d. Pedestrians and vehicles shall not loiter on pedestrian bridges or in pedestrian underpasses.

(4) *Rules of the road.*

- a. Normal rules of the road apply to the paths. For instance, when approaching oncoming path users, each user shall move to his right side of the path. Passing shall be on the left side.
- b. Any vehicle using paths during darkness must use headlights and must have appropriate reflectors.
- c. Each user shall be considerate of the welfare and safety of other users. Dangerous conduct will not be tolerated.
- d. Littering on the paths shall be subject to the same fines and penalties as littering on the streets. All litter shall be deposited in the receptacles provided.

(5) *Liability.* Each person using the paths is liable for his own actions.
(Code 1980, § 17-2)

(b) Those persons who are 15 years of age but not yet 16 years of age may drive a motorized cart on the recreation paths and/or streets and those areas accessible by the public of the city if they are accompanied in the front seat by a person at least 18 years of age who holds a valid motor vehicle drivers license.

(c) Those persons who are 12 years of age but not yet 15 years of age may drive a motorized cart on the recreation paths and/or streets and those areas accessible by the public of the city if they are accompanied in the front seat by a parent or legal guardian who holds a valid motor vehicle drivers license.

(d) No person under the age of 12 shall be permitted to drive a motorized cart on the recreation paths and/or streets and those areas accessible by the public of the city under any circumstances.

(e) All operators shall abide by all traffic regulations applicable to vehicular traffic when using the recreation paths, streets and those areas accessible by the public in the city. Where cart paths exist, they must be used in preference to parallel city streets with the exclusion of those cart paths privately owned and maintained by the Flat Creek and Braelinn clubs as part of the golf courses and not used by the general public.

(f) Motorized carts shall not be operated on sidewalks at any time.

(g) Motorized carts may be operated over those authorized streets, recreational paths and those areas accessible by the public only during daylight hours unless such motorized carts are equipped with functional headlights and taillights.

(h) No motorized cart shall be permitted to operate over, along, or across Highway 74, Highway 54, Peachtree Parkway or Crosstown Road between Peachtree Parkway and Highway 74 within the boundaries of the city except where authorized crossings are provided.

(i) It shall be unlawful for the owner of any motorized cart or any other person operating, employing, permitting the use of or otherwise directing the use of such cart to operate or permit the operator of any such cart to drive over the recreation paths, streets or those areas accessible by the public in the city in violation of this article.

(Code 1980, § 19-32)

Sec. 78-94. Recreation path users—Authorized.

Authorized users of asphalt recreation paths and sidewalks are as follows:

- (1) Pedestrians.
- (2) Nonmotorized vehicles.
- (3) Roller skates, roller blades and skateboarders (daylight only).
- (4) Registered electric-powered golf carts.
- (5) Registered gasoline-powered golf carts.
- (6) Emergency and authorized maintenance vehicles.

- (7) Bicycles.
(Code 1980, § 19-33)

Sec. 78-95. Same—Prohibited uses.

Prohibited uses of recreation paths are as follows:

- (1) Automobiles and trucks (except authorized maintenance vehicles).
 - (2) Motorcycles.
 - (3) Street and trail motorized bikes or vehicles.
 - (4) Minibikes and mopeds.
 - (5) Horses.
 - (6) Go-carts.
 - (7) Unregistered electric-powered golf carts.
 - (8) Unregistered gasoline-powered golf carts.
- (Code 1980, § 19-34)

Sec. 78-96. Hazardous activities and special rules.

(a) Paths are for transportation and public recreation by the various groups of permitted users. No individual or group shall engage in hazardous activities on the paths and streets and those areas accessible by the public. Such hazardous activities, and the special rules pertaining to them, include but are not limited to the following:

- (1) Racing of any form, except for special events approved by the city; and
 - (2) Blocking of public access, except for special events approved by the city.
- (b) None of the prohibited users in section 78-95 shall use the path system or the bridges and/or their underpasses for any purpose whatsoever.
- (c) Pedestrians, skaters and permitted vehicles shall not loiter or park on recreation path bridges or in underpasses.
- (d) Normal rules of the road shall apply to the recreation paths. For instance, when approaching oncoming path users, each user shall move to his right side of the path. Passing shall be on the left side of the path.
- (e) Pedestrians should be given due consideration and reasonable right-of-way by other users of the recreation paths to ensure them safe passage.
- (f) A warning or announcement shall be given by operators of golf carts and other users of the recreation paths, such as bicyclists and skaters, when approaching pedestrians from the rear. This warning or announcement may be verbal, but it is recommended that bicyclists and

AN ORDINANCE TO AMEND SECTIONS 78-91, 78-94, 78-95, AND 78-96 OF THE PEACHTREE CITY CODE OF ORDINANCES TO AMEND THE LIST OF VEHICLES PERMITTED ON THE RECREATIONAL PATHS OF THE CITY, AMEND THE APPLICABLE DEFINITIONS, AMEND THE MODE OF OPERATING CERTAIN VEHICLES ON THE RECREATIONAL PATHS AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 78-94 of the Peachtree City Code of Ordinances be deleted and a new Section 78-94 be added in its place as follows:

Authorized users of asphalt recreation paths and sidewalks are as follows:

- (1) Pedestrians;
- (2) Non-motorized vehicles;
- (3) Roller skates, roller blades and skateboarders (daylight only);
- (4) Registered electric-powered golf carts;
- (5) Registered gasoline-powered golf carts;
- (6) Emergency and authorized maintenance vehicles;
- (7) Bicycles, **traditional and electric (as defined in Section 78-91);**
- (8) **Electric and conventional wheelchairs; and**
- (9) **Electric vehicles designed to carry one person at a speed not to exceed 20 m.p.h. except as prohibited in Section 78-95. ***

BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 78-95 of the Peachtree City Code of Ordinances be deleted and a new Section 78-95 be added in its place as follows:

Prohibited uses of recreation paths are as follows:

- (1) Automobiles and trucks (except authorized maintenance vehicles);
- (2) Motorcycles;
- (3) Street and trail motorized bikes or vehicles (not to include electric bicycles);
- (4) Minibikes and mopeds;
- (5) Horses;
- (6) Go-carts;
- (7) Un-registered electric-powered golf carts;
- (8) Un-registered gasoline-powered golf carts;
- (9) **Electric or gasoline powered scooters; and**
- (10) **Except as permitted in Section 78-94, any vehicle designed by the manufacturer to go faster than 20 m.p.h. under its own power on a flat surface. ***

BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 78-91 of the Peachtree City Code of Ordinances be amended by adding the following two sentences as follows:

“Electric bicycles” shall include only those single person bicycles powered by an electric motor which will not propel the bicycle at a speed in excess of 20 m.p.h. on a flat surface carrying 150 pounds. These are the only electric bicycles authorized for use under this article.*

BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 78-96 of the Peachtree City Code of Ordinances be amended by adding the following subsections as follows:

(i) All users of electric bicycles shall wear a properly fitted and fastened bicycle helmet which meets the standards of the American National Standards Institute or the Snell Memorial Foundation’s Standards for Protective Headgear for Use in Bicycling or a motorcycle helmet while operating an electric bicycle on the recreational paths. *

(j) No one under the age of 15 shall operate an electric bicycle on the recreational paths. *

BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 70-36 of the Peachtree City Code of Ordinances be amended by deleting sections (1) and (2) and in their place adding the following language:

**** (1) Users of recreation paths.**
As permitted under Section 78-94.

**** (2) Prohibited users of recreation paths.**
As prohibited under Section 78-95.

All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

*** Bold indicates additions to ordinance.**

**** Housekeeping Changes**

Done, Ratified and Passed this 19th day of April 2001.

Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: March 27, 2001
SUBJECT: Hotel/Motel Tax Increase/Distribution

Council, at Retreat you again discussed increasing subject tax from 3% to 5%. Prior to Retreat, Mayor Lenox and I met with the hotel and conference center managers in Peachtree City to discuss increasing the tax. No manager objected to the increase as long as the funds were going to be spent on tourism and economic development. With the majority of the increase going to service capital debt/expansion of the tennis center as well debt for the Amphitheater and the Airport Authority, I believe this will comply with the desire of the managers. Additionally, please note that some of the Hotel/Motel Tax funds will be allocated to supplement the operation of the Airport, and to the Development Authority to supplement the Amphitheater and Tennis Center operations as well as Economic Development. Finally, in addition to the Hotel/Motel Tax funds expended on Tourism and Economic development through the two authorities, monies from the General Fund expended on sports complexes, cart paths, and other city facilities and events that attract visitors to our City vastly exceed the total funds generated by the Hotel/Motel Tax.

On a side note, later this evening Council will consider a bond issue that will include but not be limited to the consolidation and refinancing of the debts of the Development Authority and Airport Authority as well as an expansion of the Tennis Center. Should Council approve pursuing this bond issue and then the voters not approve it in November, the increase in the Hotel/Motel Tax will still be available to service the debt of the two authorities and fund the expansion of the Tennis Center. (See Attachment 1). Should the bond issue pass there will be some savings in debt service due to the consolidation and refinancing of the debts. (See Attachment 2).

To conclude, staff recommends Council approve the attached ordinance revision to Section 74-163 increasing the Hotel/Motel Tax from 3% to 5% with an effective date July 1, 2001. Staff further recommends that the allocation split to the two Authorities and the City contained in Attachment 1 be utilized pending the outcome of the bond referendum.

Thank you for your consideration of these recommendations.

**City of Peachtree City
5% Hotel/Motel Tax Analysis
Distribution to PTC Airport & Development Authorities**

Current estimate at 3% level:
\$563,976
Adjusted estimate at 5% level:
\$939,960

Allocation of tax collections:

	<u>FY2002</u>	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>	<u>FY2010</u>	<u>FY2011</u>
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PTC Development Authority

Amphitheater Supplement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Tennis Center Supplement	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000
Economic Development Activity	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Debt Service - Existing	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096
New Debt Svce - (Tennis Ctr. Expansion)*	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101
Total Funding Requirement:	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197

Percent of total tax collections:
Portion of 5%:

53.64%	53.64%	53.64%	53.64%	53.64%	53.64%	53.64%	53.64%	53.64%	53.64%	53.64%
2.68%	2.68%	2.68%	2.68%	2.68%	2.68%	2.68%	2.68%	2.68%	2.68%	2.68%

PTC Airport Authority

Airport Supplement	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Construction Loan	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230
Bank Note	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438
Eastern Aviation Fuels Loan	\$18,000	\$18,000	\$7,608							
Total Funding Requirement:	\$309,668	\$309,668	\$299,276	\$291,668	\$291,668	\$266,230	\$266,230	\$266,230	\$266,230	\$266,230

Percent of total tax collections:
Portion of 5%:

32.94%	32.94%	31.84%	31.03%	31.03%	31.03%	28.32%	28.32%	28.32%	28.32%	28.32%
1.65%	1.65%	1.59%	1.55%	1.55%	1.55%	1.42%	1.42%	1.42%	1.42%	1.42%

City of Peachtree City

Remaining portion of tax:	\$126,095	\$126,095	\$136,487	\$144,095	\$144,095	\$169,533	\$169,533	\$169,533	\$169,533	\$169,533
Percent of total tax collections:	13.41%	13.41%	14.52%	15.33%	15.33%	18.04%	18.04%	18.04%	18.04%	18.04%
Portion of 5%:	0.67%	0.67%	0.73%	0.77%	0.77%	0.90%	0.90%	0.90%	0.90%	0.90%
	\$813,865	\$813,865	\$803,473	\$795,865	\$795,865	\$770,427	\$770,427	\$770,427	\$770,427	\$770,427
	100.00%									
	5.00%									

* This debt service amount was estimated based upon a \$2.4 million dollar loan, with a 15 year maturity and an apy of 5.5%

City of Peachtree City
5% Hotel/Motel Tax Analysis
Distribution to PTC Airport & Development Authorities

Attachment 2

Allocation of tax collections:

FY2002

FY2003

FY2004

FY2005

FY2006

FY2007

FY2008

FY2009

FY2010

FY2011

PTC Development Authority

Amphitheater Supplement

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

Tennis Center Supplement

\$155,000

\$155,000

\$155,000

\$155,000

\$155,000

\$155,000

\$155,000

\$155,000

\$155,000

\$155,000

Economic Development Activity

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

\$25,000

Total Cash Payment:

\$205,000

\$205,000

\$205,000

\$205,000

\$205,000

\$205,000

\$205,000

\$205,000

\$205,000

\$205,000

Bond Debt Service:

\$353,209

\$353,209

\$353,209

\$353,209

\$201,283

\$201,283

\$201,283

\$201,283

\$201,283

\$201,283

Total Funding Requirement:

\$558,209

\$558,209

\$558,209

\$558,209

\$406,283

\$406,283

\$406,283

\$406,283

\$406,283

\$406,283

PTC Airport Authority

Airport Supplement

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

Total Cash Payment:

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

\$120,000

Bond Debt Service:

\$187,118

\$187,118

\$187,118

\$174,519

\$174,519

\$150,387

\$150,387

\$150,387

\$150,387

\$150,387

Total Funding Requirement:

\$307,118

\$307,118

\$307,118

\$294,519

\$294,519

\$270,387

\$270,387

\$270,387

\$270,387

\$270,387

City of Peachtree City

Remaining portion of tax:

\$74,633

\$74,633

\$74,633

\$87,232

\$239,158

\$263,290

\$263,290

\$263,290

\$263,290

\$263,290

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 74-163
OF THE PEACHTREE CITY LODGING TAX ORDINANCE**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of same, that the Lodging Tax ordinance be amended for the purpose of increasing the rate of the Hotel/Motel Tax to 5%.

Article V. Lodging Tax

Sec. 74-163. Imposition and rate of tax.

There is imposed and there shall be paid a tax of five percent of the rent for every occupancy of a guest room in a hotel in the city pursuant to the parameters as set forth in O.C.G.A. §48-13-51 and as may be amended. The five (5%) percent tax shall be paid upon any occupancy on and after July 1, 2001, although such occupancy is pursuant to a contract, lease or other arrangement made prior to such date.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed in their entirety. Done, Ratified and Passed this 19th day of April 2001.

Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: City Manager

VIA: Administrative Services Director 

FROM: Public Information Officer 

DATE: April 19, 2001

SUBJECT: Hotel / Motel Tax Comparison

Below is the information I was able to obtain today regarding other entities' hotel/motel tax rates. Please let me know if you or the Councilmembers have any questions.

<u>Entity</u>	<u>Tax %</u>
Cobb County	8%
Fulton County	7%
Gwinnett County	7%
Atlanta	7%
College Park	6%
Marietta	8%
Newnan	5%
Roswell	6%

/bt



Peachtree City

4-19-01
Council file

April 25, 2001

Ms. Denise Barker
Wyndham Peachtree Conference Center
2443 Highway 54 W.
Peachtree City, GA 30269

Dear Ms. Barker:

At the April 19, 2001 Council meeting the City Council approved an increase in the hotel/motel tax from 3% to 5%. This increase is to be effective July 1, 2001. The revenue generated by this increase will be used to help enhance tourism through upgrades in facilities that draw visitors to the community. Please ensure that your facility begins charging the higher tax on room rentals beginning July 1.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert L. Lenox
Mayor

RLL/jsm



Peachtree City

Georgia

April 25, 2001

Mr. Shon Johnson
Sleep Inn
P. O. Drawer 7407
Hilton Head, SC 29938

Dear Mr. Johnson:

At the April 19, 2001 Council meeting the City Council approved an increase in the hotel/motel tax from 3% to 5%. This increase is to be effective July 1, 2001. The revenue generated by this increase will be used to help enhance tourism through upgrades in facilities that draw visitors to the community. Please ensure that your facility located at 109 City Circle, Peachtree City begins charging the higher tax on room rentals beginning July 1.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert L. Lenox
Mayor

RLL/jsm



Peachtree City

Georgia

April 25, 2001

Mr. Satish V. Patel
Manager
Best Western
976 Crosstown Drive
Peachtree City, GA 30269

Dear Mr. Patel:

At the April 19, 2001 Council meeting the City Council approved an increase in the hotel/motel tax from 3% to 5%. This increase is to be effective July 1, 2001. The revenue generated by this increase will be used to help enhance tourism through upgrades in facilities that draw visitors to the community. Please ensure that your facility begins charging the higher tax on room rentals beginning July 1.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert L. Lenox
Mayor

RLL/jsm

151 Willowbend Road ♦ Peachtree City, Georgia 30269 ♦ (770)487-7657 ♦ FAX
(770)631-2505

151 Willowbend Road • Peachtree City, Georgia 30269 • (770) 487-7657



Peachtree City

Georgia

April 25, 2001

Mr. Steve Redolfi
Manager
Holiday Inn Hotel and Suites
203 Newgate Road
Peachtree City, GA 30269

Dear Mr. Redolfi:

At the April 19, 2001 Council meeting the City Council approved an increase in the hotel/motel tax from 3% to 5%. This increase is to be effective July 1, 2001. The revenue generated by this increase will be used to help enhance tourism through upgrades in facilities that draw visitors to the community. Please ensure that your facility begins charging the higher tax on room rentals beginning July 1.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert L. Lenox
Mayor

RLL/jsm



Peachtree City

Georgia

April 25, 2001

Mr. Todd Tullis
Manager
Hampton Inn
300 Westpark Drive
Peachtree City, GA 30269

Dear Mr. Tullis:

At the April 19, 2001 Council meeting the City Council approved an increase in the hotel/motel tax from 3% to 5%. This increase is to be effective July 1, 2001. The revenue generated by this increase will be used to help enhance tourism through upgrades in facilities that draw visitors to the community. Please ensure that your facility begins charging the higher tax on room rentals beginning July 1.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert L. Lenox
Mayor

RLL/jsm

151 Willowbend Road ♦ Peachtree City, Georgia 30269 ♦ (770)487-7657 ♦ FAX
(770)631-2505

151 Willowbend Road • Peachtree City, Georgia 30269 • (770) 487-7657



Peachtree City

Georgia

April 25, 2001

Mr. Umesh Patel
Manager
Days Inn
2800 Highway 54 W.
Peachtree City, GA 30269

Dear Mr. Patel:

At the April 19, 2001 Council meeting the City Council approved an increase in the hotel/motel tax from 3% to 5%. This increase is to be effective July 1, 2001. The revenue generated by this increase will be used to help enhance tourism through upgrades in facilities that draw visitors to the community. Please ensure that your facility begins charging the higher tax on room rentals beginning July 1.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert L. Lenox
Mayor

RLL/jsm



Peachtree City

Georgia

April 25, 2001

Ms. Gail Drouillard
Manager
Aberdeen Woods Conference Center
201 Aberdeen Parkway
Peachtree City, GA 30269

Dear Ms. Drouillard:

At the April 19, 2001 Council meeting the City Council approved an increase in the hotel/motel tax from 3% to 5%. This increase is to be effective July 1, 2001. The revenue generated by this increase will be used to help enhance tourism through upgrades in facilities that draw visitors to the community. Please ensure that your facility begins charging the higher tax on room rentals beginning July 1.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert L. Lenox
Mayor

RLL/jsm

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jim Basinger, City Manager 

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

DATE: April 11, 2001

SUBJECT: Comprehensive Revenue Analysis – Fee Increases

Council, as you recall, staff had conducted a comprehensive revenue analysis, the results of which were discussed at the retreat. As a result of these discussions, many suggestions were made as to how the existing fee structures should be revised. Also discussed was the introduction of several new fees. Following is a brief summary of the changes being proposed:

Occupational Taxes - raise the per employee rate from \$12 to \$15; raise the minimum from \$75 to \$100 and increase the maximum tax from \$1,250 to \$1,575, then by an additional \$500 each year, for a four-year period (See Attachment 1, column B).

Alcohol Tax – Implement increases to various fees associated with alcohol consumption, over a five-year period (See Attachment 2).

Building Department Permit Fees – Increase various fees per the attached schedule, add a new fee for sign permits, and remove the fee for elevator inspection (See Attachment 3).

Recreation Fees & Charges – Increase various fees per the attached schedule, and add an additional fee for use of tennis courts by larger competitive organizations (See Attachment 4).

Court fines & Charges – Add a \$2 per citation technology fee for maintaining our computer system.

At this time, staff recommends that two Public Hearings be scheduled for Council to discuss the proposed changes to our fee structures, and gain public input. Council may then take action at a subsequent City Council Meeting to formally adopt new fee structures. Staff members from each

department having input to the proposed changes will be present at these meetings to answer any questions.

Staff further recommends that the effective date for implementation of such new fee structures be set for July 1, 2001. This should give staff sufficient time to broadcast notice of the new rates, and make any changes to our computer systems and forms that will be necessary to accommodate any new fee structures established.

ATTACHMENT #1

BREAKDOWN OF POTENTIAL INCREASES

NOTE: This report only shows the number of employees for which we actually have licensed. If you see a jump in the sequence in numbers it is because we do not currently have a business with that number of employees.

# of Employees	\$12 rate Per Employee Current PTC		A \$12 rate Per Employee		B \$15 rate Per Employee		C \$15 rate Per Employee		D \$15 rate Per Employee		E \$15 rate Per Employee (Norcross)	
	\$75 min - \$1,250 max		\$100 min - \$1,500 max		\$100 min - \$1,500 max		\$100 min - \$2,500 max		\$100 min - \$5,000 max		\$100 min - no max	
	tax	increase	tax	increase	tax	increase	tax	increase	tax	increase	tax	increase
1 thru 10	\$75	n/a	\$100	\$25	\$100	\$25	\$100	\$25	\$100	\$25	\$100	\$25
11	\$132	n/a	\$132	\$0	\$165	\$33	\$165	\$33	\$165	\$33	\$165	\$33
12	\$144	n/a	\$144	\$0	\$180	\$36	\$180	\$36	\$180	\$36	\$180	\$36
13	\$156	n/a	\$156	\$0	\$195	\$39	\$195	\$39	\$195	\$39	\$195	\$39
14	\$168	n/a	\$168	\$0	\$210	\$42	\$210	\$42	\$210	\$42	\$210	\$42
15	\$180	n/a	\$180	\$0	\$225	\$45	\$225	\$45	\$225	\$45	\$225	\$45
16	\$192	n/a	\$192	\$0	\$240	\$48	\$240	\$48	\$240	\$48	\$240	\$48
17	\$204	n/a	\$204	\$0	\$255	\$51	\$255	\$51	\$255	\$51	\$255	\$51
18	\$216	n/a	\$216	\$0	\$270	\$54	\$270	\$54	\$270	\$54	\$270	\$54
19	\$228	n/a	\$228	\$0	\$285	\$57	\$285	\$57	\$285	\$57	\$285	\$57
20	\$240	n/a	\$240	\$0	\$300	\$60	\$300	\$60	\$300	\$60	\$300	\$60
21	\$252	n/a	\$252	\$0	\$315	\$63	\$315	\$63	\$315	\$63	\$315	\$63
22	\$264	n/a	\$264	\$0	\$330	\$66	\$330	\$66	\$330	\$66	\$330	\$66
23	\$276	n/a	\$276	\$0	\$345	\$69	\$345	\$69	\$345	\$69	\$345	\$69
24	\$288	n/a	\$288	\$0	\$360	\$72	\$360	\$72	\$360	\$72	\$360	\$72
25	\$300	n/a	\$300	\$0	\$375	\$75	\$375	\$75	\$375	\$75	\$375	\$75
26	\$312	n/a	\$312	\$0	\$390	\$78	\$390	\$78	\$390	\$78	\$390	\$78
28	\$336	n/a	\$336	\$0	\$420	\$84	\$420	\$84	\$420	\$84	\$420	\$84
29	\$348	n/a	\$348	\$0	\$435	\$87	\$435	\$87	\$435	\$87	\$435	\$87
30	\$360	n/a	\$360	\$0	\$450	\$90	\$450	\$90	\$450	\$90	\$450	\$90
31	\$372	n/a	\$372	\$0	\$465	\$93	\$465	\$93	\$465	\$93	\$465	\$93
32	\$384	n/a	\$384	\$0	\$480	\$96	\$480	\$96	\$480	\$96	\$480	\$96
33	\$396	n/a	\$396	\$0	\$495	\$99	\$495	\$99	\$495	\$99	\$495	\$99
34	\$408	n/a	\$408	\$0	\$510	\$102	\$510	\$102	\$510	\$102	\$510	\$102
35	\$420	n/a	\$420	\$0	\$525	\$105	\$525	\$105	\$525	\$105	\$525	\$105
36	\$432	n/a	\$432	\$0	\$540	\$108	\$540	\$108	\$540	\$108	\$540	\$108
38	\$456	n/a	\$456	\$0	\$570	\$114	\$570	\$114	\$570	\$114	\$570	\$114
39	\$468	n/a	\$468	\$0	\$585	\$117	\$585	\$117	\$585	\$117	\$585	\$117
40	\$480	n/a	\$480	\$0	\$600	\$120	\$600	\$120	\$600	\$120	\$600	\$120
41	\$492	n/a	\$492	\$0	\$615	\$123	\$615	\$123	\$615	\$123	\$615	\$123
42	\$504	n/a	\$504	\$0	\$630	\$126	\$630	\$126	\$630	\$126	\$630	\$126
43	\$516	n/a	\$516	\$0	\$645	\$129	\$645	\$129	\$645	\$129	\$645	\$129
44	\$528	n/a	\$528	\$0	\$660	\$132	\$660	\$132	\$660	\$132	\$660	\$132
45	\$540	n/a	\$540	\$0	\$675	\$135	\$675	\$135	\$675	\$135	\$675	\$135
47	\$564	n/a	\$564	\$0	\$705	\$141	\$705	\$141	\$705	\$141	\$705	\$141
50	\$600	n/a	\$600	\$0	\$750	\$150	\$750	\$150	\$750	\$150	\$750	\$150

	\$12 rate Per Employee Current PTC		A \$12 rate Per Employee		B \$15 rate Per Employee		C \$15 rate Per Employee		D \$15 rate Per Employee		E \$15 rate Per Employee (Norcross)	
# of	\$75 min - \$1,250 max		\$100 min - \$1,500 max		\$100 min - \$1,500 max		\$100 min - \$2,500 max		\$100 min - \$5,000 max		\$100 min - no max	
Employees	tax	increase	tax	increase	tax	increase	tax	increase	tax	increase	tax	increase
56	\$672	n/a	\$672	\$0	\$840	\$168	\$840	\$168	\$840	\$168	\$840	\$168
60	\$720	n/a	\$720	\$0	\$900	\$180	\$900	\$180	\$900	\$180	\$900	\$180
64	\$768	n/a	\$768	\$0	\$960	\$192	\$960	\$192	\$960	\$192	\$960	\$192
65	\$780	n/a	\$780	\$0	\$975	\$195	\$975	\$195	\$975	\$195	\$975	\$195
72	\$864	n/a	\$864	\$0	\$1,080	\$216	\$1,080	\$216	\$1,080	\$216	\$1,080	\$216
73	\$876	n/a	\$876	\$0	\$1,095	\$219	\$1,095	\$219	\$1,095	\$219	\$1,095	\$219
76	\$912	n/a	\$912	\$0	\$1,140	\$228	\$1,140	\$228	\$1,140	\$228	\$1,140	\$228
78	\$936	n/a	\$936	\$0	\$1,170	\$234	\$1,170	\$234	\$1,170	\$234	\$1,170	\$234
80	\$960	n/a	\$960	\$0	\$1,200	\$240	\$1,200	\$240	\$1,200	\$240	\$1,200	\$240
81	\$972	n/a	\$972	\$0	\$1,215	\$243	\$1,215	\$243	\$1,215	\$243	\$1,215	\$243
93	\$1,116	n/a	\$1,116	\$0	\$1,395	\$279	\$1,395	\$279	\$1,395	\$279	\$1,395	\$279
94	\$1,128	n/a	\$1,128	\$0	\$1,410	\$282	\$1,410	\$282	\$1,410	\$282	\$1,410	\$282
95	\$1,140	n/a	\$1,140	\$0	\$1,425	\$285	\$1,425	\$285	\$1,425	\$285	\$1,425	\$285
105	\$1,250	n/a	\$1,260	\$10	\$1,500	\$250	\$1,575	\$325	\$1,575	\$325	\$1,575	\$325
113	\$1,250	n/a	\$1,356	\$106	\$1,500	\$250	\$1,695	\$445	\$1,695	\$445	\$1,695	\$445
115	\$1,250	n/a	\$1,380	\$130	\$1,500	\$250	\$1,725	\$475	\$1,725	\$475	\$1,725	\$475
117	\$1,250	n/a	\$1,404	\$154	\$1,500	\$250	\$1,755	\$505	\$1,755	\$505	\$1,755	\$505
155	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,325	\$1,075	\$2,325	\$1,075	\$2,325	\$1,075
165	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,475	\$1,225	\$2,475	\$1,225	\$2,475	\$1,225
200	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$3,000	\$1,750	\$3,000	\$1,750
204	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$3,060	\$1,810	\$3,060	\$1,810
250	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$3,750	\$2,500	\$3,750	\$2,500
260	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$3,900	\$2,650	\$3,900	\$2,650
285	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$4,275	\$3,025	\$4,275	\$3,025
397	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$5,000	\$3,750	\$5,955	\$4,705
416	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$5,000	\$3,750	\$6,240	\$4,990
501	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$5,000	\$3,750	\$7,515	\$6,265
912	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$5,000	\$3,750	\$13,680	\$12,430
961	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$5,000	\$3,750	\$14,415	\$13,165
1214	\$1,250	n/a	\$1,500	\$250	\$1,500	\$250	\$2,500	\$1,250	\$5,000	\$3,750	\$18,210	\$16,960
	Current Revenue:		Potential Revenue with:		Potential Revenue with:		Potential Revenue with:		Potential Revenue with:		Potential Revenue with:	
	\$75 min - \$1,250 max		\$100 min - \$1,500 max		\$100 min - \$1,500 max		\$100 min - \$2,500 max		\$100 min - \$5,000 max		\$100 min - no max	
	\$165,498	n/a	\$196,956	\$31,458	\$212,260	\$46,762	\$227,785	\$62,287	\$249,520	\$84,022	\$285,535	\$120,037

ATTACHMENT #2

Fee Description

Peachtree City

Current Alcohol License Related Fees and Five-Year Implementation Scheduled Increases

Fee Description	Current	Proposed FY 2002	Proposed FY 2003	Proposed FY 2004	Proposed FY 2005	Proposed FY 2006
Beer - Retail	\$425	\$500	\$575	\$625	\$700	\$775
Wine - Retail	\$225	\$300	\$375	\$425	\$500	\$575
Beer, Wine Distilled Spirits Retail	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Beer - Pouring	\$425	\$500	\$575	\$625	\$700	\$775
Wine - Pouring	\$225	\$300	\$375	\$425	\$500	\$575
Beer, Wine, Distilled Spirits Pouring	\$2,500	\$3,000	\$3,500	\$4,000	\$4,500	\$5,000
Sunday Sales Additional Fee	\$0	\$100	\$200	\$300	\$400	\$500
Liquor Excise Tax	3%	3%	3%	3%	3%	3%
Application Fee	\$150	\$175	\$200	\$200	\$200	\$200
Change in License Fee	\$150	\$150	\$150	\$150	\$150	\$150
Permit Fee per Employee	n/a	n/a	n/a	n/a	n/a	n/a
Delinquent Renewal	n/a	\$100	\$100	\$100	\$100	\$100
Alcohol Lounge Fee - no restaurant		\$2,500	\$2,500	\$2,500	\$2,500	\$2,500

ATTACHMENT #3

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Director of Financial Services

FROM: Director of Developmental Services *JBW/jge*

DATE: February 8, 2001

SUBJECT: Building Department Permit Fees

We have just completed a study of our basic fee structure by comparing our building fees with those of other communities in the immediate area. Based on that study, staff recommends that the Peachtree City permit fee structure be revised as follows:

1. The fee for Residential Building Permits should be increased from \$.10/SF with a \$200 minimum to \$.25/SF with a \$300 minimum.
2. The fee for Commercial Building Permits should be increased from \$3/1000 with a \$30 minimum to \$5/1000 with a \$300 minimum.
3. The fee for Accessory Building Permits should remain the same at \$20 minimum.
4. The fee for Trade Permits should be increased from \$25 minimum to \$50 minimum.
5. The fee for Pool Permits should be increased from \$20 to \$50.
6. The fee for Fence Permits should remain the same at \$20.
7. A new fee should be established for Sign Permits. It is recommended that the new fee be \$25 for each freestanding and/or wall sign for which a permit is currently required.
8. The fee for Re-Inspections should be increased from \$25 to \$25 minimum, with \$25 for first call-back and \$50 for each additional call-back.
9. The rezoning fee should be increased from \$200 minimum and \$2500 maximum to \$600 plus \$25 per acre with no maximum limit.
10. The variance fee should be increased from \$50 per request to \$250 per request.

Building Department Permit Fees

Page 2

February 8, 2001

11. The Elevator Permit Fee, which is a part of the Electrical Trade Permit, should be eliminated in response to a request from the Attorney General's office. This fee is currently one percent of the cost of an elevator up to \$20,000 and \$200 plus one-tenth of a percent of all costs over \$20,000. The Attorney General pointed out that the State inspects all elevators, and our fee amounted to a double charge.

A summary of the fee comparisons, as well as the current and proposed fee schedule for Peachtree City, is attached for your review.

JBW/jir

Attachment

cc Building Official
 Permits Clerk

ATTACHMENT #4

Recreation Fee Schedules: Current and Proposed									
		Peachtree City		Out of County		Commercial			
Facility	Current	Proposed	Current	Proposed	Current	Proposed			
City Parks	\$15/hr	\$15/hr	18.75/hr	\$30/hr					
Ath. Fields, lights	\$10/hr	\$65/game	\$12.50/hr	\$130/game					
Athletic Fields	\$30/hr	\$50/game	\$37.50/hr	\$100/game					
BMX track	\$150/day	\$150/day	187.50/hr	\$250/day					
Sm Mtng Room	\$15/hr	\$30/hr \$25	18.75/hr	\$60/hr					
Lg. Mtng. Room	\$25/hr	\$60/hr \$40	31.25/hr	\$100/hr					
Picnic Pavillion	\$10/hr	\$15/hr	\$12.50/hr	\$30/hr					
Kedron lap pool (S)	40/hr	\$50/hr	\$75/hr	\$100/hr					
Kedron Lap pool (W)	\$50/hr	\$60/hr	\$87.50/hr	\$120/hr					
Kedron 2 pools(S)	\$60 (S)	\$75/hr	\$75/hr	\$150/hr					
Kedron 2pools (w)	\$70/hr	\$100/hr	\$87.50/hr	\$200/hr					
Kedron Instruction(S)	\$30/hr	\$40/hr	\$37.50/hr	\$80/hr					
Kedron Instruction (w)	\$40/hr	\$50/hr	\$50/hr	\$100/hr					
Glenloch Pool	\$30/hr	\$40/hr	\$37.50/hr	\$80/hr					
Pebblepocket Pool	\$25/hr	\$40/hr	\$31.25/hr	\$80/hr					
Clover Reach Pool	\$25/hr	\$30/hr	\$31.25/hr	\$60/hr					
Ked. Rm 2	\$45/hr	\$50/hr	\$56.25/hr	\$100/hr					
Ked. Rm. 3	\$25/hr	\$30/hr	\$31.25/hr	\$60/hr					
Gym 1/2 court	\$30/hr	\$40/hr	\$37.50/hr	\$80/hr					
Gym full court	\$60/hr	\$70/hr	\$75.00/hr	\$140/hr					
Full gym (2 cts)	\$100/hr	\$120/hr	\$125/hr	\$240/hr					
Pool Passes-1	\$50	\$50	\$75.00	\$75					
Pool Passes-2	\$100	\$100	\$150	\$150					
Pool Passes -3	\$125	\$125	\$187.50	187.50					
Pool Passes - 4or more	\$150	\$150	\$225.00	\$225.00					
Basketball outdoor		\$10/hr	\$20/hr	\$20/hr					
Gazebo		\$10/hr	\$20/hr	\$20/hr					
Multi-purpose pavil		\$40/hr	\$80/hr	\$80/hr					
Tennis courts/light		\$15/hr	\$30/hr	\$30/hr					
Tennis Court/unlighted		\$10/hr	\$20/hr	\$20/hr					

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager
Director of Financial Services P.S.

FROM: Director of Leisure Services

DATE: March 6, 2001

SUBJECT: Additional Fee Structure Information

Recently, the issue of charging certain groups for use of the city's public tennis courts has come up.

We have 12 public tennis courts: 4 lighted at Glenloch and 2 lighted at Pebblepocket; and 2 each, unlighted, at Braelinn, Smokerise and Blue Smoke parks. In the last couple of years the courts have seen increased usage from high school teams. We have done a good job of accommodating these teams without adversely impacting public usage time. The sport of tennis is gaining popularity here, in large part due to the tennis center activities. This past fall we began offering tennis lessons on our courts, using contract instructors, because there was a great demand that the tennis center couldn't accommodate. The lessons have been filled and are very popular with citizens.

Last fall, an ALTA (Atlanta Lawn Tennis Association) team comprised of 12-14 members, mostly Peachtree City residents, approached us with a request. This team requested to use the Glenloch courts to host home matches on Thursday mornings and for team practice/instructional time one additional day per week. Their season is relatively short, about 6 weeks, in spring and fall. We researched the request and determined that granting this request could open the doors for more ALTA teams to make the same request. There are different divisions of ALTA (opened, men's, mixed, etc.) who all play home matches on different days. We also saw this as an opportunity to have the courts used at times when there is little general public usage, and at the same time obtain revenue. In this particular case, because most are Peachtree City residents, we also saw it as serving a segment of our public. Since then, another Peachtree City-based women's ALTA team has approached us with a similar request.

These teams are not considered general recreation users. They are competitive in nature and part of a larger competitive organization. Therefore, we feel it is justified to charge a nominal fee for the privilege of reserving the courts for their exclusive use. These teams are accustomed to paying court fees for matches and practice, so they were quite willing to pay a fee for use of our courts. Since there isn't an approved fee structure in place, this first year we will negotiate an in-kind fee. That is, the teams will agree to provide something to improve the Glenloch tennis court area (picnic tables, new nets, windscreens, etc.). We will base the in-kind amount on a fee schedule that consists of a per/team lump sum fee for home matches, and a lump sum for practice times. We will also add an additional fee for members who are not Peachtree City residents. We are currently working out that schedule and should be able to discuss it in detail at Retreat.

BACKGROUND: ALTA

FEE STRUCTURE

Two Atlanta Lawn Tennis Association (ALTA) teams will be utilizing the four tennis courts at Glenloch for their spring, 2001 season. The spring ALTA season will last for seven consecutive weeks, beginning the week of March 12th.

The two teams are classified as Thursday morning Women's teams. Their matches will be held on Thursdays from 9:00 a.m. until approximately 1:00 p.m. Included in their seven-week match season are home matches as well as a two-hour practice/coaching session per week. Because Glenloch has only four courts available, one team will have an "away" match each week and the second team is scheduled for a "home" match.

The city has not previously hosted this type of competitive, organized tennis program where court usage fees need to be established.

The Parks and Recreation Department is proposing the fee of \$50 per home match per team. Should the twelve to fifteen member team roster list any non-county residents, those non-county members will be charged an additional \$10 per person per home match. Currently the two spring teams have mostly Peachtree City and some county residents.

Each team is presently being coached for two hours either on a Monday morning or a Tuesday morning. Each team member pays \$45 per month to the city for these lessons, and registers with Recreation like any other class. The coach then receives the same percentage of the fees as do other class instructors.

Each team captain will follow the same procedures concerning a key and key deposit for the building (for use of restrooms) as other class instructors. The fee is a refundable deposit of \$50.

Each team captain or team designee will be expected to submit a team roster, practice schedule and home match schedule prior to the beginning of the ALTA season. A formal agreement will be signed by the team captains outlining all necessary arrangements.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: April 14, 2001

SUBJECT: Long-Term Financing Plan – Proposed GMA Brick and Mortar/Equipment Program and Bond Issue

Council, at Retreat you discussed a long-term Financing Plan for the City that included a GMA Brick and Mortar facility construction/equipment program, and a bond issue that included debt refinancing, and construction/expansion of several major facilities. This long-term financing plan was necessitated by the fact that the City can no longer afford to continue to pay cash for major facilities/equipment as it has done, for the most part, in prior years. This proposed long-term financing plan will spread costs over an extended period of years enabling future residents to help pay the costs of new facilities and equipment.

Since Retreat, staff has adjusted the list of proposed projects along with the associated costs to be included in the Brick and Mortar /Equipment program. (See Attachment 1). The Brick and Mortar program currently totals \$2,790,332, and the Equipment program \$2,933,288, but are subject to change as plans are finalized in the months ahead. These projects/equipment will comprise the Public Improvement Program (PIP) section of the proposed 2002 Budget for the years 2002 - 2004 that will be presented to Council for approval later this year. Again, please understand that some project costs may change as final design plans are completed.

As for the bond referendum, please note on Attachment 2 the list of refinancings and projects that will be on the ballot. At this point, the bond issue cost totals \$16,437,919. However, as the work program and concept design are developed for each project, the costs may increase. Also, at this point the exact packaging of the issues has not been determined, and I am unable to tell you exactly how they will appear on the ballot. Staff recommends Council discuss the recommended debt refinancings and the proposed projects, make any desired changes, and take action to finalize and tentatively approve the issues.

Should the bond issue pass, there no doubt will be a long-term impact on City **Revenues** and **Expenditures (R&E)**. Attachment 3 is a tentative 10-year R&E projection should the bond issue pass. Attachment 4 is a tentative 10-year R&E projection should the bond issue fail. Staff will review both projections in detail with Council at the April 19th, meeting. **However, Council, please understand that since Retreat staff has had only a few weeks to develop these 10-year projections, and there is much work still to be done to finalize the numbers. In fact, operating costs for the new facilities that have been incorporated into the Department Budgets are only rough estimates.** A key item related to both projections is a recommended tax increase of .21 mills whether or not the bond issue passes. Again, this is a rough estimate at this point. The reason for the tax increase next year (even if the bond issue fails) is attributable to such major costs as acquisition of Drake Field, and the increased debt service for the GMA Brick and Mortar/Equipment loans. (See Page 3 of Attachment 4). Again, this will be explained at the meeting. (As you may recall, Council rolled back the millage last year .22 mills).

Additionally, the staff, Mayor Lenox and the City Attorney have held a meeting to develop plans for accomplishing the many, many tasks and details involved in being prepared for a Bond Committee to publicly present the proposed bond refinancing along with the design/costs of each project. Due to the number of projects, a major hurdle facing staff is the time-consuming process of developing Requests for Proposals (RFP), interviewing and hiring a number of firms to provide required professional services. To this end, for two of the projects listed below, staff recommends that Council authorize the use of the Brand name purchase process contained in the Purchasing Ordinance to negotiate a fee for the conceptual design services. The reason for this recommendation is that Foley Design Associates completed the master design of the Kedron Field House and should be able to provide this service for the two additions at a very reasonable fee. (See Attachment 5, Purchasing Agent Memo). Staff will prepare a Request for Qualifications (RFQ) for each of the remaining services:

Conceptual Design, Gymnastics Gymnasium	Brand Name
Conceptual Design, Basketball Court	Brand Name
Conceptual Design, Drake Field Improvement	RFQ Process
Conceptual Design, Community Center	RFQ Process
Full Service Underwriter	RFQ Process
Bond Counsel	RFQ Process

To summarize, staff recommends Council authorize staff to proceed on the Brick and Mortar /Equipment program and the Bond Issue as discussed herein and approve the brand name purchase of conceptual design services from Foley Design Associates for the Gymnastics Gymnasium and the Basketball Court with funds to come from Council Contingency. Staff will advise Council of this design fee once it has been negotiated with Mr. Foley. When the RFQ process is completed for the other projects, additional funds will be required for the design costs.

To conclude, once all the extensive planning and design work is completed, staff will return to Council for final approval of the Brick and Mortar/Equipment program and the Bond Issues/costs recommended to be placed on the ballot.

Thank you for your consideration of these requests.

Attachments:

1. Proposed Brick & Mortar/Equipment Program
2. Bond Issues
3. 10-Year Revenue & Expenditure Projections (With Bond Issue)
4. 10-Year Revenue & Expenditure Projections (Without Bond Issue)
5. March 30, 2001, Purchasing Agent Memo

Summary of Facilities & Equipment Proposed for Financing GMA Real Estate & Equipment Financing Programs

<u>Real Estate Financing</u>	<u>Amount</u>
<u>FY2002</u>	
Satellite Auto Shop Facility	\$100,000
Maintenance/Storage Facility (Kedron)	100,000
South 74 Maint. Building Expansion	75,000
Neely Station Improvements	165,000
Smoke & Burn Training Facility	245,000
Facility Buildout Plan (City Hall)	<u>234,532</u>
FY2002 Total:	\$919,532
<u>FY 2003</u>	
Hwy. 54 W. Utilities Relocation	\$100,000
Kedron Large Pool Resurfacing	50,000
Rockspray Dock/Spillway Bridge	61,000
Concessions/Restrooms (M/P Rink)	150,000
West Side Fire Station - Land	100,000
Weber Sta. Storage & Driveway Repairs	<u>57,000</u>
FY2003 Total:	\$518,000
<u>FY 2004</u>	
Public Works 3-Bay Facility	\$100,000
West Side Fire Station - Construction	\$850,000
Gazebo Restoration	50,000
Fire Training Tower	<u>352,800</u>
FY 2004 Total:	\$1,352,800
Grand Total:	\$2,790,332

Note: Finance term will be for 15 years

<u>Equipment Financing</u>	<u>Amount</u>
<u>FY2002</u>	
Compost Shredder	\$62,000
Asphalt Roller	50,000
Rubber Tire Fork Lift	25,000
Replace Medic 81- Ambulance	92,000
Ladder Tower Truck & Equipment	600,000
Generator Upgrades (Satterthwaite/Weber)	53,329
Hose Wagon - Ford F-450	39,600
Telephone System (City Hall-expandable)	<u>150,000</u>
FY2002 Total:	\$1,071,929
<u>FY 2003</u>	
Public Works Backhoe	\$60,000
Replace Bucket Truck (Public Works)	50,000
Tow Vehicle (F-350, Public Works)	35,000
Technical Rescue Vehicle (Haz Mat/Dive)	55,000
Radio Tower Generator Upgrade	79,529
Replace Police Vehicles (36 @ \$28,500)	1,026,000
Replace Swimming Pool Cover (Kedron)	200,000
FY2003 Total:	\$1,505,529
<u>FY 2004</u>	
Front End Wheel Loader	\$100,000
C-30 Landscape Bed Truck	30,500
LT-9000 Tandem Dump Truck	80,000
Scissor Lift (Kedron)	15,000
Thermal Imager	25,000
Replace 1999 Medic 82- Ambulance	<u>105,330</u>
FY 2004 Total:	\$355,830
Grand Total:	\$2,933,288

Note: Finance term will be for 5 -7 years

**City of Peachtree City
Series 2001 General Obligation Bond
Proposed Projects**

Attachment 2

Refinancing of Current Debt:

Peachtree City Airport Authority

Construction Loan #10 (9/2/14 maturity)	\$1,235,155	
Construction Loan #11 (9/2/06 maturity)	\$103,050	
Fuel Farm Loan (2/1/04 maturity)	<u>\$33,990</u>	
Total Airport Authority		\$1,372,195

Development Authority of Peachtree City

Construction Loan 3/15/05 (maturity)		\$532,524
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City of Peachtree City *

Series 1993 A Bonds (7/1/18 maturity)	\$2,355,000	
Series 1993 B Bonds (7/1/08 maturity)	<u>\$1,225,000</u>	
Total City of Peachtree City		\$3,580,000

Total Refinancing:	\$5,484,719
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* Refinancing of these bonds does not require voter approval; they would not appear on a referendum.

New Construction Projects:

Peachtree City Airport Authority

Airport Improvements	\$200,000
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Recreation Projects

Tennis Center Expansion (final phase)	\$2,500,000	
Amphitheater Improvements	\$200,000	
Drake Field Land	\$450,000	
Drake Field Improvements	\$225,000	
Gymnastics Gymnasium	\$490,200	
Indoor Basketball Court (Kedron)	\$708,000	
Playgrounds (4) & Picnic Areas (2)	<u>\$180,000</u>	
Total Recreation Projects		\$4,753,200

Public Facilities

Community Center	<u>\$5,500,000</u>
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Total New Construction:	\$10,453,200
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Estimated Bond Closing Costs:	\$500,000
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Grand Total Series 2001 Bonds:	\$16,437,919
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Note: Proposed financing would occur over a 25-year term. Current loans would be refinanced over a period commensurate with their current maturity dates.

City of Peachtree City Ten-Year Revenue and Expenditure Projections

[illegible]

Sources of Income	\$19,016,876	\$34,548,417	\$24,770,657	\$22,651,228	\$25,570,683	\$25,418,124	\$26,228,818	\$27,664,122	\$28,731,640	\$30,044,031	\$31,227,329
Cash Reserve Subsidy Required	\$1,437,477	(\$1,684,097)	(\$362,107)	\$1,329,538	\$29,717	\$69,511	(\$226,276)	(\$188,750)	(\$248,926)	(\$114,024)	
Total Sources of Funds	\$20,453,353	\$32,864,320	\$24,418,550	\$23,980,766	\$25,409,056	\$25,447,644	\$26,288,329	\$27,437,846	\$28,542,890	\$29,795,105	\$31,113,904

Expenditures	11.84%	6.00%	8.00%	9.00%	9.00%	6.00%	5.50%	5.50%	5.00%	5.00%	5.00%	5.00%
	Departmental Budgets	\$12,291,483	\$13,028,972	\$14,071,289	\$15,337,705	\$16,718,089	\$17,721,185	\$18,685,850	\$19,724,122	\$20,710,328	\$21,745,844	\$22,833,136
	Self-Supporting Programs	\$801,436	\$637,522	\$688,524	\$719,508	\$751,885	\$785,720	\$821,078	\$863,921	\$908,078	\$923,601	\$960,545
	Public Improving Program	\$2,950,035	\$14,580,990	\$4,276,885	\$2,687,885	\$2,489,506	\$1,458,817	\$1,214,308	\$1,302,709	\$1,367,391	\$1,568,567	\$1,763,129
	Council Contingency	\$700,000	\$700,000	\$700,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
	Land Acquisition Fund (Carryover)	\$161,221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Authorities Funding	\$449,321	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
	Health Insurance	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
	Self Insurance	\$1,157,157	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000
	Debt Service (3)	\$1,042,701	\$1,461,836	\$2,206,852	\$2,260,668	\$2,474,566	\$2,507,119	\$2,582,084	\$2,582,084	\$2,582,084	\$2,582,084	\$2,582,084
Total Uses of Funds		\$20,453,353	\$32,884,320	\$24,418,550	\$23,980,766	\$25,409,056	\$25,447,841	\$26,288,329	\$27,437,946	\$28,542,890	\$29,795,105	\$31,113,904
Est. Cash Balance (Ending):		\$1,418,556	\$3,082,654	\$3,434,761	\$2,105,223	\$2,266,849	\$2,237,133	\$2,177,621	\$2,403,898	\$2,592,647	\$2,841,573	\$2,955,597
Reserved Loan Proceeds-PIP			\$1,145,800	\$1,452,800								
Unreserved Cash		\$1,418,556	\$1,936,854	\$1,981,961	\$2,105,223	\$2,266,849	\$2,237,133	\$2,177,621	\$2,403,898	\$2,592,647	\$2,841,573	\$2,955,597
Self Insurance Reserve		\$838,411	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
Council Contingency Reserve		\$0	\$300,000	\$300,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Total Reserves:		\$2,256,967	\$3,186,854	\$3,231,961	\$3,305,223	\$3,466,849	\$3,437,133	\$3,377,621	\$3,603,898	\$3,792,647	\$4,041,573	\$4,155,597
Unreserved Cash Target:		\$3,072,871	\$3,257,243	\$3,517,822	\$3,834,426	\$4,179,525	\$4,430,296	\$4,673,962	\$4,931,030	\$5,177,582	\$5,436,461	\$5,708,284
(90 day working capital)		\$815,903	\$70,369	\$265,862	\$529,204	\$712,675	\$993,163	\$1,296,341	\$1,327,133	\$1,364,935	\$1,394,898	\$1,552,698
Shortfall from reserve target:												

Projected Public Improvement Program Revenues and Expenditures

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Public Improvement Funding Analysis											
Revenues											
Public Improvement Program	\$2,708,563	\$2,023,355	\$2,893,191	\$2,708,310	\$3,315,103	\$3,406,565	\$3,483,873	\$3,649,087	\$3,729,349	\$3,906,291	\$4,091,794
Expenditures											
Debt Service (Bonds)	\$449,075	\$572,500	\$1,145,000	\$1,145,000	\$1,145,000	\$1,145,000	\$1,145,000	\$1,145,000	\$1,145,000	\$1,145,000	\$1,145,000
New Debt Service	41507										
Police Station	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524
Police Vehicle Lease	\$261,319	\$249,875	\$294,798	\$286,000	\$286,000	\$286,000	\$360,975	\$360,975	\$360,975	\$360,975	\$360,975
GMA Equipment Leasing	\$49,953	\$188,622	\$273,002	\$335,616	\$549,514	\$582,067	\$582,067	\$582,067	\$582,067	\$582,067	\$582,067
Sports Complex Lights Lease		\$47,189									
FY2002 GMA B&M Loan		\$175,126	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528
CF Funding Required	\$1,624,355	\$863,519	\$686,339	\$447,642	\$840,537	\$899,446	\$901,779	\$1,066,993	\$1,147,255	\$1,324,197	\$1,509,700
Other Financing Sources											
Revenues											
County Grant	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
State Grants	\$254,836	\$534,117	\$808,117	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Debt Proceeds		\$12,257,344	\$2,239,412	\$1,708,630	\$1,237,696	\$185,000	\$50,000				
Citywide Development Impact Fees	\$400,000	\$400,000	\$200,000	\$100,000	\$75,000	\$50,000					
Kedron Impact Fees											
PCDC Funding (CSXS R.R. Bridge)	\$125,000	\$250,000	\$243,017	\$256,613	\$161,273	\$149,370	\$87,529	\$60,715	\$65,135	\$69,370	\$78,428
Interest Earnings		\$476,010									
PIP - Rebudgeted	\$146,171										
General Fund Transfer	\$349,673	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
PIP Contingency - Cash Carryover											
Other Funding Sources	\$1,325,680	\$14,017,472	\$3,590,545	\$2,240,243	\$1,648,970	\$559,370	\$312,530	\$235,716	\$240,136	\$244,370	\$253,429
PIP Funds Available	\$2,950,036	\$14,580,991	\$4,276,885	\$2,687,885	\$2,489,507	\$1,458,817	\$1,214,308	\$1,302,709	\$1,387,391	\$1,568,567	\$1,763,129
Public Improvement Plan Funding	\$2,950,035	\$14,580,990	\$4,276,885	\$2,687,885	\$2,489,506	\$1,458,817	\$1,214,308	\$1,302,709	\$1,387,391	\$1,568,567	\$1,763,129
Variance	\$1	\$1	(\$0)	(\$0)	\$1	(\$0)	\$0	\$0	\$0	\$0	\$0
Digest											
Percentage Projections	\$1,177,636,138 7.00%	\$1,260,070,668 7.00%	\$1,348,275,614 7.00%	\$1,435,913,529 6.50%	\$1,522,068,341 6.00%	\$1,605,782,100 5.50%	\$1,686,071,205 5.00%	\$1,770,374,765 5.00%	\$1,858,893,503 5.00%	\$1,951,838,179 5.00%	\$2,049,430,087 5.00%
Total Millage Revenue	\$4,522,123	\$5,103,286	\$6,269,482	\$6,676,998	\$8,371,376	\$8,831,802	\$9,273,392	\$10,179,655	\$10,688,638	\$11,418,253	\$11,989,166
Millage Projections	3.84	4.05	4.65	4.65	5.50	5.50	5.50	5.75	5.75	5.85	5.85
PIP Millage Revenue	\$2,708,563	\$1,638,092	\$2,494,310	\$2,297,462	\$2,891,930	\$2,970,697	\$3,034,928	\$3,186,675	\$3,253,064	\$3,415,717	\$3,586,503
Millage Projections	2.30	1.30	1.85	1.60	1.90	1.85	1.80	1.80	1.75	1.75	1.75
CF Millage Revenue	\$1,813,560	\$3,465,194	\$3,775,172	\$4,379,536	\$5,479,446	\$5,861,105	\$6,238,463	\$6,992,980	\$7,435,574	\$8,002,537	\$8,402,663
Millage Projections	1.54	2.75	2.80	3.05	3.60	3.65	3.70	3.95	4.00	4.10	4.10
2% Hotel/Motel Tax		\$387,264	398,881	410,848	423,173	435,869	448,945	462,413	476,285	490,574	505,291
		0.31	0.30	0.29	0.28	0.27	0.27	0.26	0.26	0.25	0.25

City of Peachtree City
5% Hotel/Motel Tax Analysis
Distribution to PTC Airport & Development Authorities

Allocation of tax collections:

FY2002 **FY2003** **FY2004** **FY2005** **FY2006** **FY2007** **FY2008** **FY2009** **FY2010** **FY2011**

PTC Development Authority

Amphitheater Supplement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Tennis Center Supplement	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000
Economic Development Activity	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>
Total Cash Payment:	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000
Bond Debt Service:	\$353,209	\$353,209	\$353,209	\$353,209	\$201,283	\$201,283	\$201,283	\$201,283	\$201,283	\$201,283
Total Funding Requirement:	\$558,209	\$558,209	\$558,209	\$558,209	\$406,283	\$406,283	\$406,283	\$406,283	\$406,283	\$406,283

PTC Airport Authority

Airport Supplement	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>	<u>\$120,000</u>
Total Cash Payment:	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Bond Debt Service:	\$187,118	\$187,118	\$187,118	\$174,519	\$174,519	\$150,387	\$150,387	\$150,387	\$150,387	\$150,387
Total Funding Requirement:	\$307,118	\$307,118	\$307,118	\$294,519	\$294,519	\$270,387	\$270,387	\$270,387	\$270,387	\$270,387

City of Peachtree City

Remaining portion of tax:	\$74,633	\$74,633	\$74,633	\$87,232	\$239,158	\$263,290	\$263,290	\$263,290	\$263,290	\$263,290
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2002 Public Improvement Program

						* Departmental Totals *	
Expenditures		Original	REVISED	5 Year Plan		Original	REVISED
Division: Public Services		5 Year Plan	5 Year Plan	Variance		5 Year Plan	5 Year Plan
PW-001	Street Resurfacing Program*	\$551,250	\$551,250				
PW-002	Cart Path Resurfacing Program	\$110,250	\$110,250				
PW-005	Tree City USA	\$10,000	\$10,000				
PW-011	Compost Shredder	\$62,000	\$62,000				
PW-012	Asphalt Roller	\$50,000	\$50,000				
PW-013	Satellite Auto Shop Facility	\$100,000	\$100,000				
PW-014	Highway 54 West Railroad Cartpath Bridge*	\$250,000	\$450,000	\$200,000			
PW-015	Storm Water Management Program	\$50,000	\$50,000			\$1,183,500	\$1,383,500
Public Works							

Public Services Total	\$1,183,500	\$1,383,500	\$200,000	\$1,183,500	\$1,383,500
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Division: Leisure Services							
RP-013	4 Playgrounds & 2 Picnic Areas	\$100,000	\$180,000	\$80,000			
DA-001	Tennis Center Expansion		\$2,500,000	\$2,500,000			
DA-002	Amphitheater Improvements		\$200,000				
LS-013	G. Reed Memorial Park - Construction/Landscaping	\$17,500	\$17,500				
LS-014	Library Expansion Phase I-II	\$262,063	\$137,063	-\$125,000			
LS-015	Maintenance/Storage Facility (Kedron)		\$100,000	\$100,000			
LS-016	South 74 Maintenance Building Expansion		\$75,000	\$75,000			
LS-017	Skateramp Expansion/Improvements		\$0				
LS-018	Rubber Tire Fork Lift		\$25,000	\$25,000			
LS-019	Gymnastics Gymnasium		\$490,200	\$490,200			
LS-020	Indoor Basketball Court (Kedron)		\$708,000	\$708,000		\$379,563	\$4,432,763
Leisure				\$50,000			

Leisure Services Total	\$379,563	\$4,432,763	\$3,903,200	\$379,563	\$4,432,763
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Public Safety Services							
FD-016	Neely Station Improvements - Phase II-II	\$163,280	\$165,000	\$1,720			
FD-017	Smoke & Burn Training Facility	\$185,000	\$245,000	\$60,000			
FD-018	Replace 1995 Medic 81 - Ambulance Ford F-350 (Diesel)	\$92,000	\$92,000				
FD-019	Ladder Tower Truck & Equipment	\$600,000	\$600,000				
FD-020	Satterthwaite Station Generator Upgrade	\$25,444	\$26,444	\$1,000			
FD-021	Weber Station Generator Upgrade (50KW)	\$25,885	\$26,885	\$1,000			
FD-022	Training Facility Storage		\$20,000	\$20,000			
FD-023	Hose Wagon - Ford F-450	\$39,600	\$39,600			\$1,131,209	\$1,214,929
Fire							
None						\$0	\$0
Police			\$0			\$0	\$0

Public Safety Total	\$1,131,209	\$1,214,929	\$83,720	\$1,131,209	\$1,214,929
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Financial Services							
IT-021	Information Systems Upgrade/Replacement	\$45,000	\$71,453	\$26,453			
IT-022	Geographic Information System (GIS)	\$25,000	\$25,000				
IT-023	Telephone System (City Hall/Expandable)	\$0	\$150,000	\$150,000		\$70,000	\$246,453
I.T.							

Administrative Services							
CC-001	Drake Field Land Acquisition*		\$475,000				
CC-002	Drake Field Improvements		\$225,000				
CC-003	Community Center		\$5,500,000				
CC-004	Estimated Bond Closing Costs		\$500,000				
AA-001	Airport Improvements		\$200,000				
AS-023	Facility Buildout Plan	\$234,532	\$234,532			\$234,532	\$7,134,532
Admin							

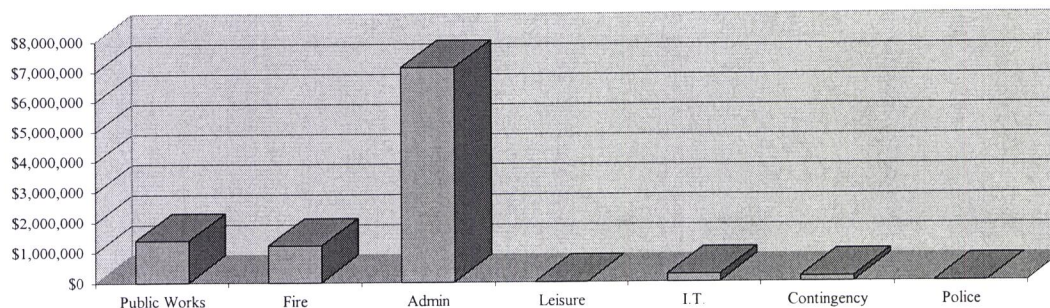
Administrative & Financial Services Total	\$304,532	\$7,380,985	\$176,453	\$304,532	\$7,380,985
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Contingency Funds							
PIP Contingency	Contingency		\$168,813			\$0	\$168,813
Total Expenditures		\$2,998,804	\$14,580,990	\$4,363,373	\$2,998,804	\$14,580,990	

Revenue Sources							
Dedicated P.I.P. Funds		\$2,182,429	\$563,519	-\$1,618,910			
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000			
General Fund Transfer	\$0						
Loan Proceeds		\$600,000	\$12,257,344	\$11,657,344			
State/ Federal Grants* (LARP, R.R. Bridge, Greenspace)			\$534,117	\$534,117			
County Grant		\$50,000	\$50,000				
Interest Revenue		\$476,010	\$476,010				
Highway 54 West Railroad Cartpath Bridge		\$250,000	\$250,000				
Citywide Development Impact Fees		\$400,000	\$400,000				

Total Revenues	\$3,958,439	\$14,580,990	\$10,622,551	\$3,958,439	\$14,580,990
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2002 Public Improvement Program

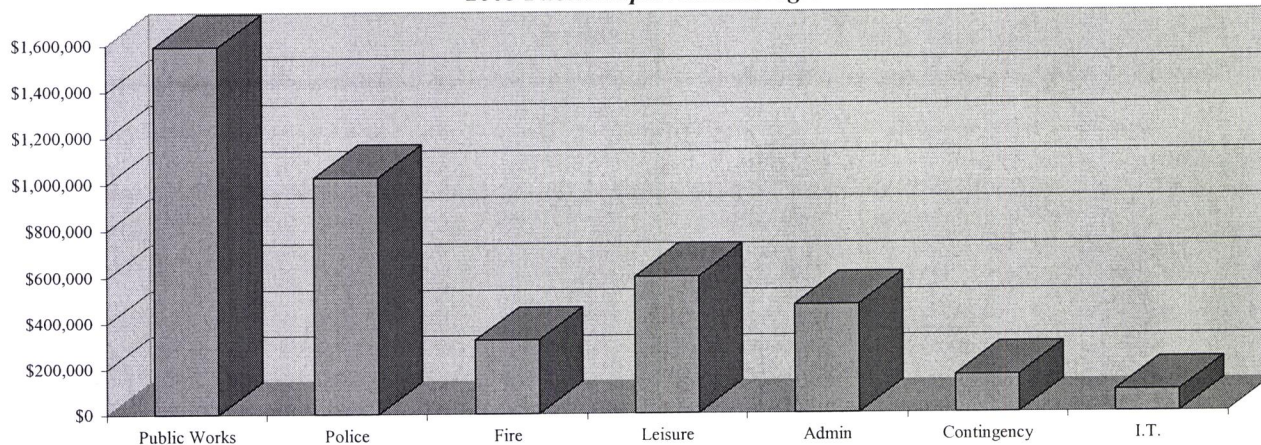


2003 Public Improvement Program

						* Departmental Totals *	
Expenditures		Original	REVISED	5 Year Plan		Original	REVISED
Division: Public Services		5 Year Plan	5 Year Plan	Variance		5 Year Plan	5 Year Plan
PW-001	Street Resurfacing Program	\$578,813	\$578,813				
PW-002	Cart Path Resurfacing Program	\$115,763	\$115,763				
PW-005	Tree City USA	\$10,000	\$10,000				
PW-016	Public Works Backhoe	\$60,000	\$60,000				
PW-017	Highway 54 West Bridge Culverts	\$443,000	\$443,000				
PW-018	Highway 54 West Utilities Relocation	\$100,000	\$100,000				
PW-019	Storm Water Management Program	\$50,000	\$50,000				
PW-020	Huddleston/Dividend Intersection Improvements*	\$0	\$150,000	\$150,000			
PW-022	Replace Bucket Truck	\$50,000	\$50,000				
PW-023	F-350 Tow Vehicle	\$35,000	\$35,000			\$1,442,576	\$1,592,576
Public Services Total		\$1,442,576	\$1,592,576	\$150,000		\$1,442,576	\$1,592,576
Division: Leisure Services							
RP-016	Replace Swimming Pool Cover - Kedron	\$200,000	\$200,000				
LS-019	Kedron Large Pool Resurfacing	\$50,000	\$50,000				
LS-020	Library Expansion Phase II	\$125,000	\$137,063	\$12,063			
LS-021	Rockspray Dock/Spillway Bridge		\$61,000	\$61,000			
LS-022	Muti-Purpose Rink Restrooms/Concession		\$150,000	\$150,000		\$375,000	\$598,063
Leisure Services Total		\$375,000	\$598,063	\$223,063		\$375,000	\$598,063
Public Safety Services							
FD-017	Leach Station/ Smoke & Burn Training Facil. Phase II-II		\$13,125	\$13,125			
FD-018	Pump Testing/Training Facility		\$20,000	\$20,000			
FD-019	Technical Rescue Vehicle (Haz Mat/Dive Team)	\$55,000	\$55,000				
FD-020	Radio Tower Generator Upgrade (50KW)	\$79,529	\$79,529				
FD-021	West Side Fire Station- Land		\$100,000	\$100,000			
FD-022	Weber Station Storage & Driveway Repairs	\$50,000	\$57,000	\$7,000		\$184,529	\$324,654
PD-020	Replace Police Vehicles (36 @ \$28,500)	\$1,026,000	\$1,026,000			\$1,026,000	\$1,026,000
Public Safety Total		\$1,210,529	\$1,350,654	\$140,125		\$1,210,529	\$1,350,654
Financial Services							
IT-021	Information Systems Upgrade/Replacement	\$70,000	\$70,000				
IT-022	Geographic Information System (GIS)	\$25,000	\$25,000			\$95,000	\$95,000
Administrative Services							
CC-001	Drake Field Land Acquisition*		\$475,000	\$475,000		\$0	\$475,000
Administrative & Financial Services Total		\$95,000	\$570,000	\$475,000		\$95,000	\$570,000
Contingency Funds							
PIP Contingency	Contingency	\$52,615	\$165,592	\$112,977		\$52,615	\$165,592
Total Expenditures		\$3,175,720	\$4,276,885	\$1,101,165		\$3,175,720	\$4,276,885

Revenue Sources							
Dedicated P.I.P. Funds		\$2,369,428	\$686,339	-\$1,683,089			
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000			
General Fund Transfer	\$0						
Loan Proceeds			\$2,239,412	\$2,239,412			
State/Federal Grants* (LARP, culverts, H/Div., Greenspace)			\$808,117	\$808,117			
County Grant		\$50,000	\$50,000				
Interest Revenue		\$75,000	\$243,017	\$168,017			
Citywide Development Impact Fees			\$200,000	\$200,000			
Total Revenues		\$2,494,428	\$4,276,885	\$1,782,457		\$2,494,428	\$4,276,885

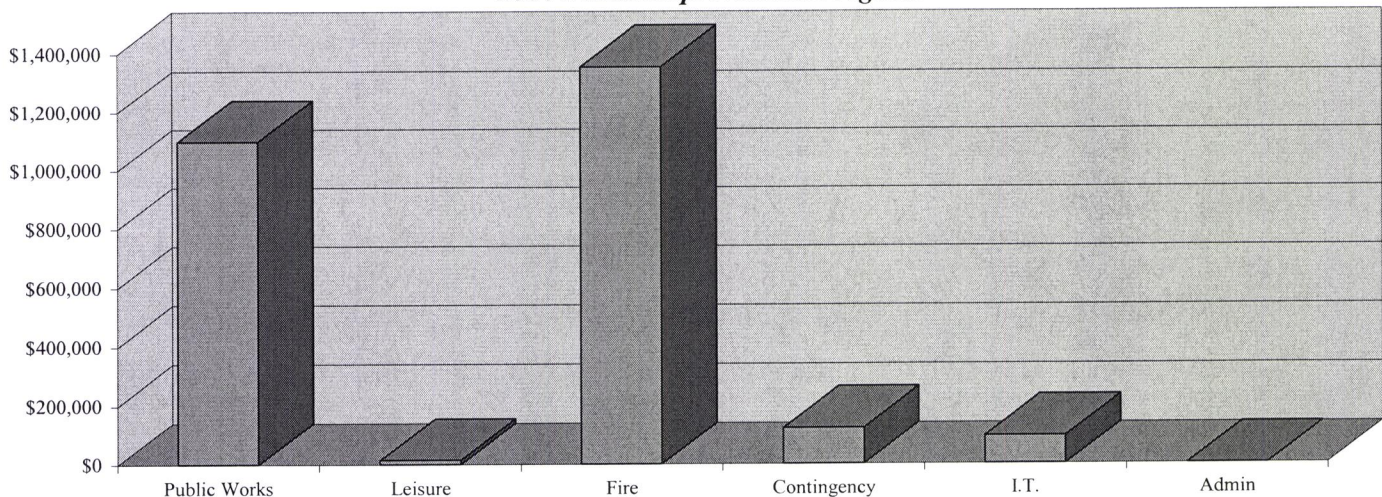
2003 Public Improvement Program



2004 Public Improvement Program

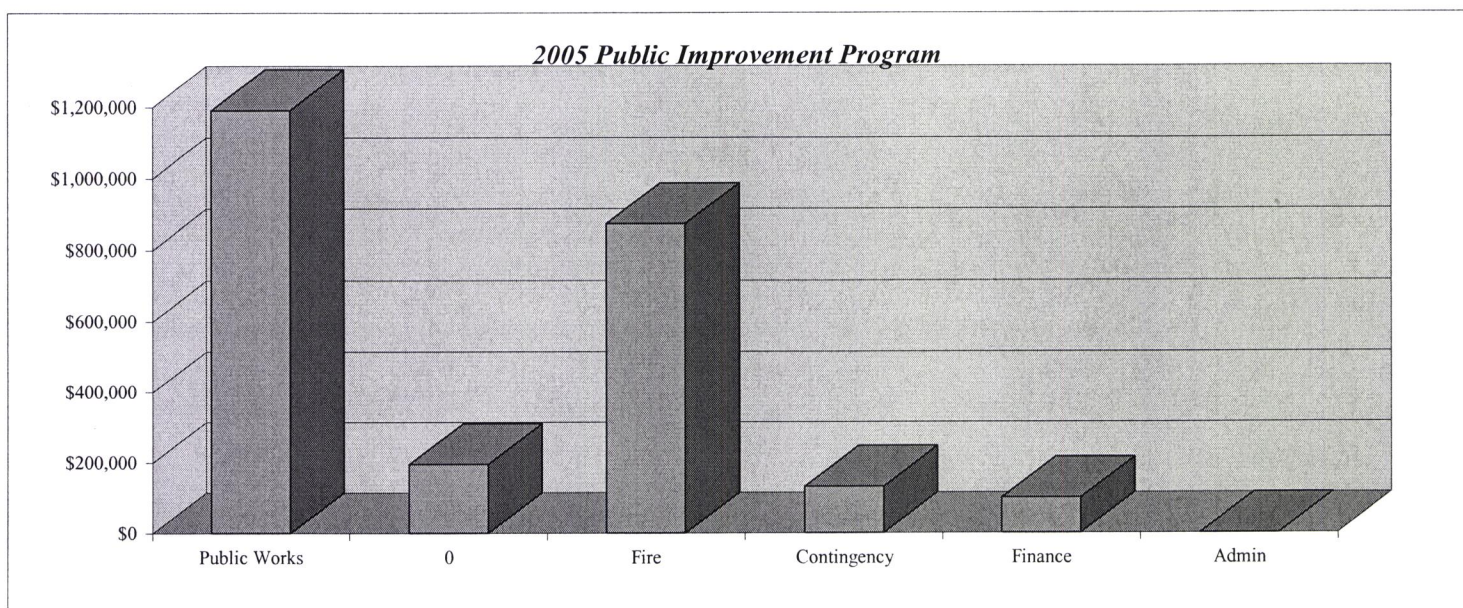
						* Departmental Totals *	
Expenditures		Original		REVISED		Original	
Division: Public Services		5 Year Plan		5 Year Plan		5 Year Plan	
	Department				5 Year Plan		
PW-001	Street Resurfacing Program		\$607,750	\$607,750			
PW-002	Cart Path Resurfacing Program		\$121,500	\$121,500			
PW-005	Tree City USA		\$25,000	\$10,000	-\$15,000		
PW-019	Storm Water Management Program		\$30,000	\$50,000	\$20,000		
PW-024	Front End Wheel Loader		\$100,000	\$100,000			
PW-025	C-30 Landscape Bed Truck			\$30,500	\$30,500		
PW-026	LT-9000 Tandem Dump		\$88,000	\$80,000	-\$8,000		
PW-027	Public Works 3-Bay facility	Public Works	\$100,000	\$100,000		\$1,072,250	\$1,099,750
Public Services Total			\$1,072,250	\$1,099,750	\$27,500	\$1,072,250	\$1,099,750
LS-021	Gazebo Restoration (McIntosh Trail)			\$50,000			
LS-023	Scissor Lift (Kedron)	Leisure		\$15,000	\$15,000	\$0	\$15,000
Leisure Services Total				\$15,000	\$15,000	\$0	\$15,000
Public Safety Services							
FD-023	Thermal Imager			\$25,000	\$25,000		
FD-024	Fire Training Tower		\$185,000	\$352,800	\$167,800		
FD-021	West Side Fire Station - Construction			\$850,000			
FD-025	Satterthwaite Station Storage			\$21,400			
FD-026	Replace 1999 Medic 82 - Ambulance	Fire	\$105,330	\$105,330		\$290,330	\$1,354,530
Public Safety Total			\$290,330	\$1,354,530	\$192,800	\$290,330	\$1,354,530
Financial Services							
IT-021	Information Systems Upgrade/Replacement		\$45,000	\$70,000	\$25,000		
IT-022	Geographic Information System (GIS)	I.T.	\$25,000	\$25,000		\$70,000	\$95,000
Administrative Services							
N/A		Admin				\$0	\$0
Administrative & Financial Services Total			\$70,000	\$95,000	\$25,000	\$70,000	\$95,000
Contingency Funds							
PIP Contingency Carryover	Contingency		\$134,582	\$123,605	-\$10,977	\$134,582	\$123,605
Total Expenditures			\$1,567,162	\$2,687,885	\$1,120,723	\$1,567,162	\$2,687,885
Revenue Sources							
Dedicated P.I.P. Funds			\$2,490,796	\$447,642	-\$2,043,154		
PIP Contingency - Cash Carryover Funding				\$50,000	\$50,000		
General Fund Transfer	\$0			\$1,708,630	\$1,708,630		
Loan Proceeds				\$75,000	\$75,000		
State Grants*			\$50,000	\$50,000			
County Grant			\$75,000	\$256,613	\$181,613		
Interest Revenue				\$100,000	\$100,000		
Citywide Development Impact Fees							
Total Revenues			\$2,615,796	\$2,687,885	\$72,089	\$2,615,796	\$2,687,885

2004 Public Improvement Program



2005 Public Improvement Program

Expenditures		* Departmental Totals *				
Division: Public Services	Department	Original 5 Year Plan	REVISED 5 Year Plan	5 Year Plan Variance	Original 5 Year Plan	REVISED 5 Year Plan
PW-001 Street Resurfacing Program		\$638,000	\$638,000			
PW-002 Cart Path Resurfacing Program		\$127,500	\$127,500			
PW-005 Tree City USA		\$10,000	\$10,000			
PW-019 Storm Water Management Program		\$50,000	\$50,000			
PW-028 C80A Motor Grader		\$100,000	\$100,000			
PW-029 L1000T Asphalt Paver		\$50,000	\$50,000			
PW-030 Pelican P Street Sweeper			\$140,000	\$140,000		
PW-031 LT9000 Tandem Dump Truck	Public Works		\$75,000	\$75,000	\$975,500	\$1,190,500
Public Services Total		\$975,500	\$1,190,500	\$215,000	\$975,500	\$1,190,500
RP-017 Grading/Landscaping Improvements (Glenloch)		\$60,000	\$60,000			
RP-018 Lower Football Field Improvements (Riley)		\$75,000	\$75,000			
RP-019 3 Playgrounds (Locations TBD)	Leisure	\$60,000	\$60,000			
					\$195,000	\$195,000
Leisure Services		\$195,000	\$195,000	\$0	\$195,000	\$195,000
Public Safety Services						
FD-027 Rescue/Pumper		\$330,401	\$330,401			\$330,401
FD-021 West Side Fire Station- Equipment			\$507,566			
FD-028 LifePak-12	Fire		\$34,729	\$34,729	\$330,401	\$872,696
Public Safety Total		\$330,401	\$872,696	\$34,729	\$330,401	\$1,203,097
Financial Services						
IT-021 Information Systems Upgrade/Replacement		\$45,000	\$75,000	\$30,000		
IT-022 Geographic Information System (GIS)	Finance	\$25,000	\$25,000		\$70,000	\$100,000
Administrative Services						
N/A None	Admin		\$0		\$0	\$0
Administrative & Financial Services Total		\$70,000	\$100,000	\$30,000	\$70,000	\$100,000
Contingency Funds						
PIP Contingency Carryover	Contingency	\$52,615	\$131,310	\$78,695	\$52,615	\$131,310
Total Expenditures		\$1,623,516	\$2,489,506	\$865,990	\$1,623,516	\$2,819,907
Revenue Sources						
Dedicated P.I.P. Funds		\$265,528	\$840,537	\$575,009		
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000		
General Fund Transfer	\$0					
Loan Proceeds			\$1,237,696			
State Grants*			\$75,000			
County Grant		\$50,000	\$50,000			
Interest Revenue		\$75,000	\$161,273	\$86,273		
Citywide Development Impact Fees			\$75,000	\$75,000		
Total Revenues		\$390,528	\$2,489,506	\$786,282	\$390,528	\$2,489,506



2006 Public Improvement Program

Expenditures

Division: Public Services

	Department	Original 5 Year Plan	REVISED 5 Year Plan	5 Year Plan Variance	* Departmental Totals * Original 5 Year Plan	REVISED 5 Year Plan
PW-001	Street Resurfacing Program	\$669,900	\$669,900			
PW-002	Cart Path Resurfacing Program	\$133,875	\$133,875			
PW-005	Tree City USA	\$10,000	\$10,000			
PW-019	Storm Water Management Program	\$50,000	\$50,000			
PW-032	F-800 Dump Trucks (2 @ \$55,000)		\$110,000	\$110,000		
PW-033	EZ-Pour-100 Crack Sealer		\$30,000	\$30,000		
PW-034	Trailer-Mounted Sewer Jet		\$45,000	\$45,000	\$863,775	\$1,048,775
Public Works						

Public Services Total	\$863,775	\$1,048,775	\$185,000	\$863,775	\$1,048,775
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\$0 \$0

Leisure Services Total	\$0	\$0	\$0	\$0	\$0
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Public Safety Services

None

Public Safety Total	\$0	\$0	\$0	\$0	\$0
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Financial Services

IT-021	Information Systems Upgrade/Replacement	\$10,000	\$75,000	\$65,000		
IT-022	Geographic Information System (GIS)	\$25,000	\$25,000		\$35,000	\$100,000
I.T.						

Administrative Services

N/A None

Admin	\$0	\$0	\$0	\$0	\$0
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Administrative & Financial Services Total	\$35,000	\$100,000	\$65,000	\$35,000	\$100,000
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Contingency Funds

PIP Contingency	Contingency	\$52,615	\$310,042	\$257,427	\$52,615	\$310,042
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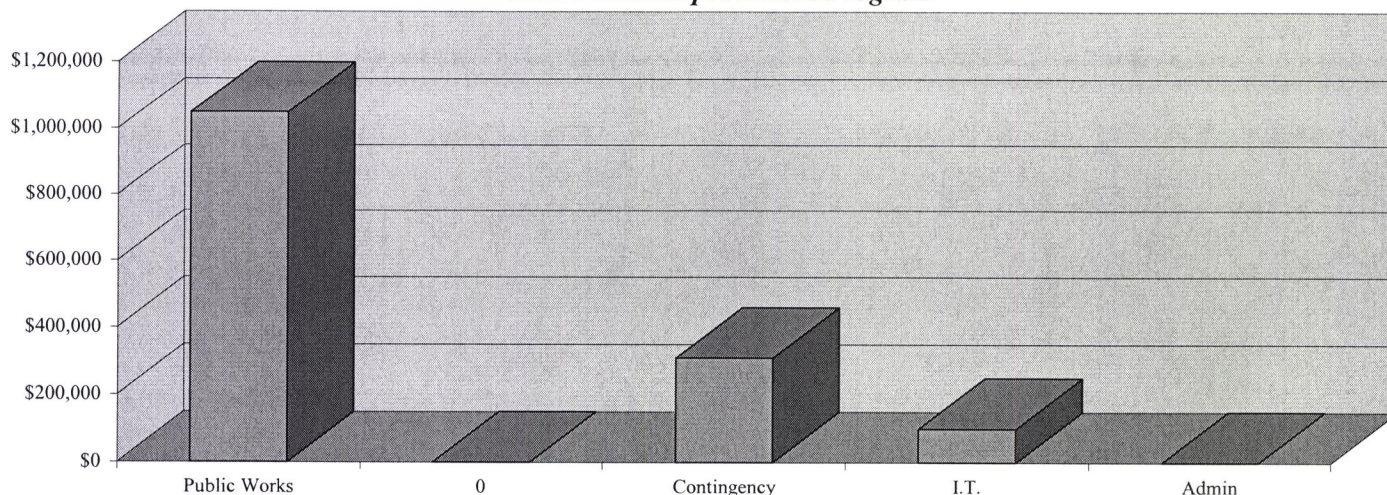
Total Expenditures	\$951,390	\$1,458,817	\$507,427	\$951,390	\$1,458,817
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Revenue Sources

Dedicated P.I.P. Funds		\$265,528	\$899,446	\$633,918		
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000		
General Fund Transfer	\$0					
Loan Proceeds			\$185,000			
State Grants*			\$75,000			
County Grant		\$50,000	\$50,000			
Interest Revenue		\$75,000	\$149,370	\$74,370		
Citywide Development Impact Fees			\$50,000	\$50,000		

Total Revenues	\$390,528	\$1,458,817	\$808,289	\$390,528	\$1,458,817
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2006 Public Improvement Program



Bold Denotes 1999 Recreation Master Plan Project

2007 Public Improvement Program

Expenditures

Division: Public Services

	Department	Original	REVISED	5 Year Plan	* Departmental Totals *	
		5 Year Plan	5 Year Plan	Variance	Original 5 Year Plan	REVISED 5 Year Plan
PW-001 Street Resurfacing Program		\$500,000	\$703,395	\$203,395		
PW-002 Cart Path Resurfacing Program		\$100,000	\$140,569	\$40,569		
07-04 Tree City USA		\$10,000	\$10,000			
07-03 Storm Water Management Program	Public Works	\$50,000	\$50,000		\$660,000	\$903,964
Public Services Total		\$660,000	\$903,964	\$243,964	\$660,000	\$903,964

Public Safety Services

N/A None	Fire/P.D.					\$0
Public Safety Total		\$0	\$0	\$0	\$0	\$0

Financial Services

IT-021 Information Systems Upgrade/Replacement		\$10,000	\$80,000	\$70,000		
IT-022 Geographic Information System (GIS)	Finance	\$25,000	\$25,000		\$35,000	\$105,000

Administrative Services

N/A None	Admin		\$0		\$0	\$0
Administrative & Financial Services Total		\$35,000	\$105,000	\$70,000	\$35,000	\$105,000

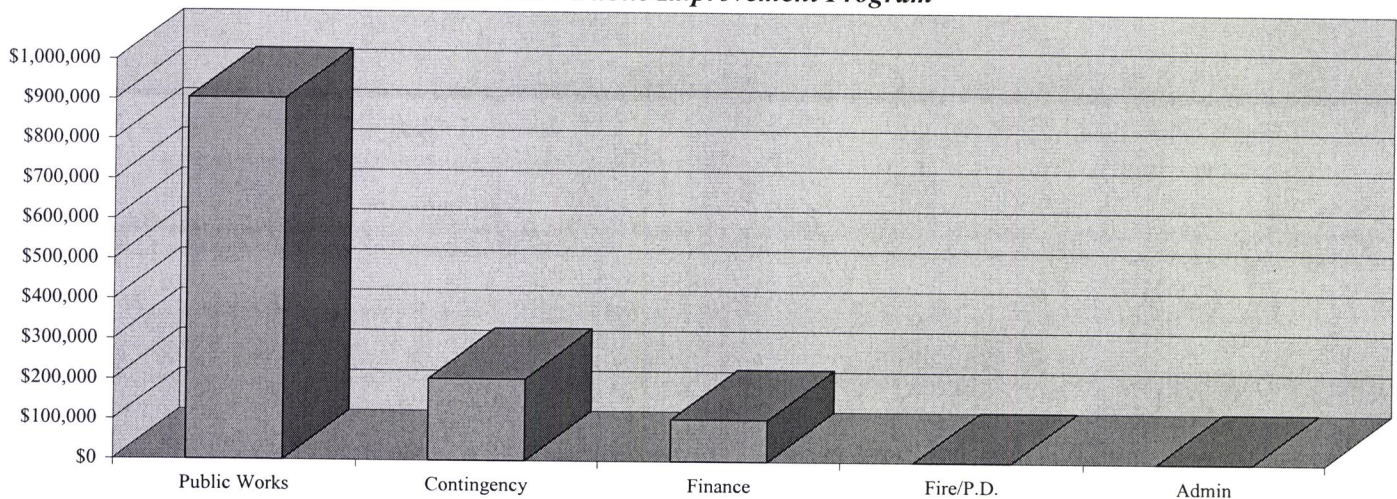
Contingency Funds

PIP Contingency Carryover	Contingency	\$52,615	\$205,344	\$152,729	\$52,615	\$205,344
Total Expenditures		\$747,615	\$1,214,308	\$466,693	\$747,615	\$1,214,308

Revenue Sources

Dedicated P.I.P. Funds		\$265,528	\$901,779	\$636,251		
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000		
General Fund Transfer	\$0					
State Grants*			\$75,000			
County Grant		\$50,000	\$50,000			
Interest Revenue		\$75,000	\$87,529	\$12,529		
Citywide Development Impact Fees			\$50,000	\$50,000		
Total Revenues		\$390,528	\$1,214,308	\$748,780	\$390,528	\$1,214,308

2007 Public Improvement Program



Bold Denotes 1999 Recreation Master Plan Project

FUTURE
Public Improvement Program

- 1 Construct NE Collector (Sumner Road - Peachtree Parkway)
- 2 General Improvements (Kedron Village Park)
- 3 Highway 74 South Underpass
- 4 Highway 74/Sports Complex Bridge/Path Connection
- 5 Industrial Park (South) Fire Station/Engine
- 6 **Maintenance Storage Area (Braelinn, Kedron, BSC)**
- 7 **Parking Lot Improvements (Braelinn, Glenloch, Kedron, Meade, Riley, BSC)**
- 8 Path Connection from Sports Complex to Meade Field (Meade Field Path)
- 9 **Permanent Swimming Pool Cover (Kedron)**
- 10 Redesign Rockaway Road
- 11 Replace Flat Creek Road Bridge
- 12 **Swimming Pool Modifications at Pebblepocket Park (Evaluate)**
- 13 **Soccer Fields With Concession (3)**
- 14 **Community Center**
- 15 **2 Soccer Fields w/ Concession (from 2003/04)**
- 16 **1 Indoor Basketball Court (Kedron)**

City of Peachtree City
Ten-Year Revenue and Expenditure Projections

Description	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Estimated Cash Reserve (Beg.):	\$2,810,966	1,418,556	2,529,848	3,197,696	2,335,819	2,359,521	2,141,858	1,670,843	1,968,609	2,151,591	2,209,693
Adjust to actual:	\$45,067										
Revenues											
General Fund Revenues	6.60%	8.69%	9.05%	4.43%	6.22%	4.29%	4.11%	7.95%	4.14%	4.16%	4.19%
Citywide Impact Fees	\$16,253,735	\$17,665,608	\$19,264,417	\$20,118,425	\$21,389,204	\$22,286,006	\$23,201,566	\$25,045,529	\$26,083,623	\$27,168,936	\$28,306,435
Staff Savings	\$400,000	\$400,000	\$200,000	\$100,000	\$75,000	\$50,000	\$50,000	\$0	\$0	\$0	\$0
PIP Savings	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Council Contingency (Cash Reserve)	\$349,673	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
CSSX R.R. Bridge	\$0	\$300,000	\$300,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Land Acquisition Fund	\$161,221	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State/Federal Grants	\$329,836	\$0	\$0	\$0	\$75,000	\$50,000	\$50,000	\$50,000	\$75,000	\$75,000	\$75,000
County Grant	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Debt Proceeds (GMA Loans)	\$0	\$2,912,261	\$2,455,529	\$355,830	\$1,237,696	\$185,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
PIP Interest Earnings	\$125,000	\$279,518	\$206,081	\$216,441	\$163,438	\$143,945	\$88,835	\$74,022	\$73,382	\$93,587	\$102,672
Property & Casualty (Cash Reserve)	\$938,411	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
Self Insurance Interest Earnings	\$48,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000
Emp Contributions Self Ins.	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Sources of Income	\$19,015,876	\$23,889,387	\$24,782,027	\$22,672,686	\$24,727,338	\$24,521,951	\$25,297,402	\$27,101,551	\$28,139,015	\$29,244,524	\$30,391,106
Cash Reserve Subsidy Required	\$1,437,477	(\$1,111,292)	(\$967,848)	\$861,878	(\$23,702)	\$217,662	\$471,015	\$25,768,417	(\$297,766)	(\$162,962)	(\$58,102)
Total Sources of Funds	\$20,453,353	\$22,778,095	\$24,114,179	\$23,534,573	\$24,703,636	\$24,739,613	\$25,768,417	\$26,803,785	\$27,956,033	\$29,186,422	\$30,456,868
Expenditures											
Departmental Budgets	11.84%	6.00%	7.00%	7.50%	9.00%	6.00%	5.50%	5.50%	5.00%	5.00%	5.00%
Self-Supporting Programs	\$12,291,483	\$13,028,972	\$13,941,000	\$14,986,575	\$16,335,366	\$17,315,488	\$18,267,840	\$19,272,571	\$20,226,200	\$21,248,010	\$22,310,410
Public Improvement Program	\$601,436	\$631,508	\$683,083	\$692,922	\$724,103	\$756,688	\$790,739	\$822,369	\$855,263	\$889,474	\$925,053
Council Contingency	\$2,950,035	\$4,121,617	\$4,328,819	\$2,723,961	\$2,398,082	\$1,480,586	\$1,480,448	\$1,467,837	\$1,871,744	\$2,053,438	\$2,237,707
Land Acquisition Fund (Carryover)	\$700,000	\$700,000	\$700,000	\$600,000	\$600,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Authorities Funding	\$161,221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health Insurance Expenses	\$449,321	\$813,865	\$813,865	\$803,473	\$795,865	\$795,865	\$770,427	\$770,427	\$770,427	\$770,427	\$770,427
Self Insurance	\$1,157,157	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
Debt Service (3)	\$1,042,701	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000
		\$1,332,134	\$1,517,412	\$1,577,643	\$1,699,219	\$1,740,986	\$1,808,963	\$1,820,581	\$1,572,398	\$1,575,073	\$1,572,271
Total Uses of Funds	\$20,453,353	\$22,778,095	\$24,114,179	\$23,534,573	\$24,703,636	\$24,739,613	\$25,768,417	\$26,803,785	\$27,956,033	\$29,186,422	\$30,456,868
Est. Cash Balance (Ending):	\$1,418,556	\$2,529,848	\$3,197,696	\$2,335,819	\$2,335,819	\$2,141,858	\$1,670,843	\$1,968,609	\$2,151,591	\$2,209,693	\$2,134,931
Reserved Loan Proceeds-PIP	\$920,800	\$920,800	\$1,452,800	\$1,452,800	\$2,359,521	\$2,141,858	\$1,670,843	\$1,968,609	\$2,151,591	\$2,209,693	\$2,134,931
Unreserved Cash	\$1,418,556	\$1,609,048	\$1,744,896	\$2,335,819	\$2,359,521	\$2,141,858	\$1,670,843	\$1,968,609	\$2,151,591	\$2,209,693	\$2,134,931
Self Insurance Reserve	\$638,411	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
Council Contingency Reserve	\$0	\$300,000	\$300,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Total Reserves:	\$2,256,967	\$2,659,048	\$2,994,896	\$3,535,819	\$3,559,521	\$3,341,858	\$2,870,843	\$3,168,609	\$3,351,591	\$3,409,693	\$3,334,931
Unreserved Cash Target:	\$3,072,871	\$3,257,243	\$3,485,250	\$3,746,644	\$4,063,842	\$4,328,872	\$4,566,960	\$4,816,143	\$5,059,050	\$5,312,002	\$5,577,603
(Including Self-Ins Reserve)											
Shortfall from reserve target:	(\$615,903)	(\$698,194)	(\$790,354)	(\$460,825)	(\$774,321)	(\$1,237,014)	(\$1,946,117)	(\$1,898,534)	(\$1,957,459)	(\$2,152,310)	(\$2,492,671)

Without Bonds

Projected Public Improvement Program Revenues and Expenditures

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Public Improvement Funding Analysis											
Revenues											
Public Improvement Program	\$2,708,563	\$1,907,771	\$2,317,621	\$2,101,533	\$2,534,884	\$2,755,342	\$3,063,292	\$3,127,111	\$3,283,466	\$3,447,639	\$3,620,021
Expenditures											
Debt Service (Bonds)	\$449,075	\$442,797	\$455,560	\$461,975	\$457,370	\$466,582	\$459,585	\$471,202	\$472,020	\$472,695	\$472,893
New Debt Service	41507										
Police Station	\$282,354	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524	\$228,524
Police Vehicle Lease	\$261,319	\$249,875	\$294,798	\$286,000	\$286,000	\$286,000	\$360,975	\$360,975	\$360,975	\$360,975	\$360,975
GMA Equipment Lease	\$49,953	\$188,622	\$273,002	\$335,616	\$549,514	\$582,067	\$582,067	\$582,067	\$582,067	\$582,067	\$582,067
Sports Complex Lights Lease		\$47,189									
FY2002 GMA B&M Loan		\$175,126	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528	\$265,528
G/F Funding Required	\$1,624,355	\$575,638	\$1,000,209	\$823,890	\$747,948	\$926,641	\$1,166,613	\$1,218,815	\$1,623,352	\$1,784,850	\$1,960,034
Other Financing Sources											
Revenues											
County Grant	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
State Grants	\$254,836	\$25,000	\$799,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
GMA Bricks & Mortar Funding		\$1,991,461	\$2,023,529	\$1,708,630	\$1,237,696	\$183,000	\$50,000				
Citywide Development Impact Fees	\$400,000	\$400,000	\$200,000	\$100,000	\$75,000	\$50,000	\$50,000				
Kedron Impact Fees											
PCDC Funding (CSXS R.R. Bridge)		\$250,000		\$206,081	\$163,438	\$143,945	\$88,835	\$74,022	\$73,392	\$93,587	\$102,672
Interest Earnings	\$125,000	\$279,518									
PIP - Rebudgeted	\$146,171			\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
General Fund Transfer	\$349,673	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
PIP Contingency - Cash Carryover											
Other Funding Sources	\$1,325,680	\$3,545,980	\$3,328,610	\$2,200,071	\$1,651,134	\$553,945	\$313,836	\$249,023	\$248,392	\$268,588	\$277,672
PIP Funds Available	\$2,950,036	\$4,121,617	\$4,328,819	\$2,723,961	\$2,399,082	\$1,480,586	\$1,480,449	\$1,467,837	\$1,871,744	\$2,053,438	\$2,227,707
Public Improvement Plan Funding	\$2,950,035	\$4,121,617	\$4,328,819	\$2,723,961	\$2,399,082	\$1,480,586	\$1,480,448	\$1,467,837	\$1,871,744	\$2,053,438	\$2,227,707
Variance	\$1	\$0	\$0	\$0	\$0	(\$0)	\$1	\$0	\$0	\$0	\$0
Digest											
Percentage Projections	\$1,177,636,138 7.00%	\$1,271,847,029 8.00%	\$1,360,876,321 7.00%	\$1,449,333,282 6.50%	\$1,536,293,279 6.00%	\$1,620,789,409 5.50%	\$1,701,828,880 5.00%	\$1,786,920,524 5.00%	\$1,876,266,340 5.00%	\$1,970,079,657 5.00%	\$2,068,583,640 5.00%
Total Millage Revenue	\$4,522,123	\$5,150,980	\$6,328,075	\$6,739,400	\$7,527,837	\$7,941,868	\$8,338,962	\$9,649,370	\$10,131,838	\$10,638,430	\$11,170,332
Millage Projections	3.84	4.05	4.65	4.65	4.90	4.90	4.90	5.40	5.40	5.40	5.40
PIP Millage Revenue	\$2,708,563	\$1,907,771	\$2,317,621	\$2,101,533	\$2,534,884	\$2,755,342	\$3,063,292	\$3,127,111	\$3,283,466	\$3,447,639	\$3,620,021
Millage Projections	2.30	1.50	1.85	1.45	1.65	1.70	1.80	1.75	1.75	1.75	1.75
G/F Millage Revenue	\$1,813,560	\$3,243,210	\$3,810,454	\$4,637,867	\$4,992,953	\$5,186,526	\$5,275,670	\$6,522,259	\$6,848,372	\$7,190,791	\$7,550,330
Millage Projections	1.54	2.55	2.80	3.20	3.25	3.20	3.10	3.65	3.65	3.65	3.65

Proposed millage for FY2002:	4.05
Current millage rate:	<u>3.84</u>
Difference:	0.21

1 mill property tax for FY2002 =	1,271,847
.21 mills =	267,088

Major changes in budget:

Additional Debt Service	289,633
Drake Field Payment	225,000
Additional Hotel/Motel Tax (city share)	(11,440)
Additional PIP Interest (from loan proceeds)	(135,966)
Revenue Survey Adjustments	<u>(100,139)</u>
Net budget increase:	267,088

City of Peachtree City
5% Hotel/Motel Tax Analysis
Distribution to PTC Airport & Development Authorities

Current estimate at 3% level: **\$563,976**
Adjusted estimate at 5% level: **\$939,960**

Allocation of tax collections:

<u>FY2002</u>	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>	<u>FY2010</u>	<u>FY2011</u>
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PTC Development Authority

Amphitheater Supplement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Tennis Center Supplement	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000
Economic Development Activity	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Debt Service - Existing	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096	\$60,096
New Debt Svce - (Tennis Ctr. Expansion)*	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101	\$239,101
Total Funding Requirement:	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197	\$504,197

Percent of total tax collections: **53.64%** **53.64%** **53.64%** **53.64%** **53.64%** **53.64%** **53.64%** **53.64%** **53.64%**
 Portion of 5%: **2.68%** **2.68%** **2.68%** **2.68%** **2.68%** **2.68%** **2.68%** **2.68%** **2.68%**

PTC Airport Authority

Airport Supplement	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Construction Loan	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230	\$146,230
Bank Note	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438	\$25,438
Eastern Aviation Fuels Loan	\$18,000	\$18,000	\$7,608						
Total Funding Requirement:	\$309,668	\$309,668	\$299,276	\$291,668	\$291,668	\$266,230	\$266,230	\$266,230	\$266,230

Percent of total tax collections: **32.94%** **32.94%** **31.84%** **31.03%** **31.03%** **28.32%** **28.32%** **28.32%** **28.32%**
 Portion of 5%: **1.65%** **1.65%** **1.59%** **1.55%** **1.55%** **1.42%** **1.42%** **1.42%** **1.42%**

City of Peachtree City

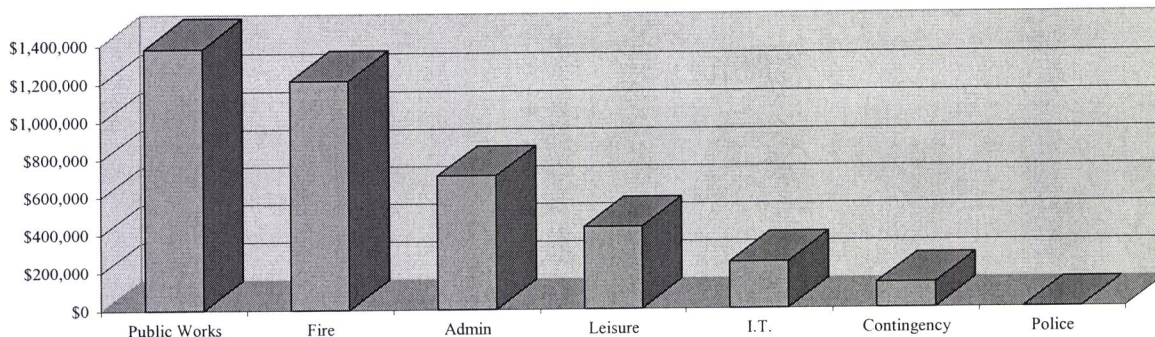
Remaining portion of tax:	\$126,095	\$126,095	\$136,487	\$144,095	\$144,095	\$169,533	\$169,533	\$169,533	\$169,533
Percent of total tax collections:	13.41%	13.41%	14.52%	15.33%	15.33%	18.04%	18.04%	18.04%	18.04%
Portion of 5%:	0.67%	0.67%	0.73%	0.77%	0.77%	0.90%	0.90%	0.90%	0.90%
	\$813,865	\$813,865	\$803,473	\$795,865	\$795,865	\$770,427	\$770,427	\$770,427	\$770,427
	100.00%								
	5.00%								

* This debt service amount was estimated based upon a \$2.4 million dollar loan, with a 15 year maturity and an apy of 5.5%

2002 Public Improvement Program

2002 Public Improvement Program							* Departmental Totals *	
Expenditures			Original	REVISED	5 Year Plan	Original	REVISED	
Division: Public Services		Department	5 Year Plan	5 Year Plan	Variance	5 Year Plan	5 Year Plan	
PW-001	Street Resurfacing Program*		\$551,250	\$551,250				
PW-002	Cart Path Resurfacing Program		\$110,250	\$110,250				
PW-005	Tree City USA		\$10,000	\$10,000				
PW-011	Compost Shredder		\$62,000	\$62,000				
PW-012	Asphalt Roller		\$50,000	\$50,000				
PW-013	Satellite Auto Shop Facility		\$100,000	\$100,000				
PW-014	Highway 54 West Railroad Cartpath Bridge*		\$250,000	\$450,000	\$200,000			
PW-015	Storm Water Management Program	Public Works	\$50,000	\$50,000		\$1,183,500	\$1,383,500	
Public Services Total			\$1,183,500	\$1,383,500	\$200,000	\$1,183,500	\$1,383,500	
Division: Leisure Services								
RP-013	2 Playgrounds (Locations TBD)		\$40,000	\$80,000	\$40,000			
LS-013	G. Reed Memorial Park - Construction/Landscaping		\$17,500	\$17,500				
LS-014	Library Expansion Phase I-II		\$262,063	\$137,063	-\$125,000			
LS-015	Maintenance/Storage Facility (Kedron)			\$100,000	\$100,000			
LS-016	South 74 Maintenance Building Expansion			\$75,000	\$75,000			
LS-017	Skateramp Expansion/Improvements			\$0				
LS-018	Rubber Tire Fork Lift	Leisure		\$25,000	\$25,000	\$319,563	\$434,563	
Leisure Services Total			\$319,563	\$434,563	-\$85,000	\$319,563	\$434,563	
Public Safety Services								
FD-016	Neely Station Improvements - Phase II-II		\$163,280	\$165,000	\$1,720			
FD-017	Smoke & Burn Training Facility		\$185,000	\$245,000	\$60,000			
FD-018	Replace 1995 Medic 81 - Ambulance Ford F-350 (Diesel)		\$92,000	\$92,000				
FD-019	Ladder Tower Truck & Equipment		\$600,000	\$600,000				
FD-020	Satterthwaite Station Generator Upgrade		\$25,444	\$26,444	\$1,000			
FD-021	Weber Station Generator Upgrade (50KW)		\$25,885	\$26,885	\$1,000			
FD-022	Training Facility Storage			\$20,000	\$20,000			
FD-023	Hose Wagon - Ford F-450	Fire	\$39,600	\$39,600		\$1,131,209	\$1,214,929	
None				\$0		\$0	\$0	
Police								
Public Safety Total			\$1,131,209	\$1,214,929	\$83,720	\$1,131,209	\$1,214,929	
Financial Services								
IT-021	Information Systems Upgrade/Replacement		\$45,000	\$71,453	\$26,453			
IT-022	Geographic Information System (GIS)		\$25,000	\$25,000				
IT-023	Telephone System (City Hall/Expandable)	I.T.	\$0	\$150,000	\$150,000	\$70,000	\$246,453	
Administrative Services								
CC-001	Drake Field Land Acquisition*			\$475,000				
AS-023	Facility Buildout Plan	Admin	\$234,532	\$234,532		\$234,532	\$709,532	
Administrative & Financial Services Total			\$304,532	\$955,985	\$176,453	\$304,532	\$955,985	
Contingency Funds								
PIP Contingency				\$132,640		\$0	\$132,640	
Contingency								
Total Expenditures			\$2,938,804	\$4,121,617	\$375,173	\$2,938,804	\$4,121,617	
Revenue Sources								
Dedicated P.I.P. Funds			\$2,182,429	\$575,638	-\$1,606,791			
PIP Contingency - Cash Carryover Funding				\$50,000	\$50,000			
General Fund Transfer			\$0					
Loan Proceeds			\$600,000	\$1,991,461	\$1,391,461			
State/ Federal Grants* (LARP, R.R. Bridge, Greenspace)				\$525,000	\$525,000			
County Grant			\$50,000	\$50,000				
Interest Revenue			\$279,518	\$279,518				
Highway 54 West Railroad Cartpath Bridge			\$250,000	\$250,000				
Citywide Development Impact Fees			\$400,000	\$400,000				
Total Revenues			\$3,761,947	\$4,121,617	\$359,670	\$3,761,947	\$4,121,617	

2002 Public Improvement Program



2003 Public Improvement Program

Expenditures Division: Public Services	Department	Original	REVISED	5 Year Plan	* Departmental Totals *	
		5 Year Plan	5 Year Plan	Variance	Original 5 Year Plan	REVISED 5 Year Plan
PW-001 Street Resurfacing Program		\$578,813	\$578,813			
PW-002 Cart Path Resurfacing Program		\$115,763	\$115,763			
PW-005 Tree City USA		\$10,000	\$10,000			
PW-016 Public Works Backhoe		\$60,000	\$60,000			
PW-017 Highway 54 West Bridge Culverts		\$443,000	\$443,000			
PW-018 Highway 54 West Utilities Relocation		\$100,000	\$100,000			
PW-019 Storm Water Management Program		\$50,000	\$50,000			
PW-020 Huddleston/Dividend Intersection Improvements*		\$0	\$150,000	\$150,000		
PW-022 Replace Bucket Truck		\$50,000	\$50,000			
PW-023 F-350 Tow Vehicle	Public Works	\$35,000	\$35,000		\$1,442,576	\$1,592,576

Public Services Total		\$1,442,576	\$1,592,576	\$150,000	\$1,442,576	\$1,592,576
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\$40,000

Division: Leisure Services

RP-013 2 Playgrounds (Locations TBD)		\$40,000	\$80,000	\$40,000		
RP-014 2 Soccer Fields With Concession Phase I-II		\$245,833	\$0	-\$245,833		
RP-015 2 Picnic Areas (Glenloch, McIntosh Trail)		\$20,000	\$20,000			
RP-016 Replace Swimming Pool Cover - Kedron		\$200,000	\$200,000			
LS-019 Kedron Large Pool Resurfacing		\$50,000	\$50,000			
LS-020 Library Expansion Phase II		\$125,000	\$137,063	\$12,063		
LS-021 Rockspray Dock/Spillway Bridge			\$61,000	\$61,000		
LS-022 Multi-Purpose Rink Restrooms/Concession	Leisure		\$150,000	\$150,000	\$680,833	\$698,063

Leisure Services Total		\$680,833	\$698,063	\$17,230	\$680,833	\$698,063
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Public Safety Services

FD-017 Leach Station/ Smoke & Burn Training Facil. Phase II-II			\$13,125	\$13,125		
FD-018 Pump Testing/Training Facility			\$20,000	\$20,000		
FD-019 Technical Rescue Vehicle (Haz Mat/Dive Team)		\$55,000	\$55,000			
FD-020 Radio Tower Generator Upgrade (50KW)		\$79,529	\$79,529			
FD-021 West Side Fire Station			\$100,000	\$100,000		
FD-022 Weber Station Storage & Driveway Repairs	Fire	\$50,000	\$57,000	\$7,000	\$184,529	\$324,654
PD-020 Replace Police Vehicles (36 @ \$28,500)	Police	\$1,026,000	\$1,026,000		\$1,026,000	\$1,026,000

Public Safety Total		\$1,210,529	\$1,350,654	\$140,125	\$1,210,529	\$1,350,654
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Financial Services

IT-021 Information Systems Upgrade/Replacement		\$45,000	\$45,000			
IT-022 Geographic Information System (GIS)	I.T.	\$25,000	\$25,000		\$70,000	\$70,000

Administrative Services

CC-001 Drake Field Land Acquisition*	Admin		\$475,000	\$475,000	\$0	\$475,000
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Administrative & Financial Services Total		\$70,000	\$545,000	\$475,000	\$70,000	\$545,000
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Contingency Funds

PIP Contingency	Contingency	\$52,615	\$142,526	\$89,911	\$52,615	\$142,526
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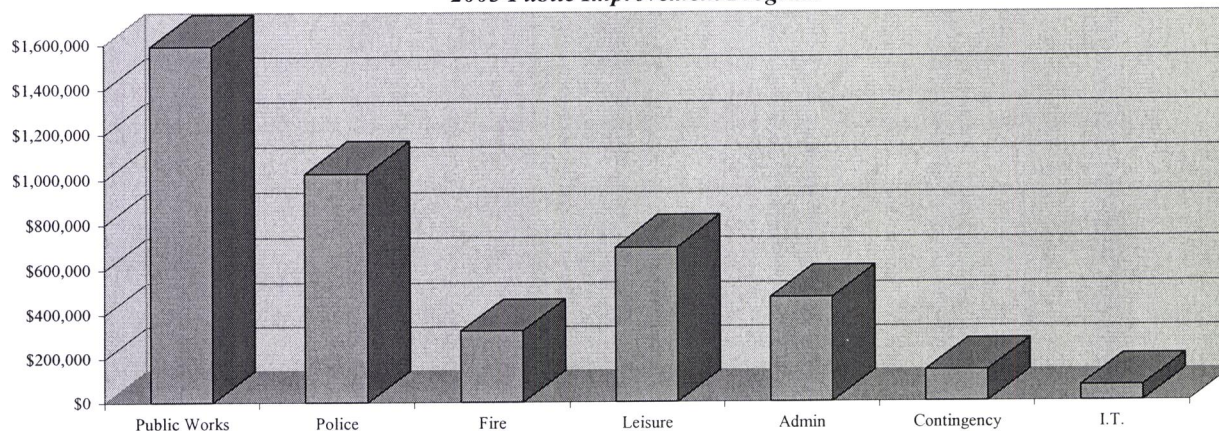
Total Expenditures		\$3,456,553	\$4,328,819	\$872,266	\$3,456,553	\$4,328,819
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Revenue Sources

Dedicated P.I.P. Funds		\$2,369,428	\$1,000,209	-\$1,369,219		
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000		
General Fund Transfer	\$0					
Loan Proceeds			\$2,023,529	\$2,023,529		
State/Federal Grants* (LARP, culverts, H/Div., Greenspace)			\$799,000	\$799,000		
County Grant		\$50,000	\$50,000			
Interest Revenue		\$75,000	\$206,081	\$131,081		
Citywide Development Impact Fees			\$200,000	\$200,000		

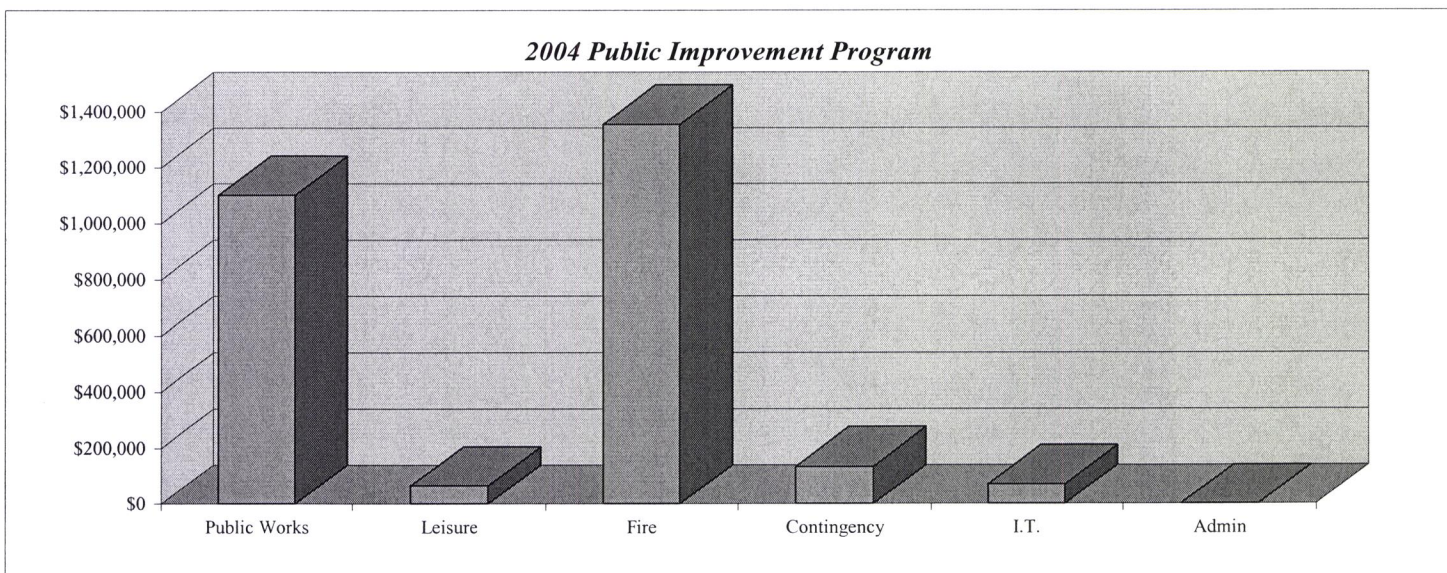
Total Revenues		\$2,494,428	\$4,328,819	\$1,834,391	\$2,494,428	\$4,328,819
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2003 Public Improvement Program



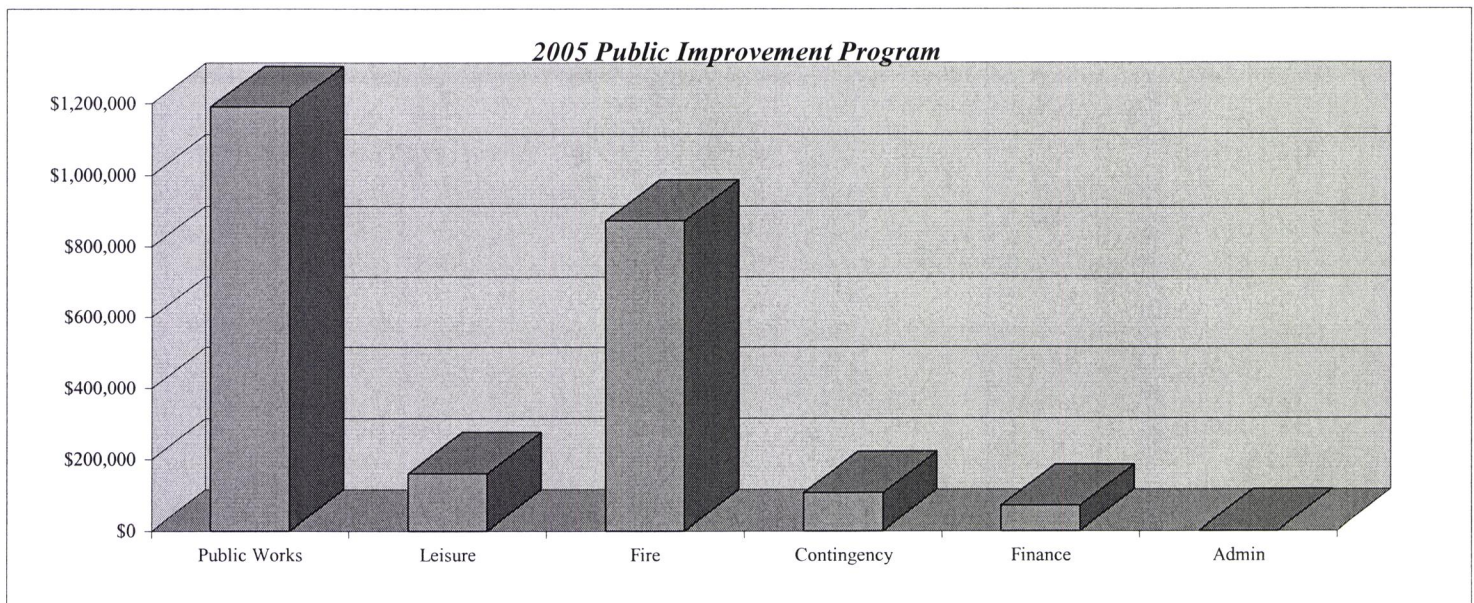
2004 Public Improvement Program

						* Departmental Totals *	
Expenditures		Original	REVISED	5 Year Plan		Original	REVISED
Division: Public Services		5 Year Plan	5 Year Plan	Variance		5 Year Plan	5 Year Plan
PW-001	Street Resurfacing Program	\$607,750	\$607,750				
PW-002	Cart Path Resurfacing Program	\$121,500	\$121,500				
PW-005	Tree City USA	\$25,000	\$10,000	-\$15,000			
PW-019	Storm Water Management Program	\$30,000	\$50,000	\$20,000			
PW-024	Front End Wheel Loader	\$100,000	\$100,000				
PW-025	C-30 Landscape Bed Truck		\$30,500	\$30,500			
PW-026	LT-9000 Tandem Dump	\$88,000	\$80,000	-\$8,000			
PW-027	Public Works 3-Bay facility	\$100,000	\$100,000			\$1,072,250	\$1,099,750
Public Services Total		\$1,072,250	\$1,099,750	\$27,500		\$1,072,250	\$1,099,750
RP-014	2 Soccer Fields With Concession Phase II-II	\$245,833	\$0	-\$245,833			
RP-015	Gazebo Restoration (McIntosh Trail)	\$50,000	\$50,000				
RP-016	Gymnastics Gymnasium	\$490,200	\$0	-\$490,200			
LS-023	Scissor Lift (Kedron)		\$15,000	\$15,000		\$786,033	\$65,000
Leisure Services Total		\$786,033	\$65,000	(\$721,033)		\$786,033	\$65,000
Public Safety Services							
FD-023	Thermal Imager		\$25,000	\$25,000			
FD-024	Fire Training Tower	\$185,000	\$352,800	\$167,800			
FD-021	West Side Fire Station- Construction		\$850,000				
FD-025	Satterthwaite Station Storage		\$21,400				
FD-026	Replace 1999 Medic 82 - Ambulance	\$105,330	\$105,330			\$290,330	\$1,354,530
Public Safety Total		\$290,330	\$1,354,530	\$192,800		\$290,330	\$1,354,530
Financial Services							
IT-021	Information Systems Upgrade/Replacement	\$45,000	\$45,000				
IT-022	Geographic Information System (GIS)	\$25,000	\$25,000			\$70,000	\$70,000
Administrative Services							
N/A	Admin					\$0	\$0
Administrative & Financial Services Total		\$70,000	\$70,000	\$0		\$70,000	\$70,000
Contingency Funds							
PIP Contingency Carryover	Contingency	\$134,582	\$134,681	\$99		\$134,582	\$134,681
Total Expenditures		\$2,353,195	\$2,723,961	\$370,766		\$2,353,195	\$2,723,961
Revenue Sources							
Dedicated P.I.P. Funds		\$2,490,796	\$523,890	-\$1,966,906			
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000			
General Fund Transfer	\$0						
Loan Proceeds			\$1,708,630	\$1,708,630			
State Grants*			\$75,000	\$75,000			
County Grant		\$50,000	\$50,000				
Interest Revenue		\$75,000	\$216,441	\$141,441			
Citywide Development Impact Fees			\$100,000	\$100,000			
Total Revenues		\$2,615,796	\$2,723,961	\$108,165		\$2,615,796	\$2,723,961



2005 Public Improvement Program

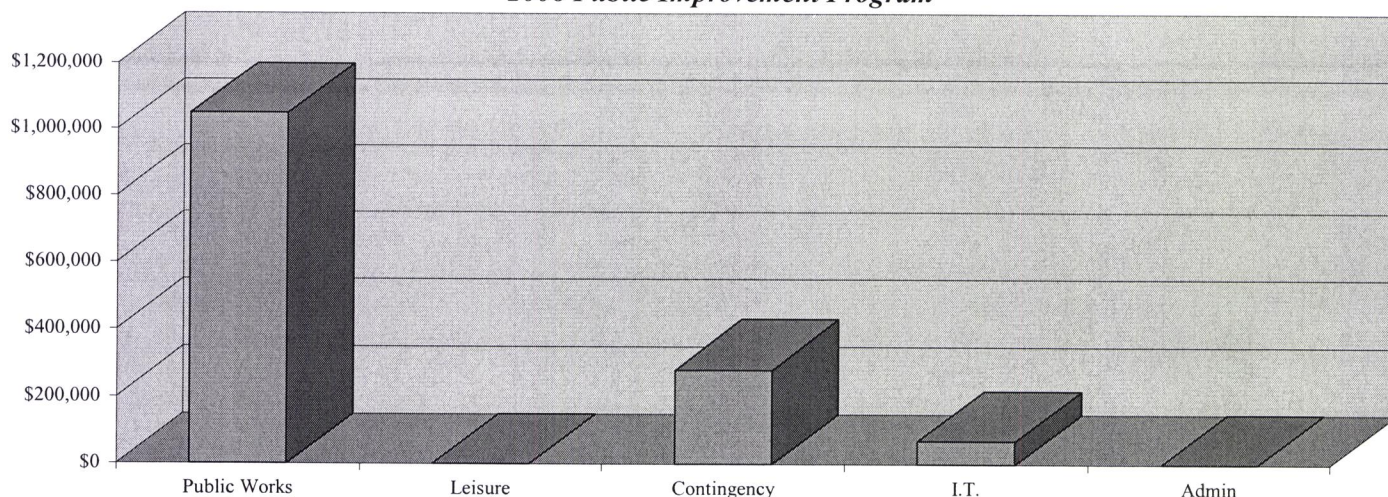
Expenditures		Original		5 Year Plan	* Departmental Totals *	
Division: Public Services		5 Year Plan	REVISIED 5 Year Plan	Variance	Original 5 Year Plan	REVISIED 5 Year Plan
Department						
PW-001	Street Resurfacing Program	\$638,000	\$638,000			
PW-002	Cart Path Resurfacing Program	\$127,500	\$127,500			
PW-005	Tree City USA	\$10,000	\$10,000			
PW-019	Storm Water Management Program	\$50,000	\$50,000			
PW-028	C80A Motor Grader	\$100,000	\$100,000			
PW-029	L1000T Asphalt Paver	\$50,000	\$50,000			
PW-030	Pelican P Street Sweeper		\$140,000	\$140,000		
PW-031	LT9000 Tandem Dump Truck		\$75,000	\$75,000	\$975,500	\$1,190,500
Public Works						
Public Services Total		\$975,500	\$1,190,500	\$215,000	\$975,500	\$1,190,500
RP-017	Grading/Landscaping Improvements (Glenloch)	\$60,000	\$60,000			
RP-018	Lower Football Field Improvements (Riley)	\$75,000	\$40,000	-\$35,000		
RP-019	3 Playgrounds (Locations TBD)	\$60,000	\$60,000			
RP-020	2 Indoor Basketball Courts (Kedron) Phase I-II	\$708,000	\$0	-\$708,000	\$903,000	\$160,000
Leisure Services		\$903,000	\$160,000	-\$743,000	\$903,000	\$160,000
Public Safety Services						
FD-027	Rescue/Pumper	\$330,401	\$330,401			\$330,401
FD-021	West Side Fire Station- Equipment		\$507,566			
FD-028	LifePak-12		\$34,729	\$34,729	\$330,401	\$872,696
Fire						
Public Safety Total		\$330,401	\$872,696	\$34,729	\$330,401	\$1,203,097
Financial Services						
IT-021	Information Systems Upgrade/Replacement	\$45,000	\$45,000			
IT-022	Geographic Information System (GIS)	\$25,000	\$25,000		\$70,000	\$70,000
Finance						
Administrative Services						
N/A	None		\$0		\$0	\$0
Admin						
Administrative & Financial Services Total		\$70,000	\$70,000	\$0	\$70,000	\$70,000
Contingency Funds						
PIP Contingency Carryover	Contingency	\$52,615	\$105,886	\$53,271	\$52,615	\$105,886
Total Expenditures		\$2,331,516	\$2,399,082	\$67,566	\$2,331,516	\$2,729,483
Revenue Sources						
Dedicated P.I.P. Funds		\$265,528	\$747,948	\$482,420		
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000		
General Fund Transfer	\$0					
Loan Proceeds			\$1,237,696			
State Grants*			\$75,000			
County Grant		\$50,000	\$50,000			
Interest Revenue		\$75,000	\$163,438	\$88,438		
Citywide Development Impact Fees			\$75,000	\$75,000		
Total Revenues		\$390,528	\$2,399,082	\$695,858	\$390,528	\$2,399,082



2006 Public Improvement Program

Expenditures			Original	REVISED	5 Year Plan	* Departmental Totals *	
Division: Public Services		Department	5 Year Plan	5 Year Plan	Variance	Original	REVISED
PW-001	Street Resurfacing Program		\$669,900	\$669,900			
PW-002	Cart Path Resurfacing Program		\$133,875	\$133,875			
PW-005	Tree City USA		\$10,000	\$10,000			
PW-019	Storm Water Management Program		\$50,000	\$50,000			
PW-032	F-800 Dump Trucks (2 @ \$55,000)			\$110,000	\$110,000		
PW-033	EZ-Pour-100 Crack Sealer			\$30,000	\$30,000		
PW-034	Trailer-Mounted Sewer Jet	Public Works		\$45,000	\$45,000	\$863,775	\$1,048,775
Public Services Total			\$863,775	\$1,048,775	\$185,000	\$863,775	\$1,048,775
RP-020	Indoor Basketball Court (Kedron)	Leisure	\$708,000	\$0	-\$708,000	\$708,000	\$0
Leisure Services Total			\$708,000	\$40,000	-\$708,000	\$708,000	\$0
Public Safety Services				\$40,000			
None							
Public Safety Total			\$0	\$40,000	\$0	\$0	\$0
Financial Services							
IT-021	Information Systems Upgrade/Replacement		\$10,000	\$45,000	\$35,000		
IT-022	Geographic Information System (GIS)	I.T.	\$25,000	\$25,000		\$35,000	\$70,000
Administrative Services							
N/A	None	Admin		\$0		\$0	\$0
Administrative & Financial Services Total			\$35,000	\$70,000	\$35,000	\$35,000	\$70,000
Contingency Funds							
	PIP Contingency	Contingency	\$52,615	\$281,811	\$229,196	\$52,615	\$281,811
Total Expenditures			\$1,659,390	\$1,480,586	-\$178,804	\$1,659,390	\$1,400,586
Revenue Sources							
Dedicated P.I.P. Funds			\$265,528	\$926,641	\$661,113		
PIP Contingency - Cash Carryover Funding				\$50,000	\$50,000		
General Fund Transfer		\$0					
Loan Proceeds				\$185,000			
State Grants*				\$75,000			
County Grant			\$50,000	\$50,000			
Interest Revenue			\$75,000	\$143,945	\$68,945		
Citywide Development Impact Fees				\$50,000	\$50,000		
Total Revenues			\$390,528	\$1,480,586	\$830,058	\$390,528	\$1,480,586

2006 Public Improvement Program



Bold Denotes 1999 Recreation Master Plan Project

2007 Public Improvement Program

Expenditures

Division: Public Services

		Original 5 Year Plan	REVISED 5 Year Plan	5 Year Plan Variance	* Departmental Totals * Original 5 Year Plan	REVISED 5 Year Plan
PW-001	Street Resurfacing Program	\$500,000	\$703,395	\$203,395		
PW-002	Cart Path Resurfacing Program	\$100,000	\$140,569	\$40,569		
07-04	Tree City USA	\$10,000	\$10,000			
07-03	Storm Water Management Program	\$50,000	\$50,000		\$660,000	\$903,964
Public Services Total		\$660,000	\$903,964	\$243,964	\$660,000	\$903,964

Public Safety Services

N/A	None	Fire/P.D.				\$0
Public Safety Total		\$0	\$0	\$0	\$0	\$0

Financial Services

IT-021	Information Systems Upgrade/Replacement	\$10,000	\$40,000	\$40,000		
IT-022	Geographic Information System (GIS)	\$25,000	\$40,000	\$35,000	\$35,000	\$125,000
Finance						

Administrative Services

N/A	None	Admin		\$0	\$0	\$0
Administrative & Financial Services Total		\$35,000	\$125,000	\$90,000	\$35,000	\$125,000

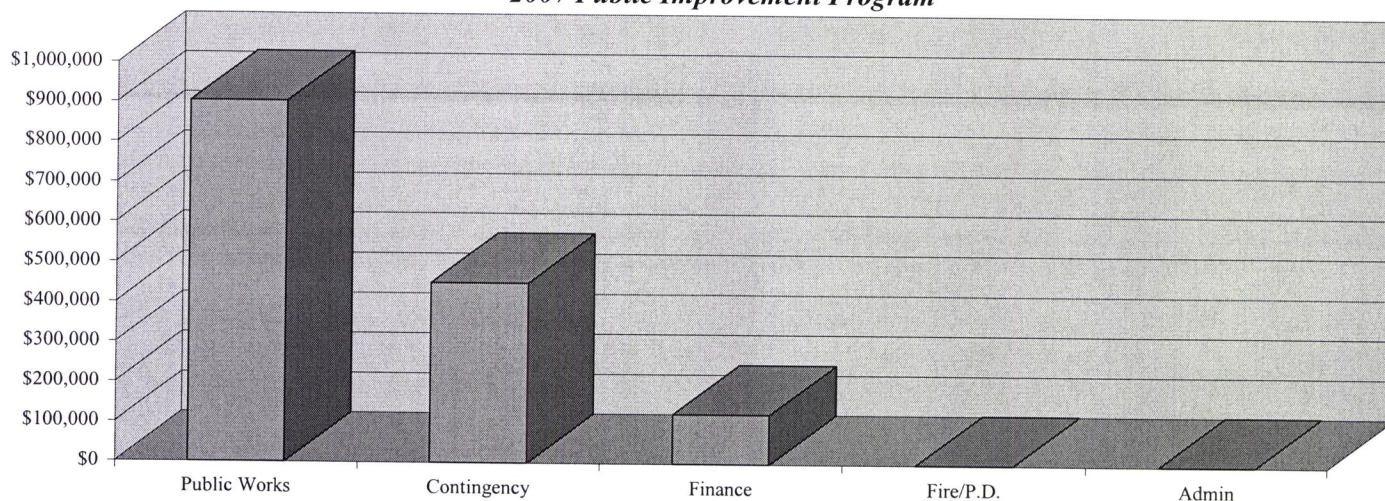
Contingency Funds

PIP Contingency Carryover	Contingency	\$52,615	\$451,484	\$398,869	\$52,615	\$451,484
Total Expenditures		\$747,615	\$1,480,448	\$732,833	\$747,615	\$1,480,448

Revenue Sources

Dedicated P.I.P. Funds		\$265,528	\$1,166,613	\$901,085		
PIP Contingency - Cash Carryover Funding			\$50,000	\$50,000		
General Fund Transfer	\$0					
State Grants*			\$75,000			
County Grant		\$50,000	\$50,000			
Interest Revenue		\$75,000	\$88,835	\$13,835		
Citywide Development Impact Fees			\$50,000	\$50,000		
Total Revenues		\$390,528	\$1,480,448	\$1,014,920	\$390,528	\$1,480,448

2007 Public Improvement Program



Bold Denotes 1999 Recreation Master Plan Project

FUTURE
Public Improvement Program

- 1 Construct NE Collector (Sumner Road - Peachtree Parkway)
- 2 General Improvements (Kedron Village Park)
- 3 Highway 74 South Underpass
- 4 Highway 74/Sports Complex Bridge/Path Connection
- 5 Industrial Park (South) Fire Station/Engine
- 6 **Maintenance Storage Area (Braelinn, Kedron, BSC)**
- 7 **Parking Lot Improvements (Braelinn, Glenloch, Kedron, Meade, Riley, BSC)**
- 8 Path Connection from Sports Complex to Meade Field (Meade Field Path)
- 9 **Permanent Swimming Pool Cover (Kedron)**
- 10 Redesign Rockaway Road
- 11 Replace Flat Creek Road Bridge
- 12 **Swimming Pool Modifications at Pebblepocket Park (Evaluate)**
- 13 **Soccer Fields With Concession (3)**
- 14 **Community Center** 40000
- 15 **2 Soccer Fields with Concession**
40000

Bold Denotes 1999 Recreation Master Plan Project

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: City Manager

VIA: Director of Financial Services P.S.

FROM: Purchasing Agent *AMB*

DATE: March 30, 2001

SUBJECT: Contract for Conceptual Design of Expansion of Kedron Fieldhouse

When the Recreation Bond was passed in 1993 the City went through the Request for Proposal process for the design of all the facilities. The process included interviews and price proposals from several firms and Foley Design Associates was the firm chosen to design the Fieldhouse. The design included the building as it exists and also the possible addition of two basketball courts and gymnastics room in the future.

The City is now ready to include the expansion of the Fieldhouse in the Bond Issue. The Purchasing Ordinance allows for Brand Name purchases of service that have been previously selected by the City. In this case the architect has done the preliminary work on this project a number of years ago and is expected to be able to complete the conceptual design in a timely and efficient manner. It is my recommendation that the City negotiate a contract for the conceptual design work for the expansion of the Kedron Fieldhouse with Foley Design Associates.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: April 12, 2001

SUBJECT: Residential Care Facilities for the Elderly Authority

Council, attached is an opinion from the City Attorney on subject Authority. Should Council elect to take action tonight on this matter, the attached resolution will need to be approved. I have talked with Tom Farr, Chairman of the Development Authority, and he feels the Authority would take on this project if the Council desires.

WEBB, LINDSEY, COLLINS, JONES & WADE, LLC

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† Illinois
†† Texas

April 11, 2001

Mr. Jim Basinger
City Manager
City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

RE: Residential Care Facilities for the Elderly Authority

Dear Jim:

The mayor recently has been approached by the developer of the proposed senior independent living center (corner of Crosstown and Peachtree Parkway) about a fairly unique financing option available for the developer. In order to have this option, the developer needs the city's assistance. The State of Georgia has a law concerning Residential Care Facilities for the Elderly (O.C.G.A. §31-7-110 through 120) and has created authorities for each county and city throughout the state to address such facilities. These goals of these authorities is to work to attract developers for such facilities and assist in the development of such facilities by issuing tax exempt bonds to help finance the construction of such facilities. The developer has asked Bob to have the council consider activating the Authority so that the bonds can be issued. Bob asked me to research the law and call the developer's attorney for additional information. I have done so and the results of my research appears below.

After determining that there is a great need for more senior housing developments throughout the state, the Georgia General Assembly created a Residential Care Facilities for the Elderly Authority for each county and municipal corporation in the state. In order to activate such an Authority for Peachtree City, the City Council simply must adopt a resolution that there is a need for such an Authority to function in this City and a copy of the resolution must be filed with the Secretary of State. O.C.G.A. §31-7-113(d).

The Residential Care Facilities for the Elderly Authority is set up under the state law almost exactly as the Development Authority is set up. Therefore, if Council chooses to create the Authority and if Council so desires, the Council can simply declare that the Peachtree City Development Authority shall serve as the Residential Care Facilities for the Elderly Authority.

April 12, 2001

Page 2

The Authority would have the power to issue bonds; however, the bonds are not general obligation bonds, but, rather are revenue bonds and are secured solely by the revenues generated from such residential facilities and the facilities themselves. Thus, any bonds issued by the Authority would not be a debt of the City.

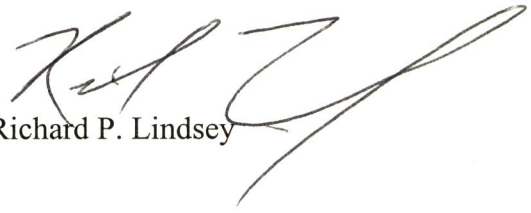
From my conversation with the attorney, this arrangement is nothing like Section 8 housing. Income levels of the residents cannot be a factor in determining who can live at the facility. Age is a factor. Residents must be at least 62 years of age and the facility must provide some services for the senior residents. Also, the amenities which are planned for this development will make the monthly rent high - even with the bond financing. Council may want to ensure that the amenities package remains as the developer has presented if council chooses to create the Residential Care Facilities for the Elderly Authority.

Should you have any further questions, please do not hesitate to contact me.

Best regards.

Sincerely,

WEBB, LINDSEY,
COLLINS, JONES & WADE, LLC


Richard P. Lindsey

RPL:jmf

RESOLUTION

WHEREAS, population studies have shown that the number of people in this country who are age 62 or over is increasing faster than most other age groups;

WHEREAS, many persons over the age of 62 have different housing needs than the rest of the adult population;

WHEREAS, the State of Georgia has found that the housing needs for those 62 and over have not been met in many areas of our state;

WHEREAS, the Georgia General Assembly has created a Residential Care Facilities for the Elderly Authority for each county and municipality in the state;

WHEREAS, the City Council of Peachtree City wants to promote the development of housing for all ages in order to promote the general welfare of our citizens; and

WHEREAS, the City Council of Peachtree City desires to activate the Residential Care Facilities for the Elderly Authority for Peachtree City to better promote the proper development of housing for those persons over the age of 62.

IT IS HEREBY RESOLVED, pursuant to the law found at O.C.G.A. Sections 31-7-110 through 31-7-120, that the Peachtree City Residential Care Facilities for the Elderly Authority is hereby activated and it shall have all powers and rights as allowed under law. The initial members shall be Thomas Farr (2 years), James Fulton (2 years), Douglas Warner (4 years), Scott Bradshaw (4 years), Tate Godfrey (6 years), Robert Brooks (6 years), and Brian Palmitessa (6 years).

This 19th day of April, 2001.

Mayor

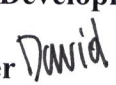
Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Councilmembers

VIA: City Manager 
Director of Developmental Services 

FROM: City Planner 

DATE: April 12, 2001

SUBJECT: Comprehensive Plan Update

Recently, we were notified that the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) have approved our updated Short Term Work Program and Capital Improvements Element. These documents are now ready for final adoption by City Council. A draft of a proposed resolution of adoption is attached for your review. Staff recommends that it be approved so it can be returned to ARC and DCA and complete this phase of our Comprehensive Plan Update program.

Attachment

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
REGARDING THE SHORT TERM WORK PROGRAM (STWP)
AND CAPITAL IMPROVEMENTS ELEMENT (CIE) UPDATES
AND OTHER COMPREHENSIVE PLAN AMENDMENTS**

BE IT HEREBY RESOLVED THAT:

The Mayor and Council of the City of Peachtree City, Georgia, hereby authorize the adoption of the Short Term Work Program (STWP) and Capital Improvements Element (CIE) updates and other Comprehensive Plan Amendments to the 1992 - 2005 City of Peachtree City Comprehensive Plan.

SO RESOLVED, this 19th day of April 2001.

Robert L. Lenox, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Councilmembers
FROM: Bob Lenox *BL*
DATE: April 12, 2001
SUBJECT: City Clerk Position

Subsequent to the Workshop held last Monday night, I have received input from Councilmembers about possible resolutions to the issue of the structure of the City Clerk position. This is an issue that Council has wrestled with for some time now, and I know that everyone is anxious to find an acceptable and appropriate resolution. In an attempt to accomplish this I offer the following recommendations:

- Name the Administrative Services Director (ASD) as the City Clerk
- Name the Public Information Officer (PIO) as the Deputy City Clerk
- Hire an Administrative Assistant to handle routine clerical work

Both the Administrative Services Director and the Public Information Officer would become Certified City Clerks. This would benefit the City and provide two trained City Clerks. The Administrative Assistant would be appropriately utilized for some of the more routine duties formerly handled by the City Clerk while the more complex duties would be handled by the ADS and PIO.

Attached are revised position descriptions for the positions of Administrative Services Director/City Clerk, Public Information Officer/Deputy City Clerk and Administrative Assistant for your review. Finally, I recommend this organizational structure to be effective immediately.

Attachments

**CITY OF PEACHTREE CITY, GEORGIA
CLASS SPECIFICATION**

DRAFT

Job Code: 210
04/12/01

POSITION TITLE: ADMINISTRATIVE SERVICES DIRECTOR / CITY CLERK

DIVISION: ADMINISTRATIVE SERVICES

REPORTS TO: CITY MANAGER

POSITION SUMMARY:

This is a management position involving supervisory, administrative, and technical work responsible for ensuring that appropriate support is provided to City Council, planning and directing the administrative, clerical, records management, personnel, public information and court functions of the City. Work involves supervising the activities of the City Hall, Personnel, Public Information and Court employees and ensuring compliance with State and Federal laws and City ordinances. The position is responsible for the operations of the Municipal Court. Work is performed under the general supervision of the City Manager and reviewed through the inspection and evaluation of the efficiency and effectiveness of operations.

POSITION DUTIES:

Directs and supervises the operations of the Administrative Services division; coordinates support for City Council; ensures training in correct methods and procedures; establishes priorities; monitors work; reviews and evaluates employee performance; conducts weekly division meetings.

Develops comprehensive short and long range plans to ensure the effective delivery of quality services to the public through effective operation of all areas within the division.

Establishes annual division objectives and ensures supporting goals by management personnel which are in direct support of accomplishing short and long range division goals.

Develops and/or directs the development and implementation of detailed task schedules that result in the timely accomplishment of annual divisional objectives.

Develops and publishes a division annual five-year plan which includes personnel, equipment, vehicles, and facilities; develops effective division review and reporting systems.

Provides information and interpretation on State laws and City ordinances to City staff and Councilmembers when requested or needed, based on knowledge and training as City Clerk.

Class Specification

Administrative Services Director / City Clerk

Page 2

Ensures compliance with open records/open meetings laws; provides City staff and Council with information about these laws; responds to requests for open records as needed.

Assists citizens and the general public with requests for information and/or problems or complaints related to City ordinances and other matters; directs them to the proper department.

Serves as election superintendent, ensuring City responsibilities for elections are performed.

Prepares the annual operating budget for the division and obtains City Manager and Council approval; operates the division within the approved budget and ensures all expenditures are made in strict compliance with City purchasing policies and ordinances.

Supervises the City Clerk functions; ensures compliance with records management, open meeting/records requirements; and all other legal responsibilities assigned to the City Clerk.

Supervises the Personnel function in areas of employment, compensation and benefits, training and safety; ensures compliance with federal and state laws and City personnel policy.

Supervises City fully-funded and self-funded insurance programs; oversees employee insurance program including health, life, dental, worker's compensation and unemployment insurance to ensure proper protection of City employees.

Supervises the City publication system; monitors and assists Directors/Chiefs in the development and revision of administrative regulations and manuals as required.

Serves as Americans with Disabilities Act (ADA) coordinator for employment; ensures compliance; maintains City ADA plan and record of compliance activities.

Supervises public information function; ensures publication of monthly Update Peachtree City newsletter, other informational materials, press releases and informational articles.

Supervises the Citizens Assistance Program; ensures prompt response to citizen complaints and requests for assistance.

Supervises City Quality Improvement Program; provides training, guidance and direction to City improvement teams; develops and monitors annual City Continuous Quality Improvement Plan.

Supervises Municipal Court operations; provides professional Court Clerk service and secretarial assistance to Judge; ensures court operations are conducted in accordance with State law and City policies.

Administers billing for occupational taxes; ensures appropriate fees are collected.

Class Specification**Administrative Services Director / City Clerk****Page 3**

Serves as keeper of the City Seal and applies same to documents.

Develops and/or directs the development of division staff position papers as requested by the City Manager and Council for Council agenda items; submits a monthly division operational report to the City Manager and Council.

Assists City Manager in special projects as assigned.

Performs related work as required.

DESIRABLE QUALIFICATIONS:**Education and Experience**

Bachelor's degree in Business or Public Administration, Personnel or related degree from an accredited college or university.

Completion of City Clerk certification as required by State law.

Thorough experience in personnel management.

Thorough experience in the management of operations of a municipal government.

Any equivalent combination of education and experience is acceptable.

Knowledge, Skills, and Abilities

Thorough knowledge of modern office practices.

Thorough knowledge of personnel management, procedures and operations.

Thorough knowledge of state and federal laws affecting personnel operations of a municipal government.

Thorough knowledge of municipal laws, policies, codes and regulations.

Thorough knowledge of management theory and supervisory practices.

Good knowledge of the operation of a micro- or mini-computer.

Ability to plan, direct, and supervise the work of subordinate personnel.

Class Specification**Administrative Services Director / City Clerk****Page 4**

Ability to prepare clear and concise reports and maintain minutes and important records accurately and efficiently.

Ability to communicate clearly and effectively, orally and in writing.

Ability to establish and maintain effective working relationships with City employees, City officials, and the general public.

**CITY OF PEACHTREE CITY, GA.
CLASS SPECIFICATION**

DRAFT

Job Code: 240
04/12/01

POSITION TITLE: PUBLIC INFORMATION OFFICER / DEPUTY CITY CLERK

DIVISION: ADMINISTRATIVE SERVICES

DEPARTMENT(S): CITY HALL

REPORTS TO: ADMINISTRATIVE SERVICES DIRECTOR

POSITION SUMMARY:

This is supervisory and administrative work responsible for providing support to City Council and coordinating the records management, public information and public relations functions of the City. Work involves supervising personnel, responding to Council needs and citizen concerns and inquiries, ensuring compliance with State laws and City ordinances, ensuring appropriate City information is provided to Council and residents and coordinating special events for City Hall. Work is performed under the general supervision of the Administrative Services Director and reviewed through the inspection of records and the evaluation of the efficiency and effectiveness of operations.

POSITION DUTIES:

Supervises Administrative Assistant and City Hall Receptionists; provides support to City Council; plans schedules and assigns work, instructs and trains, establishes priorities, monitors work, reviews and evaluates employee performance.

Ensures proper preparation for Council meetings, including advertising meetings, assembling books, setting up meeting rooms and all follow-up work.

Provides information and interpretation on State laws and City ordinances to City staff and Councilmembers when requested or needed, based on knowledge and training as City Clerk.

Ensures compliance with open records/open meetings laws; provides City staff and Council with information about these laws; responds to requests for open records as needed.

Maintains City records ensuring legal requirements for records retention are followed; serves as liaison to all City departments on maintaining departmental records; provides for safe and efficient storage of City records.

Monitors process for receiving and processing zoning applications and position papers from Developmental Services; researching zoning and ensuring proper legal notification of zoning hearings; placing legal advertisements in a timely manner; receiving variance requests and position papers from Developmental Services; placing on Council agenda; ensuring proper advertising and notification.

Class Specification

Public Information Officer / Deputy City Clerk

Page 2

Monitors and ensures compliance with the City's Occupational Tax Ordinance; answers requests for information/complaints.

Assists Administrative Services Director / City Clerk with preparing for and conducting municipal elections

Drafts responses to citizen complimentary/complaint letters addressed to the Mayor, Councilmembers and City Manager and to requests for information from residents.

Works closely with City Manager, ~~Assistant City Manager~~, and Administrative Services Director in responding to current issues facing the City; serves on various committees; compiles information and prepares reports.

Ensures handling of complaint calls received by City Hall and ensures residents are advised of resolution.

Writes and edits public information materials including the monthly UPDATE; designs, develops and updates city informational brochures.

Writes press releases and other news articles; works closely with local press to ensure good coverage of city government activities.

Provides information on rezoning, variances and selected development permits in UPDATE and via local press releases.

Assists with maintenance of voice mail system by assigning mailbox extensions to City personnel.

Reviews and edits final master copies of all CARs/CAMs; prints and distributes copies to appropriate city departments; ensures annual review of each publication.

Drafts ~~employee newsletter~~, proclamations, resolutions, intergovernmental agreements, and other internal correspondence.

Serves as ADA coordinator for City meetings; receives requests for accommodations; ensures reasonable accommodations.

Ensures City Hall bulletin board, Cable Channel 2, and information packages available in the lobby are maintained, ~~Updates cable channel 2~~; assists with maintaining City Web site.

Conducts informational tours of City Hall.

Plans and coordinates special events, i.e. ribbon cuttings, dedication ceremonies, etc.

Assists the Administrative Services Director with special projects as assigned.

Class Specification**Public Information Officer / Deputy City Clerk****Page 3**

Assumes responsibility for Administrative Services Division in the absence of the Director.

Performs other related duties as required.

DESIRABLE QUALIFICATIONS:**Education and Experience**

Degree in English or Journalism or related field from an accredited college or university.

Completion of City Clerk certification as required by State law.

Considerable experience in public information and public relations combined with considerable knowledge of City history, development and operations.

Any equivalent combination of education and experience is acceptable.

Knowledge, Skills, and Abilities

Good knowledge of English, spelling, and writing.

Good knowledge of modern office practices and procedures.

Good knowledge of City rules, regulations and ordinances.

Skill in the operation of a computer including graphics.

Ability to provide appropriate guidance and supervision to staff.

Ability to handle confidential matters with discretion.

Ability to prepare clear and concise letters, articles and reports.

Ability to understand and follow oral and written instructions.

Ability to communicate clearly and effectively, orally and in writing.

Ability to establish and maintain effective working relationships with City employees, City officials, members of the press and the general public.

DRAFT

**CITY OF PEACHTREE CITY, GEORGIA
CLASS SPECIFICATION**

Job Code: 230
04/12/01

POSITION TITLE: ~~CITY CLERK~~ ADMINISTRATIVE ASSISTANT

DIVISION: ~~FINANCIAL~~ ADMINISTRATIVE SERVICES

DEPARTMENT(S): ~~FINANCE~~ CITY HALL

REPORTS TO: ~~ASSISTANT CITY MANAGER~~
PUBLIC INFORMATION OFFICER / DEPUTY CITY CLERK

POSITION SUMMARY:

This is ~~an administrative, technical, and professional~~ a skilled secretarial and clerical position performing duties involving maintaining official City minutes and records, providing support to City Council, ensuring compliance with some State laws and City ordinances, and responding to citizen inquiries and concerns. Work is performed under the general supervision of the ~~Assistant City Manager~~ Public Information Officer / Deputy City Clerk and reviewed through the inspection of records and evaluation of the efficiency and effectiveness of operations.

POSITION DUTIES:

Prepares and distributes City Council agendas; reviews and verifies correspondence for Council books; prepares Council workbooks ensuring all necessary paperwork is in order.

Takes and transcribes minutes of Council meetings; prepares follow-up correspondence.

~~Provides information and interpretation on State laws and City ordinances to City staff and Councilmembers when requested or needed, based on knowledge and training as City Clerk.~~

Advises Councilmembers of meetings, schedules, events and routine administrative issues; ~~advises City Manager or Assistant City Manager~~ Public Information Officer / Deputy City Clerk on all such information disseminated to Councilmembers.

~~Ensures compliance with open records/open meetings laws; provides City staff and Council with information about these laws; responds to requests for open records as needed.~~

Attends senior management staff meetings; takes, transcribes and distributes minutes of meeting. ~~reports on Council agendas and other relevant City Clerk issues.~~

Class Specification
City Clerk Administrative Assistant
Page 2

Maintains postings on City Hall bulletin board; updates Cable Channel 2.

Ensures code books are revised to reflect Council actions.

~~Serves as ADA coordinator for City meetings; receives requests for accommodations; ensures reasonable accommodations.~~

Assists citizens and the general public with requests for information and complaints.

Operates a computer to type letters, memoranda, and reports from rough draft or copy; composes correspondence as requested.

Maintains City legal files; researches same as needed or requested.

~~Serves as election superintendent, ensuring City responsibilities for elections are performed.~~

~~Maintains City records ensuring legal requirements for records retention are followed; serves as liaison to all City departments on maintaining departmental records; provides for safe and efficient storage of City records.~~

~~Receives and processes zoning applications and position papers from Developmental Services; researches zoning and ensures proper legal notification of zoning hearings; places legal advertisements in a timely manner; receives variance requests and position papers from Developmental Services; places on Council agenda; ensures proper advertising and notification.~~

Assists with zoning and variance request process as assigned.

Receives applications for alcoholic beverage licenses; ensures all paperwork is in order; receives and reviews quarterly Sunday sales reports.

~~Monitors and ensures compliance with the City's Occupational Tax Ordinance; answers requests for information/complaints.~~

Monitors collection of hotel/motel taxes, insurance premium taxes, and alcohol taxes.

Catalogs Council minutes and City ordinances in computer.

~~Serves as keeper of the City Seal and applies same to documents.~~

Serves as backup to Executive Secretary when needed; provides backup at front desk as assigned.

Class Specification

City Clerk Administrative Assistant

Page 3

~~Assists the City Manager and Assistant City Manager~~ Administrative Services Director and Public Information Officer / Deputy City Clerk with special projects as assigned.

Performs other related duties as required.

DESIRABLE QUALIFICATIONS:

Education and Experience

High School diploma or equivalent.

Associates degree in Business or related field from an accredited college or university, preferred.

Considerable experience in clerical or secretarial work.

~~Considerable experience in municipal administrative operations.~~

Any equivalent combination of education and experience is acceptable.

Knowledge, Skills, and Abilities

Good knowledge of modern office practices, methods, equipment, and standard clerical procedures.

Good knowledge of business English, spelling, and arithmetic.

Some knowledge of the legal requirements related to keeping and preserving Council minutes and all official City records.

Skill in the operation of a computer and typewriter.

Skill in shorthand or speed writing.

Ability to take and transcribe minutes.

~~Ability to understand complex legal issues and requirements.~~

Ability to handle confidential matters with discretion.

Ability to prepare clear and concise reports and maintain minutes and important records.

Class Specification
City Clerk Administrative Assistant
Page 4

Ability to understand and follow oral and written instructions.

Ability to communicate clearly and effectively, orally and in writing.

Ability to establish and maintain effective working relationships with City employees, City officials, and the general public.