

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

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
- IV. 10-minute Talk**
Ginnie Plunkett, Fayette Senior Services
- V. Public Comment**
- VI. Agenda Changes**
- VII. Minutes**
April 4, 2013, Regular Meeting Minutes
- VIII. Monthly Reports**
- IX. Consent Agenda**
 - 1. Consider GOHS/MATEN Highway Safety Grant**
 - 2. Consider Friends of Library Donation to Library**
- X. Old Agenda Items**
 - 03-13-02 Public Hearing – Consider Variance to Floodplain Management/Floodplain Protection Ordinance, Somerby Project, Rockaway Road**
Staff has requested a continuance until May 2
- XI. New Agenda Items**
 - 04-13-03 Public Hearing – Consider Step One Annexation Application for Bradshaw Tracts, SR 54 East**
Applicant desires to annex 28.3-acres located at SR 54/ Sumner Road into City limits
 - 04-13-04 Public Hearing – Consider Variance to Rear Building Setback (401 Cimarron Park)**
Applicant desires to extend deck on the rear of his home into the rear building setback
 - 04-13-05 Consider RFP for Public Safety Assessment**
Recommendation should be ready prior to Council meeting
 - 04-13-06 Consider Phase 2 of Citywide Computer System Installation**
 - 04-13-07 Consider Proposed Changes to USA Pools Contract**
 - 04-13-08 Consider Cancelling May 2 & May 16 Meetings and Holding Meeting on May 9**
 - 04-13-09 Discuss/Guidance for Future Land Use Planning**
 - 04-13-10 Discuss Proposal from Chicks4PTC to Allow Backyard Hens**
 - 04-13-11 Discuss Countywide Special Purpose Local Option Sales Tax (SPLOST)**
 - 04-13-12 Discuss Traffic Conditions on GA 54 West**
- XII. Council/Staff Topics**
Hot Topics Update
- XIII. Executive Session**

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

City Council of Peachtree City
Meeting Minutes
April 4, 2013
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, April 4, 2013. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Haddix proclaimed April as Confederate History and Heritage Month. Glenn Allen from the Sons of Confederate Veterans accepted the proclamation. The weekend of April 27 – 28 was decreed World War II Heritage Days in Peachtree City. Chris Madrid of the Commemorative Air Force accepted the proclamation.

Presentation of annual Audit – Mauldin & Jenkins, CPAs, LLC

Financial Services Director Paul Salvatore introduced David Irwin of Mauldin & Jenkins, Certified Public Accountants, LLC, who announced the City had received a clean or unqualified opinion. Irwin continued that there were no audit findings, which was a testament to the quality work done by Salvatore and staff. Irwin said his firm audited approximately 180 cities, and there were audit findings in approximately 80% of those cities.

Irwin referred to the City's Certified Annual Financial Report (CAFR) for FY 2011-2012, which he said was the highest level financial reporting allowed by government financial standards. The City was one of the few in Georgia that had received the Government Finance Officers Association's (GFOA) certificate of achievement and excellence in financial reporting. Most cities did not report at such a high level. Irwin encouraged Council to read the Management Discussion and Analysis (MD&A) in the CAFR, which he said summarized the financial activity throughout the year.

Irwin continued that the Statement of Net Assets reported separately the governmental activities from the business-type activities, including the City's component units. The City had approximately \$118.2 million in total assets at year-end, offset by approximately \$35 million in liabilities, resulting in total assets or equity of approximately \$83.2 million. Of the \$83.2 million, approximately \$69 million was invested in capital assets and related debt, leaving the City with approximately \$10 million in net assets considered to be unrestricted at year-end. The City's component units had net assets of \$65.3 million, which was offset by total liabilities of \$30 million, leaving the total net assets of the component units at approximately \$35 million.

Irwin said the Statement of Activities reflected the net costs of providing governmental and business-type activities, reconciling to the Statement of Net Assets. The City's net asset position decreased from \$75.1 million in prior years to \$73.4 million at the end of FY 2012. The net assets for the City's business-type activities increased from \$9.6 million in prior years to \$9.78 million at the end of FY 2012.

The General Fund accounted for the majority of revenues received and the funds expended for the City. Irwin said the reported assets at year-end were \$22.6 million offset by \$11.7 million in liabilities, resulting in \$10.9 million in fund balance. Total revenues for the City were approximately \$27.7 million. Total expenditures were approximately \$25.1 million plus net other financing uses of another \$974,000, for total expenditures of approximately \$26.1 million. The fund balance (\$10.9 million) reported at year-end (September 30, 2012) was approximately five months' worth of future expenditures, which was a good financial position for the City.

Irwin discussed the City's enterprise funds, the Stormwater Fund and Amphitheater Fund. The Stormwater Fund had operating income of approximately \$284,000 at year-end, which was comparable to the prior year. The Amphitheater had an operating loss of \$32,000, which was

approximately \$47,000 less than last year's operating loss of approximately \$79,000. The total net assets of the Stormwater Fund were \$8.89 million and \$832,000 for the Amphitheater.

Irwin said the footnotes in the financial statement were basically the same as in prior years.

Haddix opened the floor for comments from the public.

Felix Kelley said the only negative appeared to be with the Amphitheater. If the City were a small company, it would be bought out in the next few weeks. There was more money coming in than going out, and there were surplus balances. The City looked like a company he would buy.

Robert Hamlin asked Irwin how the City compared to other cities when it came to the surplus. Irwin said it compared very well. Given the current economic circumstances, the City was in a pretty good financial situation.

Imker referred to the millage rate increase a few years ago, saying the plan had been to increase the cash reserves, then draw it down the policy limit of 20%. This was done on purpose so the budget was not jerked around, and so the auditing and credit valuations would not look bad. There had been a steady, planned future for the City's financials, and now the City was seeing the fruits of that labor. At some point, some of the surpluses would be break even, which was part of the plan to get just the right amount of taxes from the citizens.

Public Comment

Dean Hadley had no comments; however, he served the Council Members with legal papers related to threatened or pending litigation.

Al Yougel of Keep Peachtree City Beautiful (KPTCB) addressed Council regarding Fayette County Earth Day 2013, which was slated for April 27, 10:00 a.m. – 3:00 p.m., at Shakerag Knoll. He continued that this was the sixth year for the Countywide event, which had rotated locations in the past. Peachtree City hosted the event last year at Shakerag, and the vendors and attendees were happy with the location, so the organizing committee voted to hold the event in the City every year. Yougel added the Police Department was sponsoring a shredding event and pill drop at Earth Day.

Minutes

March 21, 2013, Regular Meeting Minutes

Fleisch moved to approve the March 21, 2013, regular meeting minutes as written. Learnard seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Amendment #1 to Sprint Lease Agreement**
- 2. Consider FY 2013 Budget Amendments**

Learnard moved to approve Consent Agenda Items 1 and 2. Fleisch seconded. Motion carried unanimously.

Old Agenda Items

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

Haddix noted that staff had asked to continue the agenda item to the April 18 meeting.

Learnard asked what staff was waiting for from the applicant. City Engineer Dave Borkowski explained that he had made comments on the application when it first came in, and Somerby had not yet resubmitted the application with the answers to the comments.

Learnard moved to continue this agenda item until the April 18 City Council meeting. Dienhart seconded. Motion carried unanimously.

03-13-04 Consider RFP for Library Roof Installation

Community Services Director Jon Rorie addressed Council, noting that staff had been asked to look into the warranty on the current roof at the March 7 meeting. He would go into the information he had received from Johns Manville, the manufacturing company, as well as the condition of the roof, and then ask Council to provide direction.

Rorie said the roof had been installed in October 2005. The warranty document required the City to establish a maintenance file, and no such file existed. The City's initial contact had been with the architect to coordinate repair of the roof, and there was no record of those repairs. After two years, the warranty became the responsibility of the manufacturer. The installation contractor was to be responsible for the first two years, and the contractor was no longer in business. The manufacturer required notification of repairs needed or completed, and no records existed with either the City or Johns Manville. In 2012, \$4,000 had been spent on repairs, with no claim made to the manufacturer. The 20-year warranty on the roof was limited to repairs only, not replacement, and only if those repairs were authorized based on the warranty documentation. Rorie added there had been a joint inspection of the roof with Johns Manville on March 22, and they walked the entire roof. Rorie continued that the warranty covered repairs only, and the roof would only be replaced if there was a problem with the product. It did not include punctures, rips, or tears that could be caused by workers on the roof or rocks thrown on the roof.

Rorie read from an e-mail dated August 27, 2007, that was from a technical service representative for the manufacturer. The representative was reporting on his two-year inspection of the roof. The representative had noted some areas in the site visit report, saying the "building owner is responsible for fixing that." He also had noted some areas in the report that required repair by the roofing contractor. The e-mail continued, "A few of the leaks that were being reported by the building management appear to be coming from parts of the roof that are not covered under the guarantee. One leak appears to be coming from the hole in the roof that was cause by a sharp rock that was thrown on the roof."

Rorie continued discussing the e-mail, which noted that another leak appeared to be coming from the skylight. At that time, based on the pictures taken of the area around the skylight, the area appeared to be fine. However, a recent photo taken of the same area showed four repairs. Rorie showed Council several photos of other repairs made to the roof since it was installed.

Raymond Engineering assessed the roof and rated it in poor condition after seven years, according to Rorie. He continued that infrared testing revealed approximately 167 square feet of damage below the roof covering. Moisture was found in the core samples taken from the insulation below the roof covering in seven identified areas. Rorie said the engineers rated the roof at 62 on a scale of 100. Roofs that scored between 60 – 70 were considered in poor condition, and repairs were between 10% – 20% of roof replacement costs. Rorie pointed out the rating was only two points above roofs rated between 50 – 60, which were classified as systems near the end of their economic lives.

Rorie showed a photo of a new leak that was located on top of a patched area. An April 2 e-mail to City Engineer Dave Borkowski from the manufacturer stated, "any damage inflicted upon the roofing membrane (punctures, holes, tears, or cuts) is not covered under the terms of the Johns Manville guarantee." Rorie said either someone threw another rock on the roof or the area blistered in the heat, creating a bubble that burst, which also was not part of the warranty.

Rorie contacted the manufacturer the day prior to the meeting, saying the roof was seven years old and the City did not feel an effective service level had been provided. He suggested creating a

partnership between the City and manufacturer to replace the roof, adding it made no sense to keep patching the roof and expecting a different outcome.

Rorie received an e-mail response on April 3 that read, "there are roughly 1000 LF (linear feet) of seams. Given the LF and a cost of \$5.00 a LF for labor and materials, the total amount JM will contribute in materials is \$5,000." Rorie added that, per the Raymond Engineering assessment, the repairs needed at this time would cost a minimum of \$14,000 to \$16,000.

Rorie said the question was ultimately when the City was going to pay for a new roof. He presented three options based on the assumption that the manufacturer would make repairs, even though there were already cases where the warranty did not apply. Option 1 was to keep repairing the roof as needed, with warranty repairs if applicable. In 2012, \$4,000 was spent on repairs to the roof. Rorie said the assumption was that \$5,000 per year would be spent on repairs. Using the 1.5% CPI/MPI (Consumer Price Index/Marginal Propensity to Import), the City would spend \$71,184 in repairs for the remaining 13 years on the roof warranty.

Option 2 was to delay the roof replacement, replacing it in 13 years (2026). Rorie said the current cost to replace the roof was \$260,000. Using a 1.5% CPI/MPI increase and no grant funding, the cost to replace the roof in 2026 was estimated at \$315,552, and Rorie reemphasized that the cost to get to the point where the roof would be replaced was \$71,184.

Option 3 was to replace the roof now. Rorie said the current bid from Rycars Construction, Inc., was for \$261,470. Grant funding from the state in the amount of \$100,000 was available, leaving the City with \$160,000 to contribute toward the new roof from Sikka Sarnafil with a new 20-year warranty. The future value in 2033 was estimated at \$293,958. The current Library roof was 45 millimeters (mm) thick and the seams were glued. A Sikka Sarnafil roof was 60 mm thick, was made of polyvinyl chloride (PVC) material, and was a mechanically seamed roof. City Hall had had a Sikka Sarnafil roof for seven years with no problems.

Rorie noted the estimated values were only assumptions, adding he did not know what to recommend to Council. The funding for a new roof would come from the Facilities Authority Bond, and \$100,000 of the cost would be reimbursed by the state grant. To get the grant funding from the state, the work on the new roof had to be completed by July 30. Rycars had the low bid, and all the reference checks had been completed and were good. Fleisch asked whose responsibility it would be to keep up with the information and data collection to keep the City in line with the warranty. Rorie said the one who did not get fired.

Felix Kelley noted both roofs were rubber or petroleum-based. He asked if a metal or ceramic roof had been considered, since they offered much longer lifespans. He also asked about solar panels and the federal grants available for them. Rorie said staff had looked at alternatives, but those should have been considered on the front end. Converting to a different type of roof and material would probably cost twice as much. Staff had spoken to Georgia Power about solar panels, but the City was not in the position to move on that as rapidly.

Dienhart asked City Attorney Ted Meeker what the legal options were for a substandard roof. Rorie said he did not know if the City could prove the roof was substandard. Dienhart said the fact someone could throw a rock from the parking lot and damage the roof showed it was substandard.

Haddix said he hated flat roofs, especially those that were petroleum-based. There had also been substrata roof damage, the current roof could go bad at any time, and it was a roll of the dice. Rorie said yes, adding there could also be mold and other issues moving forward, which was why the core samples were taken.

Meeker said the problems could be more of a design issue than a product issue. The question was whether the specifications were right for that kind of roof. Learnard said it appeared to be a combination of bad design and two sheets of thin material that had been glued together, especially if a rock thrown by a child could puncture the roof. Rorie said the low bid was probably considered when the specifications were written.

Learnard asked about the maintenance file that did not exist. Dienhart asked if the City could recreate the file based on previous billings. Rorie said staff could not clearly specify everything; some things were not clearly marked as roof repairs. Repairs were also made through the architect the first two years. Dienhart said the architect could be asked for any records they had. He felt the file could be recreated. Learnard said that would take staff time, and she believed they would discover the City would still be dealing with other issues.

Dienhart said if the way the roof was installed was the problem, then the City should be able to go after the architect, the installer, or someone.

Rorie said Public Works had only been responsible for the maintenance for the last 18 months of records. Prior to that Recreation had been responsible, and staff could find no record of repairs sent to Johns Manville.

Haddix summarized that the City had an improperly installed roof, where the manufacturer only covered repairs, and the installer had gone out of business, adding there was no one to pursue.

Meeker said claims against architects had a Georgia statute of repose of eight years. The building took place in 2004, so they would have to look very closely at the dates, but he believed the time might have passed. The manufacturer's statute of repose was 10 years from the date the material was sold, and the City would have to prove the material was defective, not poorly designed or installed. The fact it was a poor choice was on the City. Dienhart said he never heard of a rock being thrown on a roof causing a hole. Meeker said staff would have to look at that.

Learnard said if this happened with her house, she would take the grant money and replace the roof. Johns Manville claimed no responsibility under any realistic circumstances, so they needed to fix the problem and move on.

Haddix agreed, saying someone could have stepped on the rock on the roof to puncture it. He continued the roof was bad, and there was substrata damage. The roof would continue to be a problem, and it needed to go.

Al Yougel noted that there were usually Fire and Police on the Library roof during the Fourth of July fireworks, asking if the leaks were in that one area. Rorie said the leaks were all over the roof. Rorie said the roof needed inspection from time to time, and damage could occur during inspections on flat roofs. A new roof would have walking paths built into it.

Fleisch said the City could not lose the grant, given all the work that had been done to get it. Because of the Facilities Authority bond, a lot of good work had been done. She was angry that the City had not been keeping up with the documentation and getting done what needed to be done for the warranty and to keep Johns Manville accountable. She asked what was being done so this would not happen again, noting there were new roofs on other buildings. Rorie agreed that staff had to do a better job of tracking the repairs and warranties.

Imker said an inch was 254 millimeters, so 60 mm was less than 20% of an inch compared to the 45 mm thickness of the current roof. Unless a flaw was found in the material and because there were no records, it would be impossible to recover all the records or any money. He requested that Council

receive a briefing at Retreat every year on the City's infrastructure along with the required documentation. Dienhart said he wanted a full report on what was being done differently.

Rorie said staff met to find a better way to track this kind of information for the City as a whole, and there was software available to do that rather than having each individual department keeping its own spreadsheets. Staff wanted to discuss that with Council during Retreat.

Learnard moved to approve funding of \$261,470 to replace the roof on the Library. Fleisch seconded. Motion carried unanimously.

Dienhart asked Meeker to look into whether the City could recoup any of the money. Meeker said he would get with staff and report back to Council.

**03-13-10 Public Hearing – Consider Amendments to the City Charter (Final Adoption) –
Oath of Office**

Haddix open the public hearing. There were no comments from the public. The public hearing closed.

Fleisch moved to approve the amendments to the City Charter for the new oath of office. Learnard seconded. Motion carried unanimously.

New Agenda Items

**04-13-01 Public Hearing – Consider Adoption of Transmittal Resolution Authorizing Staff to
Forward STWP/CIE to Atlanta Regional Commission (ARC) and Department of
Community Affairs (DCA) for Review**

Planning and Zoning Administrator David Rast said this was the first of two presentations to be made based on the partial plan update for the Comprehensive Plan. Submittal of the document to the ARC and DCA for review was required every year. Rast said the Short Term Work Program (STWP), Capital Improvement Element (CIE), and the annual Impact Fee financial report had all been included in the packet for this meeting. Once the ARC and DCA completed their reviews, the documents would come back to Council for formal approval. Rast asked Council to approve the transmittal resolution, which allowed staff to send the information to the ARC and DCA.

Haddix opened the public hearing. There were no comments from the public. The public hearing closed.

Learnard moved to adopt the transmittal resolution authorizing staff to forward the Short-Term Work Program (STWP)/Capital Improvement Element (CIE) to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review. Imker seconded. Motion carried unanimously.

**04-13-02 Public Hearing – Consider Step One Annexation Request – SR 54 East – Several
Properties**

Rast said the combined total of the four tracts was 7.3 acres. He reminded Council that the Foot Pain Clinic, LLC, had submitted a Step One application that Council had reviewed in December 2012. The 4.38-acre tract was located on SR 54 East in unincorporated Fayette County. Council had approved the Step One application, authorizing the applicant to move forward with a formal submittal. The Step Two application was submitted and sent to the Planning Commission for review. The Planning Commission wanted the applicant to find out if some of the other property owners in the area, especially those to the south, were also interested in annexation. The applicant had done that, and the Step One request was resubmitted for four parcels in the area – The Foot Pain, LLC, tract; Paper Rose Studio (one acre); Cliff Bost (one acre); and The Palette Group (one acre). The combined acreage was 7.3 acres. Rast said, to give some perspective, the Step One application for a 28-acre tract in the SR 54 East owned by Scott Bradshaw was on the April 18 agenda. There were another five parcels in the area that were not included in either application. Rast added that the four parcels

asking for Step One approval at this meeting were zoned Community Commercial (C-C) within the County, except for the Paletta Group tract, which was zoned Office-Institutional (O-I).

The public hearing opened.

Chuck Ogletree, builder for The Foot Pain Clinic, spoke on behalf of the applicants. He noted that the Planning Commission had asked him to speak with the owners of the other three properties, and they had all said to go ahead with the combined application. The tracts went down SR 54 to Sumner Road. The applicants all wanted annexation for the same reason, access to sewer, although no one was having a problem at this time. There were also no development plans at this time.

Ogletree continued that the Foot Pain Clinic had created a good-looking building that would be at the entrance to the City. This building could set the precedent for future development in the area. If annexation were approved, the City would have more control over the other three tracts. Ogletree knew the residential neighbors had concerns about access to Sumner Road, but his tract had no interest in access to the road, nor did the other three tracts. The buffers along Sumner Road would have to be maintained according to the City's requirements.

William Astin of Sumner Place Court noted the conditions that the County set when the Foot Pain Clinic tract had been rezoned from residential (R-40) to C-C, including no access to Sumner Road and maintaining a very healthy greenbelt. He pointed out that the healthy greenbelt had disappeared. The residential neighbors were concerned about how the tracts would look in the future. The County had originally put the conditions in place in 1986, then again in 1999. The building looked great from the front, but not the rear, which was the side residents had to look at.

Mel Salzman, Sumner Place Court, had the same concerns. He showed Council photographs of the 50-foot greenbelt, which Salzman said was now less than 30 feet of some kind of shrubbery. He could see the dumpsters, the detention pond, and the wrought iron fence that surrounded it, along with a concrete wall. He continued that there had been a berm at one time, which had blocked some of the noise, along with trees and heavy shrubbery. There was a view of SR 54 from the residential street. If Council had more control over the development than the County did, then he was more in favor of the annexation. Meanwhile, they were waiting for the dumpster to be put in place. They could hear garbage trucks at 5:30 a.m. at Publix across the highway. He asked what would be done to protect the residents' view and sound levels.

Robert Hamlin, Prestige Point, reiterated that the greenbelt was not what it was supposed to be, adding the detention pond looked like a swale. He asked Council to consider improving that if the area was annexed into the City. He asked Council to protect the community and the homeowners that had been there for years.

Ramiro Martinez, Sumner Place Court, said he wanted to see an improvement in what was there today. He felt annexation could be a win-win. The residents wanted a better view of the back of the building.

Felix Kelley said he did not have a dog in this fight since he lived in The Highlands, but the residents had been offended by the commercial development on SR 54, saying it would have been better if the businesses had to come to Rast and the Planning Commission. The medical building would have a jungle behind it if it was located in the City. He suggested annexing a whole lot of land and building it to City standards.

Paul Williams, Astoria Lane, said his concern was for the long-term plans for the area. This appeared to be the first domino in a series of events that could take place in the next few years. There were still several hundred acres in the northeast corner of the City to be developed, and he understood there was a 10-year conservation tax abatement on that land that expired this year. He asked Council and

the Planning Commission to consider the annexation relative to traffic and development plans for the area.

The public hearing closed.

Haddix said he was not hearing any concern about the proposed annexation, but about doing it the right way and reestablishing the berms and trees. He added the Planning Commission had also been concerned about more trees and berms, and giving the residents what they had asked for. He did not think the City should go annexation "crazy" in the area, but a future development/land use plan was needed.

Ogletree said the property had been developed according to what was in place in Fayette County at the time. He understood the concerns. If the property was annexed, he would ask for additional parking, and he would have to go through the Planning Commission. At that time, the buffer would be addressed. If the property was not annexed into the City, it would remain as it was. They were open to enhancing the buffer, but it could be addressed

Dienhart said that, if he were a neighbor, he would also be unhappy. He was not against annexation, and he was glad to hear the applicant would work on the buffer.

Imker asked whether the buffer was supposed to be 30 feet or 50 feet. Ogletree said the County required a 25-foot undisturbed buffer and a 50-foot impervious setback. The development did not encroach into the 25-foot undisturbed buffer. The back of the detention pond wall was on the 25-foot line. There had been a heavy buffer beyond the 25-foot line, but it was taken down. Salzman said the 25-foot buffer had been totally cleared. The conversation continued; however, no one spoke into the microphone.

Imker asked Ogletree to confirm that the other property owners would not want access to Sumner Road. Ogletree said he had spoken with the other owners, and there were no plans to access Sumner Road, adding that the City could make that a condition of rezoning. Imker asked for a definition from staff of a Step One annexation. He wanted everyone to hear what was being approved at this meeting.

Meeker noted that approval of a Step One application by Council allowed the process to move forward. The Step Two application would go through a full review by the Planning Commission, including the zoning and any conditions, and then the application would come back to Council for formal approval, with any conditions, or rejection. Annexation authorized the City to impose additional conditions that rezoning did not allow. This was not the time to discuss the conditions. Meeker reiterated that if the Step One application was approved at this meeting, this was not the last time Council would see it.

Haddix asked if the landscaping would include understory and canopy trees. Rast said it would, adding that he wanted to compare the City and County landscape ordinances, and the applicant would have to install anything required by the City's ordinance, primarily enhancing the buffers along SR 54 and between the parking lot and Sumner Road. Haddix assured the residents the City would require more trees.

Dienhart asked the residents if their concerns had been addressed. The consensus was they had.

Haddix suggested moving on and letting the Planning Commission handle the issue when they reviewed the Step Two application.

Learnard asked Ogletree if they had met with the Water & Sewerage Authority (WASA) yet regarding tying into the sewer system. Ogletree said he had and planned to meet again, and that WASA

needed to know how many businesses planned to tie into the sewer system in order to know what size pump station would be needed.

Fleisch said the benefits had been evident when the property had been annexed on SR 74 South. A border was provided at Redwine Road, the aboveground utilities would be buried, and they would contribute to new golf cart paths, connect Meade Field to sewer, and participate in the cost of the regional lift station. The City had gotten hundreds of thousands of dollars in concessions. She had concerns about taxes and asked if the annexation would be worth it. The benefits of this location were not as evident. There would be a jagged entryway on one side of the highway, and there would not be a defined border. She asked if those concerns would be addressed in Step Two.

Dienhart said those questions should be answered in the Step 2 application. This was a smaller development than The Gates. Fleisch's questions were obvious, and the applicants probably had not gotten that far yet.

Rast added that would be a Step Two analysis, and because of the ordinance, staff had not been able to do any work, adding those were items included in the Step 2 presentation.

Haddix noted that the Police and Fire Departments already patrolled and served the area, so any tax dollars the City received would be a plus.

Imker asked what the timing of the process would be. Rast said a lot depended on when the application was submitted. He continued there were still four parcels in the area that had not asked about annexation. Staff preferred to evaluate the area as a whole, so Council would understand the entire package and so that long-range planning could be done. It would help with budgeting if there was an increase in service delivery. The City was limited by state law on when action could be taken. Staff would review the application, and then the Planning Commission would hold a public hearing. After the public hearing, the Planning Commission would send a recommendation to Council, and Council was required to hold a public hearing before making a decision on the annexation.

Imker suggested that the annexation application could be considered by Council at the second meeting in June, adding the citizens wanted to know when to expect it. Imker asked Ogletree if this would create a problem with his schedule for completion of the Foot Pain Clinic building. Ogletree said he and Rast had discussed the May 2 meeting. Rast said if he received the Step Two application within a few days, they could meet that schedule. Ogletree said he did not want this annexation to get bogged down with the 28-acre annexation.

Haddix said he looked at the annexation as protecting the citizens. The homeowners were not happy with how the area developed under the County, and bringing the parcels into the City protected the citizens.

Imker moved to approve the Step One annexation request for several properties as shown in the meeting packet. Learnard seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics

Rast asked Council if they had any direction regarding contact with the four remaining property owners in the SR 54 East area. Staff could not make contact with the property owners without Council authorization. Council consensus was for staff to contact the remaining property owners regarding possible annexation.

Learnard moved to convene in executive session for pending and threatened litigation at 8:49 p.m. Fleisch seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 9:15 p.m. Learnard seconded. Motion carried unanimously.

Dienhart moved to authorize the City Attorney to sign the conflict waiver with Ellerbee Thompson on behalf of the City in reference to the Babb case. Learnard seconded. Motion carried unanimously.

There being no further business to discuss, Learnard moved to adjourn the meeting. Imker seconded. Motion carried unanimously. The meeting adjourned at 9:05 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

City Event Calendar

<u>April</u>	<u>May</u>	<u>June</u>
4/18 – City Council Meeting, 7 pm 4/20 – March of Dimes Walk, Picnic Park, 9 am 4/27 – Fayette Co. Earth Day, McIntosh Tr. 4/27 & 28 – WW II Heritage Days, ARA-Falcon Field, 9 am	5/2 – City Council Meeting, 7 pm 5/7 – Council Workshop (Tentative), 6:30 pm 5/16 – City Council Meeting, 7 pm 5/18 – TriPTC Adult Triathlon, 7 am Los Lobos & Los Lonely Boys @ The Fred 5/25 – All American 5K 5/27 – Memorial Day, City Offices Closed	6/4 – Council Workshop (Tentative), 6:30 pm 6/6 – City Council Meeting, 7 pm 6/8 – Tri4Gold Youth Triathlon, 8 am World Classic Rockers @ The Fred 6/20 – City Council Meeting, 7 pm 6/29 – The Temptations & The Four Tops @ The Fred
<u>July</u>	<u>August</u>	<u>September</u>
7/2 – Council Workshop (Tentative), 6:30 pm 7/4 – Independence Day, City Offices Closed – Parade & Fireworks 7/12 – The Fab Four, The Ultimate Tribute @ The Fred 7/18 – City Council Meeting, 7 pm 7/20 – "Where the Action Is" Tour @ The Fred	8/1 – City Council Meeting, 7 pm 8/6 – Council Workshop (Tentative), 6:30 pm 8/15 – City Council Meeting, 7 pm 8/23 – Huey Lewis and the News @ The Fred 8/26, 8:30 am – 8/30, 4:30 pm – Qualifying for Municipal Election, City Hall	9/2 – Labor Day, City Offices Closed 9/3 – Council Workshop (Tentative), 6:30 pm 9/5 – City Council Meeting, 7 pm 9/13 – Hotel California, The Original Eagles Tribute Band @ The Fred 9/19 – City Council Meeting, 7 pm
<u>October</u>	<u>November</u>	<u>December</u>
10/1 – Council Workshop (Tentative), 6:30 pm 10/3 – City Council Meeting, 7 pm 10/12 & 13 – Great Georgia Airshow, 10 am 10/17 – City Council Meeting, 7 pm	11/5 – Election Day, 7 am – 7 pm 11/5 – Council Workshop (Tentative), 6:30 pm 11/7 – City Council Meeting, 7 pm 11/21 – City Council Meeting, 7 pm 11/28 & 29 – Thanksgiving Holiday, City Offices Closed	12/3 – Run-off Election if needed 12/3 – Council Workshop (Tentative), 6:30 pm 12/25 – City Council Meeting, 7 pm 12/19 – City Council Meeting, 7 pm 12/24 & 25 – Christmas Holiday, City Offices Closed

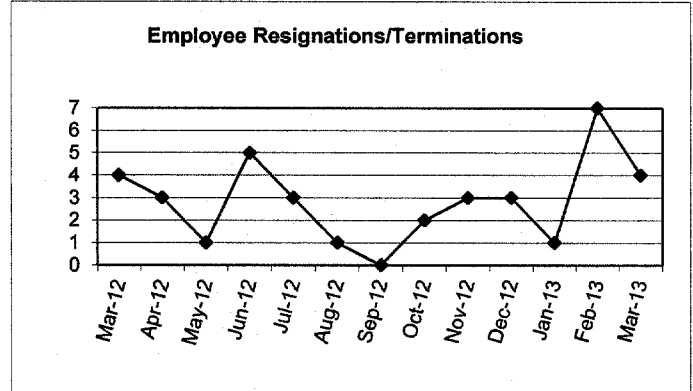
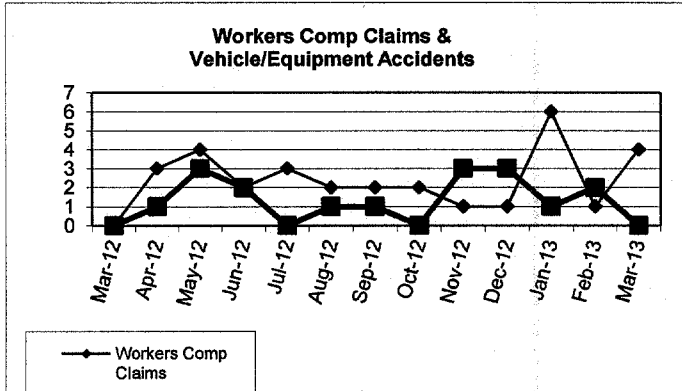
Note: Items in **BOLD** are new additions

Updated 4/12/2013

Administrative Services

Monthly Report

Human Resources & Risk Management



Turnover Rate (Annual)

FY 2013 (YTD)

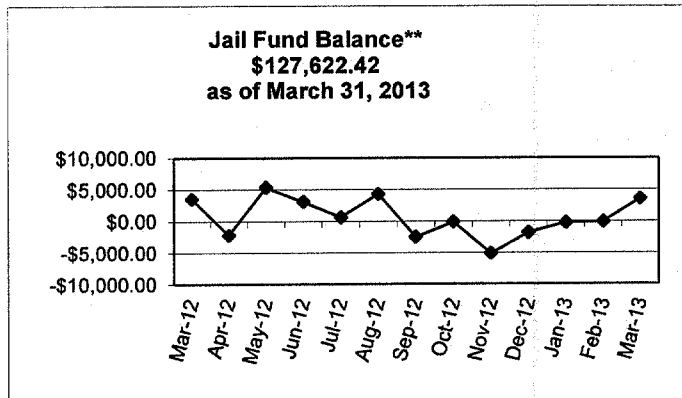
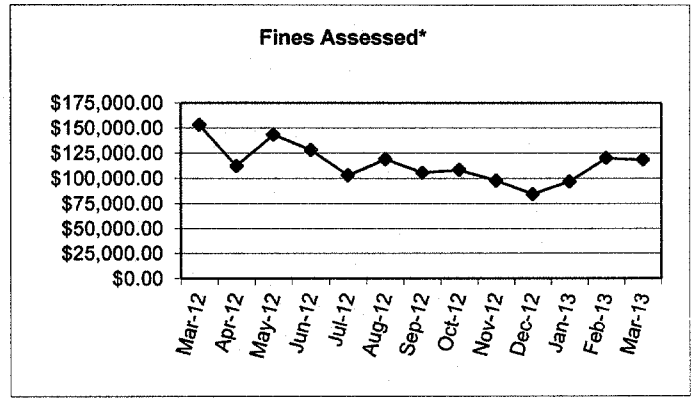
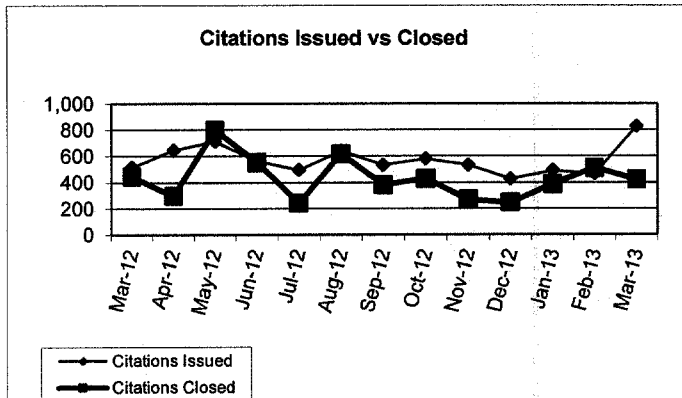
6.67%

FY 2012

10.69%

NOTES: FY 2013 figures do not include RIFs or seasonal positions.

Municipal Court



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

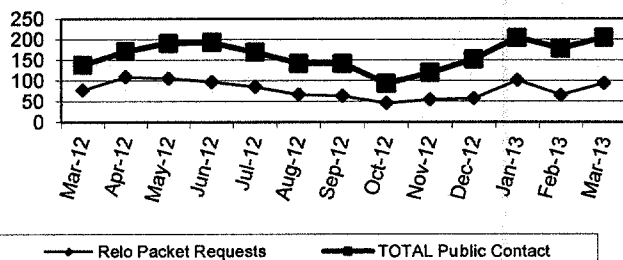
** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

Administrative Services

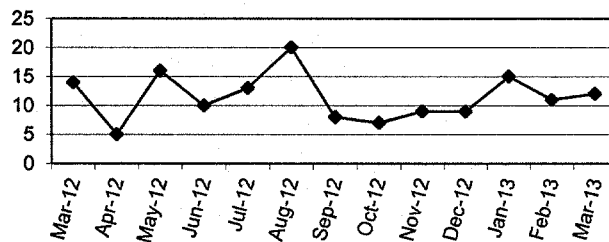
Monthly Report

Public Information

Public Contact / Comments / Questions



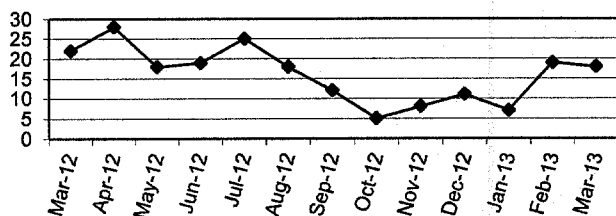
Open Records / Discovery Requests



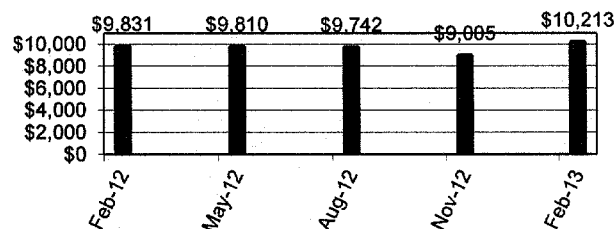
* Online Packet Request and other web forms inoperable January 28 - February 13, 2013.

City Clerk

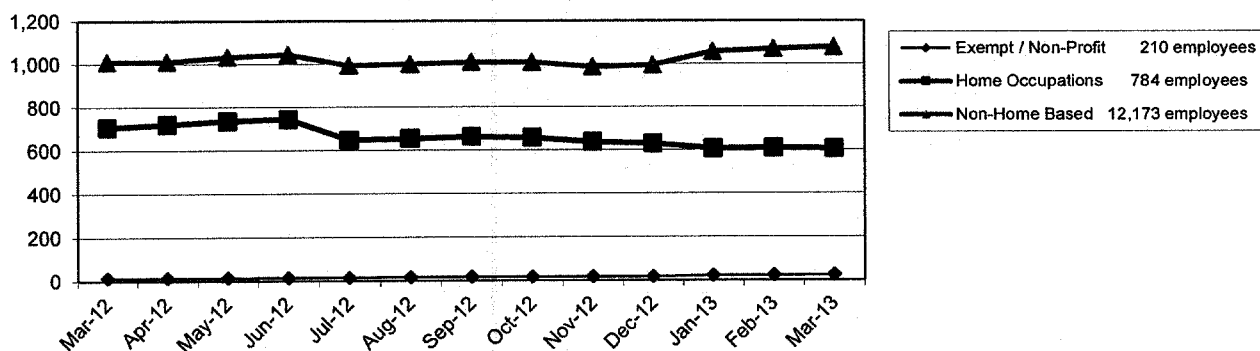
New Businesses Registered



Quarterly Sanitation Franchise Fees



Registered Businesses
(with current employment figures)



Note: Exempt/Non-Profit is either Home Based or Non-Home Based. 85% of registered businesses have renewed for 2013. April - June finalizes the annual registration and elimination of closed businesses for previous year. New businesses are added as they register.

Top 10 Employers by # of employees:

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

City Council Monthly Report

As of: 4/11/2013

DEPARTMENT: PLANNING & ZONING
SUPERVISOR: DAVID RAST

FISCAL YEAR: 2013
CREATOR: KATHY GRAY

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Single Family Units:	1	5	2	1	1	3						
Single Family C.O.'s	2	4	1	1	4	4						
Multi Family Units:	0	0	0	0	0	0						
Multi Family C.O.'s	0	0	0	0	0	0						
Miscellaneous*	34	22	26	19	14	33						
INSPECTIONS:	169	176	173	156	137	180						

COMPARISON CHART

	YTD FY 2013	YTD of FY 2012	YTD of FY 2011
Single Family Units:	13	11	0
Single Family C.O.'s	16	10	1
Multi Family Units:	0	0	0
Multi Family C.O.'s	0	0	0
Miscellaneous*	148	151	55
INSPECTIONS:	991	797	177

New Construction:	1	0	1	2	0	0						
Non-Residential C.O.'s	5	2	8	3	1	4						
Expansion/Renovation/Tenant Finish:	6	5	4	6	7	9						
Miscellaneous*	7	3	1	2	1	3						
INSPECTIONS:	96	73	79	77	58	91						
DEVELOPMENT PERMITS	2	2	5	1	4	3						
POPULATION ESTIMATE*	34,444	34,454	34,456	34,458	34,466	34,474						
BUILDING PERMIT FEES	\$15,955	\$51,187	\$24,934	\$45,390	\$19,703	\$47,802						

New Construction:	4	1	0
Non-Residential C.O.'s	23	33	4
Expansion/Renovation/Tenant Finish:	37	24	8
Miscellaneous*	17	8	0
INSPECTIONS:	474	488	87
DEVELOPMENT PERMITS	17	7	0
POPULATION ESTIMATE*	34,474	NA	NA
BUILDING PERMIT FEES	\$204,971	\$157,685	19,391

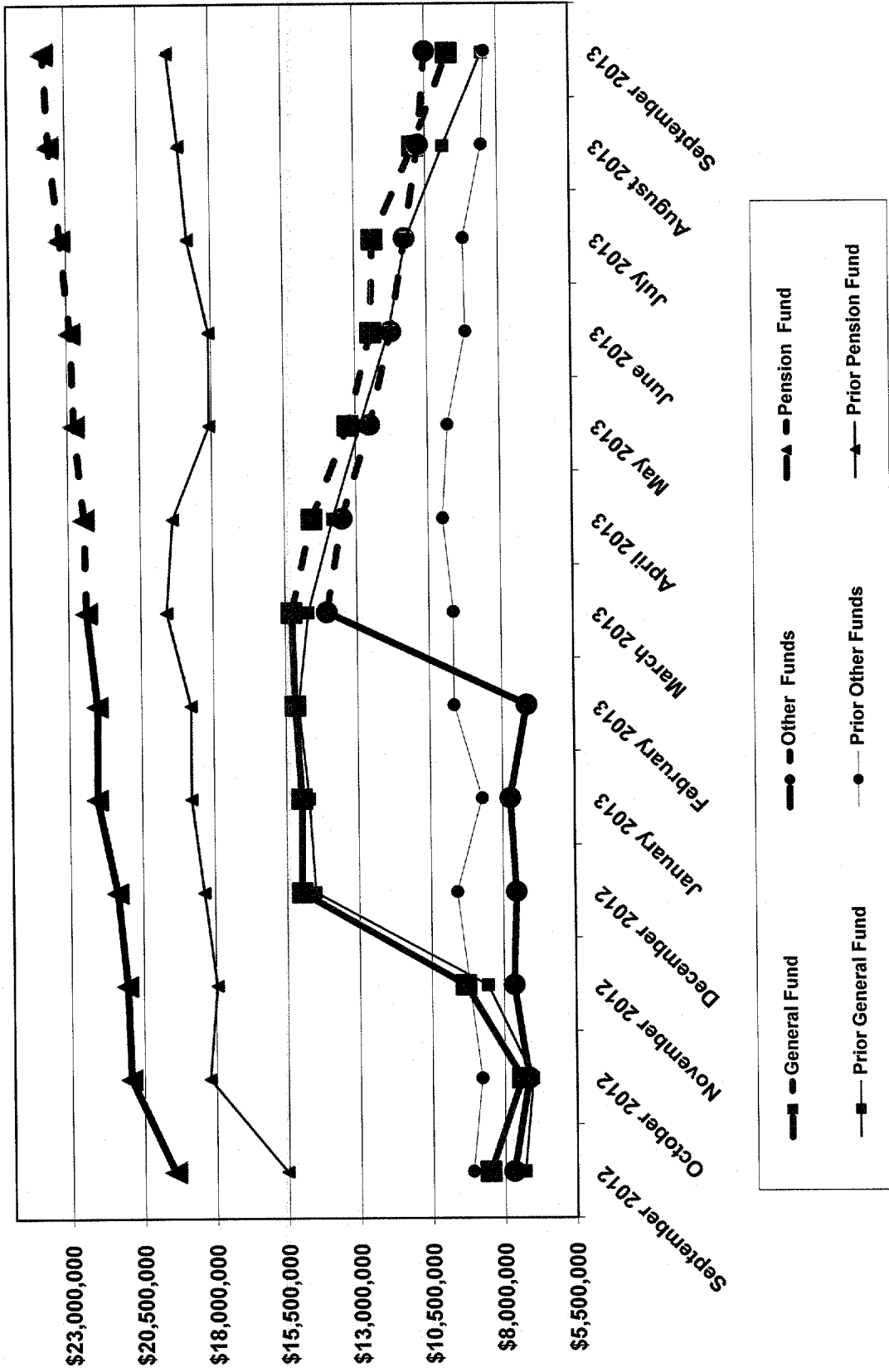
Tree Removal Permits:	67	44	31	48	69	103						
Sign Permits	\$700	\$200	\$700	\$330	\$100	\$200						
Barrier/Special Event Permits:	\$295	\$205	\$65	\$30	\$50	\$25						
New Construction Plan Reviews:	\$415	\$1,350	\$700	\$2,472	\$1,603	\$811						
Other Plan Reviews/Permits:	\$325	\$1,685	\$850	\$500	\$918	\$1,528						
Misc permit fees	\$57	\$67	\$195	\$252	\$35	\$244						
Fire Department Permit Fees:	\$900	\$1,985	\$1,350	\$2,778	\$864	\$450						
TOTAL PLAN REVIEW FEES	\$2,692	\$5,492	\$3,850	\$6,362	\$3,570	\$3,258	\$0	\$0	\$0	\$0	\$0	\$0

Tree Removal Permits:	362	242	CE
Sign Permits	\$2,230	\$2,360	\$685
Barrier/Special Event Permits:	\$660	\$1,805	\$245
New Construction Plan Reviews:	\$7,351	\$3,050	\$1,111
Other Plan Reviews/Permits:	\$5,806	\$7,391	\$300
Misc permit fees	\$850	\$100	\$0
Fire Department Permit Fees:	\$8,327	\$5,568	\$450
TOTAL PLAN REVIEW FEES	\$25,224	\$20,274	\$2,771

* Miscellaneous permits are: Fences, Pools, Additions/Renovations, Remodels, etc.
* Based on 2.09 people per residential CO
* Other plan reviews: Soil Erosion permits, Land Disturbance Fee, Site Plan & Final Site Plan reviews
* Figures included per annual report

TOTAL FEES COLLECTED	\$18,647	\$56,679	\$28,784	\$51,752	\$23,273	\$51,060	\$0	\$0	\$0	\$0	\$0	\$0
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CITY OF PEACHTREE CITY
FISCAL YEAR 2013 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



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

**CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE SIX MONTHS ENDED MARCH 31, 2013**

PERCENTAGE OF BUDGET YEAR COMPLETED 50% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 11,832,989	\$ 11,113,949	\$ (719,040)	93.92%
Franchise Taxes	2,628,893	2,029,922	(598,971)	77.22%
Local Option Sales Tax	6,537,861	3,337,390	(3,200,471)	51.05%
Other Sales & Use Taxes	718,870	358,044	(360,826)	49.81%
Business Taxes	2,135,151	2,142,430	7,279	100.34%
Licenses & Permits	655,664	483,403	(172,261)	73.73%
Intergovernmental/Grants	251,613	95,222	(156,391)	37.84%
Charges for Services - Other	1,137,463	475,066	(662,397)	41.77%
EMS Billings	473,704	308,043	(165,661)	65.03%
Fines & Forfeitures	1,215,392	430,387	(785,005)	35.41%
Investment Income	57,429	31,051	(26,378)	54.07%
Other Revenue	124,691	60,322	(64,369)	48.38%
Other Financing Sources	423,525	140,626	(282,899)	33.20%
Total General Fund Revenues	\$ 28,193,245	\$ 21,005,855	\$ (7,187,390)	74.51%
Surplus Carryover	207,952			
Total General Fund	\$ 28,401,197			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 395,197	\$ 183,916	\$ 211,281	46.54%
Administrative Services	1,209,180	508,450	700,730	42.05%
Financial Services	1,154,065	508,583	645,482	44.07%
Police Services/Code Enforcement	7,022,968	3,402,084	3,620,884	48.44%
Fire/EMS Services	6,908,103	3,183,734	3,724,369	46.09%
Public Works/Buildings & Grounds/Engineering	4,894,995	2,181,847	2,713,148	44.57%
Community Services	4,287,868	1,831,186	2,456,682	42.71%
Non-Divisional:				
Unemployment Insurance	48,000	5,802	42,198	12.09%
Council Contingency	-	-	-	0.00%
Non-Profit Organizations	22,500	22,500	-	100.00%
Transfer to Development Authority	-	-	-	0.00%
Transfers to Other Funds	2,652,992	1,574,857	1,078,135	59.36%
Liability Insurance	94,205	58,373	35,832	61.96%
Litigation Services	102,000	96,492	5,508	94.60%
General Administration/Miscellaneous	122,818	45,226	77,592	36.82%
Budgeted Savings	(513,694)	-	(513,694)	0.00%
Total General Fund	\$ 28,401,197	\$ 13,603,050	\$ 14,798,147	47.90%

HOTEL/MOTEL FUND REVENUES				
Description	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 826,112	\$ 373,877	\$ (452,235)	45.26%

HOTEL/MOTEL TRANSFERS OUT				
Type	2013 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 275,371	\$ 124,626	\$ 150,745	45.26%
Transfer to Tourism Association	550,741	249,251	301,490	45.26%
Total Hotel/Motel Transfers Out	\$ 826,112	\$ 373,877	\$ 452,235	45.26%

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

Fund	Cash Balance	Total Investment	Total Cash and Investments	YTD Interest
General Fund	\$ 1,865,949	\$ 13,389,205	\$ 15,255,154	\$ 31,051
Neighborhood Parks Fund	11,485	-	11,485	6
DARE Fund	1,073	-	1,073	1
State Seizures Fund	363,213	-	363,213	148
HAZMAT Fund	(6,268)	-	(6,268)	-
Police Tuition Fund	4,281	-	4,281	2
Youth Council Fund	760	-	760	-
Fire/EMS Grant Fund	-	-	-	-
PD Cert/Grant Fund	1,234	-	1,234	2
Police Donation Fund	4,900	-	4,900	2
Explorer Troop Fund	1,248	-	1,248	1
Federal Seizures Fund	74,398	-	74,398	31
Athletic Fee Funds	39,951	-	39,951	20
KPTCB Fund	971	-	971	-
Hotel/Motel Tax Fund	-	-	-	-
S.P.L.O.S.T. Fund	1,177,193	-	1,177,193	577
Impact Fees Fund	405,457	-	405,457	139
Public Improvement Funds	290,725	1,178,268	1,468,993	1,208
Debt Service Funds	588,397	-	588,397	248
Stormwater Utility Fund	1,124,539	8,343,418	9,467,957	1,911
Amphitheater Fund	224,322	-	225,122	34
Flexible Spending Account Fund	(24,574)	-	(24,574)	-
Municipal Court Fund	141,331	-	141,331	-
Landscape Deposit Fund	102,300	-	102,300	-
Total Collateralized Funds	\$ 6,392,885	\$ 22,910,891	\$ 29,304,576	\$ 35,381
Pension Trust Fund	19,470	22,353,171	22,372,641	N/A
Grand Total	\$ 6,412,355	\$ 45,264,062	\$ 51,677,217	\$ 35,381

Collateral Analysis as of March 2013		
Safe-keeping Bank	Bank	Total Held
State Approved Pooled Collateral	PNC	43,467,967
State Approved Pooled Collateral	SunTrust	2,212,572,188

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

**SUMMARY OF PURCHASE ORDERS ISSUED OVER \$25,000 APPROVED BY CITY MANAGER
MARCH 2013**

Description	Vendor	Award	Date
Golfview Drive Drain Improvement	Integrated Science & Engineering	34,775.00	3/28/2013
Harbor Loop Drain Improvement	Integrated Science & Engineering	28,875.00	3/28/2013
Wynnmead Pkwy Drain Improvement Easement	Integrated Science & Engineering	14,900.00	3/28/2013
27 Dell Mobile Data Units	Dell Marketing L.P.	39,709.71	3/8/2013

**PURCHASING REPORT
FOR MONTH ENDED MARCH 31, 2013 AND MARCH 31, 2012**

Activity	Fiscal Year 2013	Fiscal Year 2012
Purchase Orders / Requisitions Processed	202	266
City Store Requisitions Processed	14	14
Sealed Bids Requested	0	3
Requests for Proposals	0	0
Bids Awarded	5	1
Requests for Proposals Awarded	0	2
Contracts Prepared	4	1
Electronic Auction	0	0
Fixed Assets Purchases	0	1
JLG T500j Boom Lift		
(7) 2013 Police Pursuit Vehicles		

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
MARCH 2013

\$ -

TOTAL MONTH OF MARCH 2013

\$ -

**CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2013
PAID AS OF MARCH 31, 2013**

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
GIRMA	October 2012	EEOC Claim	\$ 5,898.11
GIRMA	October 2012	EEOC Claim	49.40
GIRMA	November 2012	EEOC Claim	3,357.90
GIRMA	March 2013	EEOC Claim	1,594.20
GIRMA	March 2013	EEOC Claim	98.00
HENDERSON & HUNDLEY	November 2012	Haddix vs. City Hall	2,445.00
HENDERSON & HUNDLEY	January 2013	Council / Haddix Case	776.60
SUMNER/MEEKER	November 2012	BCS	33.00
SUMNER/MEEKER	November 2012	EEOC Claim	1,577.84
SUMNER/MEEKER	November 2012	Claim	495.00
SUMNER/MEEKER	November 2012	LOST	561.00
SUMNER/MEEKER	November 2012	Mrosek	440.00
SUMNER/MEEKER	November 2012	EEOC Claim	957.00
SUMNER/MEEKER	November 2012	Triad	451.00
SUMNER/MEEKER	December 2012	BCS	176.00
SUMNER/MEEKER	December 2012	EEOC Claim	451.00
SUMNER/MEEKER	December 2012	EEOC Claim	1,167.51
SUMNER/MEEKER	December 2012	EEOC Claim	44.00
SUMNER/MEEKER	December 2012	LOST	2,855.15
SUMNER/MEEKER	December 2012	Mrosek	473.00
SUMNER/MEEKER	December 2012	EEOC Claim	187.00
SUMNER/MEEKER	December 2012	Triad	1,584.00
SUMNER/MEEKER	January 2013	EEOC Claim	275.00
SUMNER/MEEKER	January 2013	BSC	22.00
SUMNER/MEEKER	January 2013	EEOC Claim	1,798.65
SUMNER/MEEKER	January 2013	EEOC Claim	752.84
SUMNER/MEEKER	January 2013	LOST	2,575.51
SUMNER/MEEKER	January 2013	Mrosek	363.00
SUMNER/MEEKER	January 2013	EEOC Claim	33.00
SUMNER/MEEKER	January 2013	Triad	451.00
SUMNER/MEEKER	February 2013	EEOC Claim	676.95
SUMNER/MEEKER	February 2013	BSC	165.00
SUMNER/MEEKER	February 2013	EEOC Claim	2,222.00
SUMNER/MEEKER	February 2013	LOST	3,135.97
SUMNER/MEEKER	February 2013	Mrosek	517.00
SUMNER/MEEKER	February 2013	EEOC Claim	555.95
SUMNER/MEEKER	February 2013	Triad	330.00
SETTLEMENT	February 2013	EEOC Claim	50,000.00
SUMNER/MEEKER	March 2013	EEOC Claim	385.00
SUMNER/MEEKER	March 2013	EEOC Claim	44.00
SUMNER/MEEKER	March 2013	EEOC Claim	319.00
SUMNER/MEEKER	March 2013	EEOC Claim	1,232.00
SUMNER/MEEKER	March 2013	LOST	1,881.00
SUMNER/MEEKER	March 2013	Mrosek	220.00
SUMNER/MEEKER	March 2013	EEOC Claim	2,090.67
SUMNER/MEEKER	March 2013	Triad	187.00
SUMNER/MEEKER	March 2013	Vanguard	588.12
Total Litigation Services to Date			<u>\$ 96,492.37</u>

March 2013 Litigation Expenses \$ 8,638.99

FY2013 MONTHLY REPORT
LIBRARY

ACTIVITY DESCRIPTION	UNIT	October	November	December	January	February	March	April	May	June	July	August	September	FY2013 YEAR-TO-DATE	FY2012 YEAR-TO-DATE
Items - Acquired	Num.	520	693	366	370	289	339							2,577	2,726
Items - Circulated	Num.	37,687	34,388	29,493	35,752	33,486	33,648							204,454	219,256
Items - Loaned to Other Libraries	Num.	1,278	1,134	1,080	1,234	1,205	1,066							6,997	7,084
Items - Borrowed From Other Libraries	Num.	2,331	1,871	1,584	2,469	1,973	2,217							12,445	12,446
Class Visits	Num.	3	2	0	2	0	3							10	15
Group Meetings	Num.	46	34	18	25	28	27							178	176
Monthly Traffic	Num.	29,411	19,097	18,658	18,322	20,453	25,200							131,141	123,483
Children's Programs	Num.	22	18	9	17	22	18							106	98
Number of Participants	Num.	983	368	216	385	652	511							3,115	3,579
Adult Programs	Num.	4	5	2	3	3	4							21	17
Number of Participants	Num.	90	43	68	34	120	334							689	540
Revenue from Overdue Books	Dis.	4,670	4,139	3,839	5,119	5,038	3,953							26,758	22,747
Revenue from Copies Made	Dis.	409	651	431	585	714	553							3,343	3,773
Reference Assistance	Num.	853	1,515	1,128	1,443	1,280	1,163							7,382	8,367
Internet Usage	Num.	2,585	2,208	1,873	2,056	1,867	1,647							12,236	15,536
Volunteers	Num.	42	39	35	36	42	38							232	210
Number of Hours Worked	Num.	341	272	195	295	319	378							1,800	1,612
eBook/Audio Downloads	Num.	923	774	928	1,000	878	659							5,162	5,288

Notes: Library was closed March 22-24 due to major upgrade of PINES ILS software. Staff interfled entire adult fiction collection during closure. April is National Poetry Month and the Friends of the Peachtree City Library is hosting a workshop for local poets led by Alexa Selph of Emory University on Saturday, April 27th. Public libraries around the state have kicked-off a library advocacy campaign called "Geek the Library." We will be giving away bags, bookmarks, and related PR materials to our patrons (courtesy of Flint River Regional Library System) throughout the months of April and May.

PEACHTREE CITY POLICE DEPARTMENT

2013 MONTHLY REPORT

MARCH 2013 FEBRUARY 2013

2013 2012
Calendar Year to Date Calendar Year to Date

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

TOTAL PART I CRIMES	29	33	97	131
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<u>DUI ARRESTS</u>	7	7	24	27
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DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)

TOTAL DRUG ARRESTS:	11	11	24	25
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OTHER ARRESTS

PROPERTY CRIMES	9	13	38	70
PERSON CRIMES	7	8	21	18
TRAFFIC OFFENSES	19	14	50	46
OTHER	25	34	80	86

<u>CALLS ANSWERED:</u>	4,136	3,512	12,480	14,582
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TRAFFIC:

CITATIONS ISSUED	863	504	1,794	2,089
CITY ORDINANCES	23	19	62	126
WARNINGS	936	578	2,088	3,112
ACCIDENTS	73	81	249	265

QUARTERLY ACCIDENT LOCATION TOTALS

HWY 54 / HWY 74	28
HWY 74 / CROSSTOWN RD-TDK BLVD	8
HWY 74 / PTREE PKWY-CRABAPPLE	8
HWY 54 / PTREE PKWY	8
HWY 54 / PLANTERRA	8
HWY 54 / HUDDLESTON	6
HWY 74 / WISDOM	4
HWY 54 / FLAT CREEK-WILLOWBEND	4
HWY 54 / STEVENS ENTRY	3
HWY 54 / MACDUFF	3

Peachtree City Code Enforcement 1st Quarter Report 2013

	Jan - Mar 2013	Jan - Mar 2012	Apr - Jun 2013	Jul - Sep 2013	Oct - Dec 2013	2012 YTD
Case Summary						
Cleanliness of Premises (Grass)						
New Cases	5	88				88
NOVs Reactive	0	2				2
NOVs Proactive	5	86				86
Citations	0	0				0
Unfounded	0	0				0
Cleanliness of Premises (Trash)						
New Cases	126	99				99
NOVs Reactive	17	14				14
NOVs Proactive	101	79				79
Citations	1	2				2
Unfounded	7	5				5
Cleanliness of Premises (Auto)						
New Cases	54	158				158
NOVs Reactive	3	5				5
NOVs Proactive	44	151				151
Citations	0	1				1
Unfounded	7	1				1
Parking Restrictions						
New Cases	82	62				62
NOVs Reactive	14	18				18
NOVs Proactive	66	43				43
Citations	0	0				0
Unfounded	3	1				1
Accessory Use to Dwellings						
New Cases	54	60				60
NOVs Reactive	4	2				2
NOVs Proactive	46	57				57
Citations	0	0				0
Unfounded	4	1				1
Sign Violations						
New Cases	39	31				31
NOVs Reactive	2	4				4
NOVs Proactive	35	27				27
Citations	0	1				1
Unfounded	2	1				1
Rehabs						
New Cases	8	5				5
NOVs Reactive	2	4				4
NOVs Proactive	6	1				1
Citations	0	0				0
Unfounded	0	0				0
Miscellaneous						
New Cases	85	36				36
NOVs Reactive	22	7				7
NOVs Proactive	48	20				20
Citations	0	0				0
Unfounded	15	9				9
Totals						
New Cases	453	539				539
NOVs Reactive	64	56				56
NOVs Proactive	351	464				464
Citations	1	4				4
Unfounded	37	18				18
Stormwater Bill Delivery	33	0				0
Alarm Ordinance Letter	0	0				0
Signs Confiscated	149	275				275
Parks Checked	488	377				377

Public Works Quarterly Report

Activity Description	Unit	1st Quarter 2013	FY2013 YTD	Annual Goal
General Maintenance				
Average time to complete vandalism repairs once notified	Days	1	1.16	3
Average time to respond to a citizen complaint and assign action	Days	1.3	2.17	5
Street Maintenance				
Street Patching	Hrs.	210	468	2,500
Street Crack Sealing	Hrs.	0	0	435
Street General Maintenance	Hrs.	1,195	3,715	3,500
Storm Water Maintenance	Hrs.	1,198	3,069	8,000
Street Sweeping	Ft/MIs	190,696/36	471,940/89	360
Cart Path Maintenance				
Cart Path Paving	Ft.	443	5,215	21,000
Cart Path Litter Removal	Hrs.	354	971	1,250
Time to remove trees on paths once reported	Days	1	1.2	2
Cart Path Drainage Maintenance	Hrs.	707	1,430	2,500
Cart Path General Maintenance	Hrs.	1,882	4,289	3,250
Signage Maintenance				
Average time to respond to traffic sign maintenance issues	Days	1	1.00	2
Signs Changed over to new reflectivity and mixed letter standard (completion date 2018)	Each	125	187	150
Landscaping Maintenance				
Time for contractor to remove trees once notified	Days	2.90	2.50	3
Time for landscaping and mowing contractor to fix an issue once notified	Days	1.00	1.20	2
Time for contractor to remove dead animals and debris from road once notified.	Days	1.00	1.00	1
Vehicle Maintenance				
Average time to complete a preventative maintenance on a Light Car/Truck	Hrs	3.3	3.40	3.0
Average time to complete a preventative maintenance on a Heavy Truck	Hrs	7	3.50	6
Average time to complete a preventative maintenance on a Heavy Equipment	Hrs	8	5.00	6
Ratio of time spent on preventative maintenance versus other repair items		1.16 to 1	0	2 to 1
Parks Maintenance				
Sports Complex Maintenance	Hrs.	545	1,861	2,500
Parks General Maintenance	Hrs.	331	404	435
General Maintenance	Hrs.	605	2,374	2,000
Vandalism	Hrs.	12	12	0
Litter Removal	Hrs.	614	1,077	2,000
Building Maintenance	Hrs	1,154	2,713	2,500

Note: General maintenance line items include activities not included in paving operations. These include but are not limited; storm clean up, litter removal, curb repair etc.

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

March 2013 - 1

Term of Appointment

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner 10/07/10 - 09/30/13	14	14	14	0		100%
Aaron Daily, Vice Chairman 10/10/11 - 09/30/14	14	14	13	1	1/14/2013	93%
Frank Destadio, Chairman 04/21/11 - 09/30/15	14	14	14	0		100%
Robert Napoli 10/01/12 - 09/30/15	14	6	5	1	2/11/2013	83%
Lynda Wojcik 02/23/09 - 09/30/13	14	14	14	0		100%

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

March 2013 - 2

Term of Appointment

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner 10/07/10 - 09/30/13	14	14	14	0		100%
Aaron Daily, Vice Chairman 10/10/11 - 09/30/14	14	14	13	1	1/14/2013	93%
Frank Destadio, Chairman 04/21/11 - 09/30/15	14	14	14	0		100%
Robert Napoli 10/01/12 - 09/30/15	14	7	6	1	2/11/2013	86%
Lynda Wojcik 02/23/09 - 09/30/13	14	14	14	0		100%

COMMISSION/AUTHORITY ATTENDANCE RECORD

March 18, 2013

RECREATION & SPECIAL EVENT'S ADVISORY BOARD

Five (5) year to NEW - Three (3) year term

Name & Date of Appointment	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Shayne Robinson 1/1/12 - 12/31/2014	10	10	10	0		100%
Joe Keubler 12/18/09 - 12/31/13	10	10	8	2	11/21/2011 05/21/2012 12/17/12	80%
Eric Snell 1/1/10 - 12/31/14	10	10	8	2	10/17/11 11/21/11 2/20/12 8/20/12 12/17/12	80%
Leah Thomson 1/1/12 - 12/31/2014	10	10	8	2	5/21/2012 3/18/13	80%
Al Yougel *9/17/12- 9/18/2015 *not appointed until 1/5/12 & not on dist. Agenda	10	10	6	4	*1/12/12 2/20/12 5/21/12 7/16/12 8/20/12 3/18/13	60%

*Adjusted 2/23/12 -workshops are considered meetings
Al Yougel was an alternate and appointed to the Board Sept. 2012

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)

March-13

Term of Appointment

Report Date: Month Year

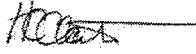
Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Kai Wolter 01/01/12 - 12/31/13	11	11	10	1	2/20/2013	91%
Shayne Robinson Until no longer Recreation & Special Events Chairperson	11	11	10	1	5/16/2012	91%
Sherri Smith Brown 02/2012 - 12/31/13	11	11	8	3	07/18/2012 10/17/2012 2/20/13	73%
Andy Dunn 1/1/2013 - 12/13/14	11	3	3	0		100%
Vanessa Fleisch 1/1/13 - 12/31/13	11	11	9	2	4/18/2012 01/16/2013	82%
Joe Woods 1/1/13 - 12/31/13	11	1	1	0		100%
Rick Barnes 1/1/12 - 12/31/13	11	11	10	1	11/14/2012	91%
Byron Perryman 1/1/12 - 12/31/14	11	3	2	1	1/16/2013	67%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: CITY COUNCIL AND MAYOR

VIA: JAMES PENNINGTON, CITY MANAGER 
PAUL SALVATORE, FINANCE DIRECTOR 

FROM: H.C. "SKIP" CLARK II, CHIEF OF POLICE 

DATE: APRIL 9, 2013

SUBJECT: GOHS / MATEN HIGHWAY SAFETY GRANT
April 18, 2013, City Council Meeting

Recommendation:

The Police Department is requesting to accept grant funding from the Georgia Governor's Office of Highway Safety (GOHS) via the Metro Atlanta Traffic Enforcement Network (MATEN) for the amount of \$20,000 (to be allocated as described below). This is the second year for this grant, and would cover FY 2014 (October 1st, 2013 – September 30th, 2014).

Discussion:

This grant is funded by the Georgia Governor's Office of Highway Safety (GOHS) and administered by the Metro Atlanta Traffic Enforcement Network via the Peachtree City Police Department. The purpose of the grant is to facilitate the accomplishment of the Governor's goal to improve highway safety and reduce the number of injuries and deaths on Georgia roadways. The selection of our agency to administer this grant is based upon the election of one of the Police Department's Lieutenants as the Metro Atlanta Traffic Enforcement Network (MATEN) Coordinator. MATEN is a network of the 61 law enforcement agencies that provide traffic enforcement services to the Metro Atlanta area and is aimed at facilitating improved practices and better overall traffic safety among participating areas.

The grant has a maximum value of twenty thousand dollars (\$20,000) and is divided into three components; Seven thousand five hundred dollars (\$7,500) is allocated to the administering agency (Peachtree City in this case) for the purchase of traffic safety equipment as an incentive for their participation in allowing an employee to allocate time to assist in facilitating the network. Seven thousand five hundred dollars (\$7,500) is to be allocated to purchasing incentive items to be distributed at MATEN meetings to attending agencies to encourage participation in network events. Five thousand dollars (\$5,000) is allocated to any travel expenses the coordinator may incur attending designated highway safety conferences. All purchases are to be made by Peachtree City and are then 100% reimbursed by GOHS per the agreement.

The Peachtree City Police Department is honored to be selected as a recipient of this funding and have the opportunity to further serve the citizens of the City of Peachtree City.

As part of this grant we must enter an agreement/certification with the State of Georgia Governor's Office of Highway Safety. This agreement constitutes a Grant Application with standard reporting criteria, conditions, and terms. The funded equipment would be used within our traffic enforcement activities such as Road Safety Checks, traffic saturation patrols, and overall efforts to reduce driving while under the influence, increase wearing of seatbelts and use of child restraints. In the event of a traffic fatality, the equipment would aid our investigation.

Acceptance of this grant allows the Police Department to obtain, at no cost, additional equipment and that would otherwise not be obtainable without significant budgetary impact to the City. Implementation of this equipment will improve the efficiency and function of the department's traffic safety efforts.

Budget Impact:

There is no budget impact to the City. This is a fully funded, non-matching grant.

HCC/mm

PROJECT TITLE: Peachtree City Metro Atlanta Traffic Enforcement Grant.

Application ID 2014-TEN-0103-00

ALL SIGNATURES MUST BE IN BLUE INK.

Agency Name Peachtree City Police Department

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the applicant to perform the tasks as they relate to the terms and conditions of this grant application; that costs incurred prior to grant approval may result in the expenses being absorbed by the grantee; and, that the receipt of grantor funds through the Governor's Office of Highway Safety will not supplant state or local funds. **Monthly reimbursement claim submissions filed electronically are in effect, "electronically signed".**

PROJECT DIRECTOR *

Name: Lt. Matt Myers
(Please Print or Type)
Agency: Peachtree City Police Departmen
Phone Number: (770) 487-8866
Fax Number: (770) 631-2512
Signature: _____
Date: _____

Title: Commander, Community Response Team
(Please Print or Type)
Address: 350 Highway 74 South Peachtree
City, GA 30269
E-mail address: mmyers@peachtree-city.org
Bonded:

Yes		No	
-----	--	----	--

FINANCIAL OFFICER *

Name: Paul Salvatore
(Please Print or Type)
Agency: Peachtree City Police Departmen
Phone Number: (770) 487-7657
Fax Number: _____
Signature: _____
FEI Number: 58-1079955

Title: Financial Officer
(Please Print or Type)
Address: 151 Willowbend Rd. Peachtree City,
GA 30269
E-mail address: psalvatore@pechtree-city.org
Bonded:

Yes		No	
-----	--	----	--

Date: _____

AUTHORIZING OFFICIAL *

Name: Mayor Don Haddix
(Please Print or Type)
Agency: Peachtree City Police Department
Phone Number: (770) 487-7657
Fax Number: _____
Signature: _____
Date: _____

Title: Mayor
(Please Print or Type)
Address: 151 Willowbend Rd. Peachtree
City, GA 30269
E-mail address: dhaddix@peachtree-city.org
Bonded:

Yes		No	
-----	--	----	--

ALTERNATE SIGNATURE

Other person(s) authorized to sign for Authorizing Official for Monthly Activity Report and Reimbursement Claim submissions:

Name: _____
(Please Print or Type)
Signature: _____

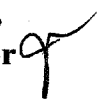
Title: _____
(Please Print or Type)

NOTE: *THE PROJECT DIRECTOR, FINANCIAL OFFICER AND AUTHORIZING OFFICIAL CANNOT BE THE SAME PERSON WITHOUT GOHS APPROVAL. STAFF BEING FUNDED UNDER THIS GRANT MAY NOT BE ANY OF THE ABOVE OFFICIALS WITHOUT GOHS APPROVAL.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

VIA: James L. Pennington, City Manager 
Paul Salvatore, Financial Services Director P.S.
Jonathan N. Rorie, Community Services Director 

FROM: Jill Prouty, Library Administrator 

DATE: April 9, 2013

SUBJECT: Consider Acceptance of Friends of Library Donation
For April 18, 2013, City Council Meeting Consent Agenda

Recommendation:

That City Council accepts a donation from the Friends of the Library (FOL) of a large, flat-screen television, a laptop computer, and equipment for secure wireless connectivity between the two. The purpose of this system is to display information about the Library, Library programs, FOL programs, Peachtree City Recreation Department programs, Peachtree City Stormwater Management announcements, other City information of note, and acknowledgment of donations to the FOL by individuals and businesses.

Discussion:

In the attached letter of donation, the Corporation agrees to budget for any software and/or hardware upgrades of the system for its estimated five (5) year usable lifetime and relinquishes all claims to any residual value when it reaches the end of its lifetime.

Budget Impact:

Less than \$250 for any additional wiring that may be required. Funds are available in FY 2013 budget.

Memorandum of Understanding between the Peachtree City Library, Inc. ("Friends of the Library" or "Friends") and the City of Peachtree City ("City" or "Library").

The Friends will endeavor to obtain a large, flat-screen television, a laptop computer, and equipment for secure wireless connectivity between the two. Equipment will be obtained through in-kind donation, price reductions from local businesses, cash donations, or donations from the Friends.

The purpose of this system is to display information about the Library, Library Programs, Friends Programs, Peachtree City Recreation Department Programs, Peachtree City Stormwater Management announcements, other City information of note, and acknowledgment of donations to the Friends by individuals and businesses.

The City of Peachtree City will install (including mounting) the television in the foyer of the Library, will provide secure space for the laptop and wireless connectivity equipment, and will provide power for these things. Upon installation, the Friends will donate the television, laptop, and related equipment to the City of Peachtree City with the caveat that it remain in the Library for use by staff and Friends board members, only. The Friends agrees to budget for any upgrades needed during the estimated five (5) year usable lifetime of the system and relinquishes all claims to any residual value when it reaches the end of its lifetime.

The Friends will arrange suitable public recognition of donors through a combination of events which may include, but not be limited to: an "opening kick-off" ceremony and public reception ("punch and cookies") at the Library, photo-ops at the Library with Friends corporate officers and City officials and staff, recognition during a City Council meeting, press releases, and displaying donors' names and corporate logos on the installed system.

The City will support these public recognition activities.

The Friends will manage content to include preparing "slide shows" containing information as noted above on a flash drive and updating the information as required. The Friends will sell advertising slots on these slide shows at prices to be determined, and will

receive and process payments. It should be noted that all Friends administrative expenses are underwritten by a private grant, and that all funds received by the Friends are committed to and used for Library programs. The Calendar Year 2012 Annual Financial Report (unaudited) and the 2013 Budget are attached.

The Library Administrator will have final and absolute control over content.

It should be noted that in Fiscal Year 2013, the latest year for which data are available, over 290,000 people came through the front door of the Peachtree City Library.

This Memorandum of Understanding shall be in full force and effect upon its adoption.

This _____ day of _____ 2013

Friends of the Library

Attest: _____

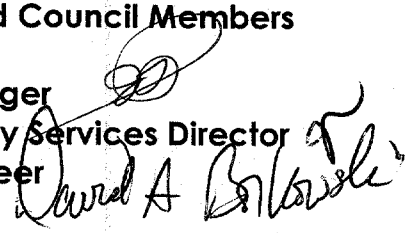
Don Haddix, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager
Community Services Director
City Engineer 

FROM: Planning and Zoning Administrator

DATE: April 11, 2013

SUBJECT: Proposed Variance – Dominion Partners (V-2013-03)
April 18, 2013 City Council agenda

Staff is recommending this item be continued until the May 2, 2013 City Council meeting.

The Applicant is modifying their application based on Staff comments, and we are still awaiting their resubmittal.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Community Services Director  David

FROM: Planning and Zoning Administrator

DATE: April 10, 2013

SUBJECT: Consider Step One annexation application from the Bradshaw Family LLLP for a combined 28-acre tract on SR 54 East
April 18, 2013 City Council Agenda

Recommendation:

Based on the requirements identified within the city's Annexation Review Process, Staff is providing information to City Council for consideration of the applicant's request. After careful review of this information and discussion with the applicant, Council must then decide if the application should move forward to Step Two of the annexation process.

Background information:

In 2004, the city repealed its moratorium on annexations and initiated a two-step process for review and consideration of annexation requests. The first step was written to provide a general overview of the proposed annexation and to identify how the annexation and proposed development may or may not be compatible with the established goals within the city's Comprehensive Plan.

Following the review of this information, City Staff and the Applicant present this information to City Council, who then decides if the application moves to Step Two of the application process, which requires the submittal of additional and detailed information pertaining to the annexation request and the proposed development. **Allowing a developer to move forward to Step Two in no way implies that City Council will ultimately approve the property for annexation.** Rather, it provides Staff the opportunity to work with the Applicant to develop a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will

Consider Step One annexation application – Bradshaw Family LLLP tracts

April 10, 2013

Page 2

ultimately be considered by other governmental agencies, the Planning Commission and City Council.

Overview:

Bradshaw Families, LLLP desires to annex a combined 28.3-acre tract of land on SR 54 E into the city limits of Peachtree City. The property is currently recorded as two individual tracts (14.2 and 14.1 acres), both of which adjoin the city limits of Peachtree City.

The property is located within unincorporated Fayette County and is zoned A-R Agricultural Residential and designated as LDR Low-density residential on the County's Land Use Map.

While a formal development concept has not been established, the Applicant desires to annex the property into the city limits of Peachtree City and to zone the property for retail, office and residential use. The Applicant provided a schematic land use plan for the property, to include a potential location for the proposed Northeast Collector and its intersection with SR 54.

The information submitted by the applicant complies with the requirements identified within the Step One submittal guidelines and is being presented to City Council for consideration. A copy of this application is attached. Staff and the Applicant will be present at the City Council meeting to answer questions about this proposal.

Budget impact:

Budget impacts associated with the proposed annexation would be analyzed as a part of the Step Two annexation application.

Bradshaw Family LLLP
28.3 Acres Undeveloped Land
Proposed Annexation to Peachtree City

Step One: Initial Annexation Information

I Contact Information

A. Owner of Property: Bradshaw Family LLLP

Mailing Address: 251 Smokerise Trace, Peachtree City, GA 30269

Telephone: 770-486-1358

E-Mail Address: rsb1700@bellsouth.net

B. Agent for Owner: Bradshaw Properties Management, LLC (Scott Bradshaw, Manager)

Mailing Address: 251 Smokerise Trace, Peachtree City, GA 30269

Telephone: 770-486-1358

E-Mail Address: rsb1700@bellsouth.net

II Project Information

A. Gross Acreage: The 28.3 acre parcel is divided into two contiguous tracts consisting of 14.2 acres (Tract 1) and 14.1 acres (Tract 2).

Lakes: 0 Acres (There are no lakes on the property)

Floodplain: 0 Acres (According to F.E.M.A. flood plain maps)

Wetland: 0 Acres (According to National Wetlands database)

Stream Buffer: 0 Acres (There are no streams on the property)

Net Developable Acres: 28.3

- B. Current Zoning Classification: Agricultural-Residential (AR)-Fayette County
- C. Current Land Use Designation: Low Density Residential-Fayette County
- D. Location of Property: The front of the property is located on the north side of Highway 54 East approximately 1600 feet from the present city limits of Peachtree City. It is also bounded by Sumner road on the west and north side of the property. Both tracts are contiguous to the Peachtree City limits along Sumner Road.

Exhibit "A" Boundary Survey

Exhibit "B" Legal Description (Tract 1)

Exhibit "C" Legal Description (Tract 2)

- E. Description of Proposed Project: A project is not currently planned for the property. Future development will depend on economic conditions and tenant demand. The requested zoning at the time of annexation for tract 1 is General Commercial (GC) and for Tract 2 is Office Institutional (OI). The owner will not object if the city council zones a portion of Tract 2 as Limited Use Residential (LUR) to facilitate the transition to nearby residential subdivisions.

III Relationship to Comprehensive Plan

- **Housing-** Any future project will not be residential in nature. If the City Council requires residential transition between a future project and the residential areas to the north, the small residential project will be similar to the North Cove subdivision on Peachtree Parkway with entry from Sumner Road-East or Smokerise Point.
- **Commercial-** Tract 1 has approximately 750 feet of road frontage on Highway 54 with a court ordered median cut near the center of the road frontage. The Georgia Department of Transportation is also required by Superior Court order (recorded in Book 600, Pp. 571-4, Fayette County records) to permit the construction of two commercial driveways into the property. The highway infrastructure has been

designed to accommodate a commercial shopping center. Upon approval of annexation, any future shopping center will be designed consistent with Peachtree City standards. The location and other factors are consistent with the village concept.

- **Economic Development**-Future development will create a large number of new temporary construction jobs as well as a substantial number of permanent jobs available to Peachtree City residents. A future project will significantly increase property tax revenue available to the county and the City of Peachtree City while requiring minimal governmental services. The city will also benefit economically through receipt of storm water utility fees, sewer usage fees, business licenses, impact fees, building permits and plan reviews fees.
- **Transportation**-The traffic count on Highway 54 is approximately 24,000. Additional vehicles will not exceed the capacity of the road as presently constructed. The proposed annexation and future project(s) to be considered for the property will not have a significant impact on the traffic flow on Highway 54. Annexation and future development will facilitate the construction of the first section of the proposed north east collector road in the Peachtree City Land Use Plan and listed as a project in the Fayette County Comprehensive Plan. It will eventually connect Highway 54 with Highway 74 via Sims Road and Dogwood Road. Any future project on the site will likely incorporate elements of the proposed collector as well as provide a cart path system to the residential neighborhoods.
- **Recreation**-Annexation with GC and OI zoning will not impact the need for recreation facilities. Upon approval and completion of a future project, the tax base will be increased significantly and potentially provide additional financial support for recreation programs.
- **Land Use**-Annexation with the proposed commercial land use on Highway 54 and office-institutional land use behind the commercial is appropriate for the area. This is evidenced by the existence of commercial establishments along Highway 54 and the location of the Fayette-Coweta EMC building and other office building fronting Sumner Road. The proposed transition between commercial, office and residential land use is appropriate for the area and consistent with good community planning.
- **Natural Resources**-There are no streams, wetlands or flood plain areas within the tract under consideration. Any future development will provide some open space and green belt areas.

- **Community Services and Facilities**-The impact of annexation will have minimal impact on police and fire department services due to the close proximity to Sumner Road which is now served by Peachtree City. Water Service is available on three sides of the tract. Telephone, electrical and gas are also available to the site. Sewer is available on Highway 54 in front of the Lexington development and extension of the sewer line to the annexed property can be easily accomplished. The Water and Sewer Authority has a significant amount of treatment capacity and will benefit from additional ratepayers.
- **Community Aesthetics**-Any future projects for the area will be developed according to Peachtree City standards and consistently with the village concept. Peachtree City standards require aesthetic excellence in development.
- **Planning**-A proposed development does not exist at this time. In addition to required public hearings on the annexation, the property owner will be available to meet with neighbors and other interested citizens to answer questions about the annexation request.

Submitted by:



R. Scott Bradshaw

March 22, 2013

Exhibit "A"

1068.11'

588.03'

87.91'

385.76'

N/F

BRADSHAW FAMILY, L.P.

07 19 061

14.1 AC +/-

Tract 2

1077.29'

N/F

BRADSHAW FAMILY, L.P.

07 19 003A

14.2 AC +/-

Tract 1

755.00'
GA S.R. 54

625.47'

SUNNYSIDE ROAD

267.53'

129.71'

283.67'

482.52'

PEACHTREE CITY

SUNNYSIDE ROAD

YFAYETTE COUNTY

Legal Description

Exhibit "B"

~~EXHIBIT "B"~~

BOOK 1315 PAGE 574

Tract 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 70 of the 7th Land District of Fayette County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the Land Lot corner common to Land Lots 91, 70, 69 and 92, said pin being on the eastern right of way of Sumner Road and being the TRUE POINT OF BEGINNING.

Thence along said right of way of Sumner Road North 01 degrees 50 minutes 58 seconds West a distance of 458.97 feet to an iron pin found;

Thence leaving said right of way North 56 degrees 13 minutes 49 seconds East a distance of 1117.70 feet to an iron pin found;

Thence South 01 degrees 42 minutes 27 seconds East a distance of 385.76 feet to an iron pin found on the western variable right of way of Ga. Hwy. 54;

Thence along said right of way South 20 degrees 09 minutes 28 seconds West a distance of 755.00 feet to an iron pin found;

Thence leaving said right of way North 88 degrees 45 minutes 51 seconds West a distance of 665.88 feet to an iron pin found, said pin being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, restrictions and easements of record.

Said property contains 14.65 acres, more or less.

A.L.B., 10/27/98

Legal Description

BOOK 1315 PAGE 576

~~Exhibit "A"~~

Exhibit "C"
Tract 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 70, 7th District, Fayette County, Georgia and being more particularly described as follows:

Beginning at the intersection of the common corners of Land Lots 69, 70, 91 and 92; thence proceeding Southeasterly along the Southerly line of Land Lot 70, 20.02 feet to an iron pin set on the Easterly side of a 40 foot prescriptive easement for Sumner Road; thence proceed Northerly along Easterly side of said easement a distance of 458.97 feet to the TRUE POINT OF BEGINNING.

Thence North 01 degrees 51 minutes 03 seconds West for a distance of 56.55 feet to a point.

Thence North 01 degrees 18 minutes 06 seconds West for a distance of 123.44 feet to a point.

Thence North 03 degrees 06 minutes 16 seconds West for a distance of 88.79 feet to a point.

Thence North 03 degrees 11 minutes 10 seconds West for a distance of 364.59 feet to a point.

Thence North 00 degrees 01 minutes 00 seconds East for a distance of 24.30 feet to a point.

Thence along a curve to the right having a radius of 100.00 feet and an arc length of 44.86 feet, being subtended by a chord of North 27 degrees 41 minutes 22 seconds East for a distance of 44.48 feet to a point; thence along a curve to the right having a radius of 973.08 feet and an arc length of 13.35 feet, being subtended by a chord of North 56 degrees, 37 minutes, 24 seconds East for a distance of 13.35 feet to a point on the Southerly right of way of Sumner Road.

Thence North 56 degrees 13 minutes 49 seconds East for a distance of 1091.74 feet to a point on the Southerly right of way of Sumner Road.

Thence South 01 degrees 36 minutes 07 seconds East for a distance of 601.78 feet to an iron pin found.

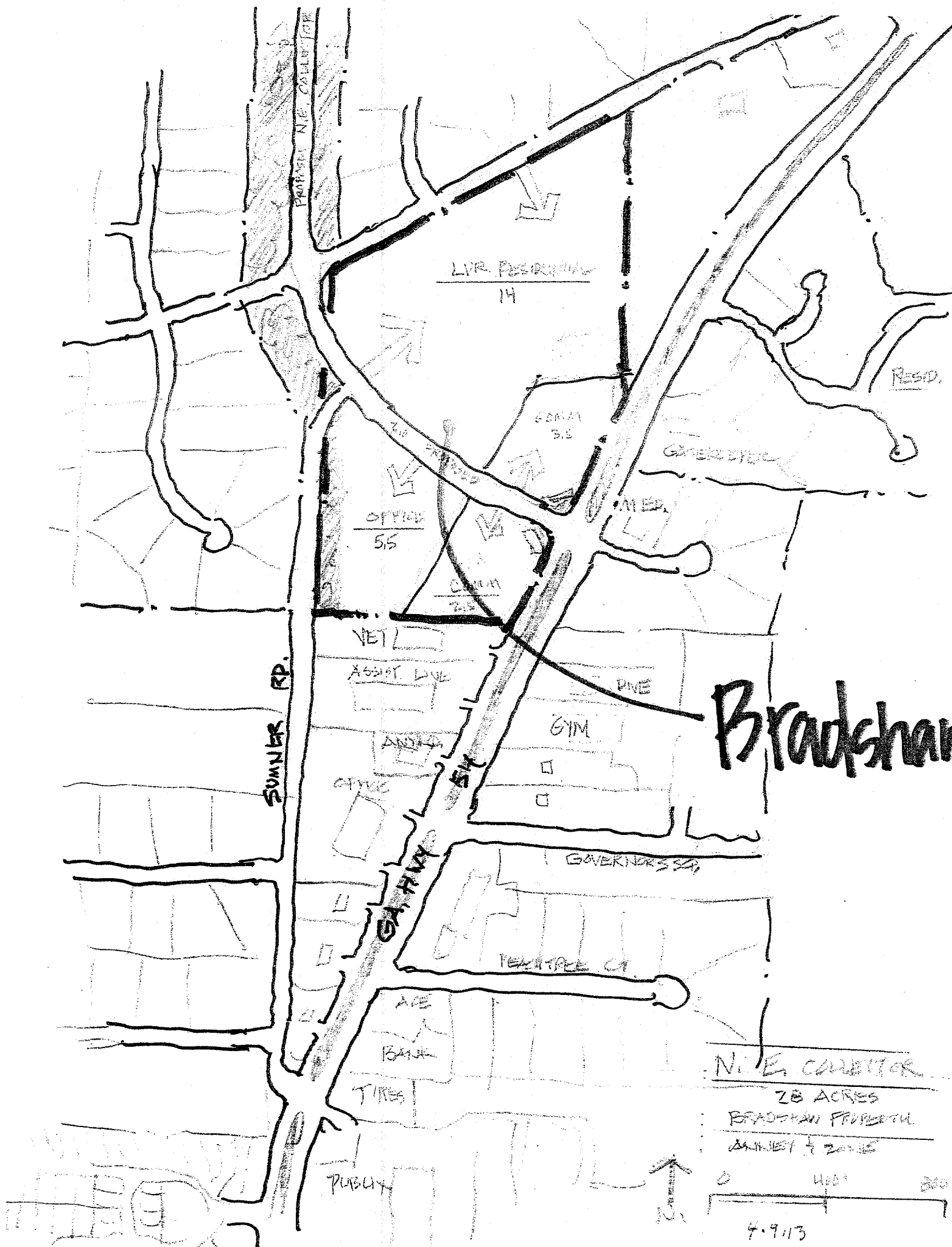
Thence South 01 degrees 43 minutes 27 seconds East for a distance of 87.91 feet to an iron pin set.

Thence South 56 degrees 13 minutes 49 seconds West for a distance of 1117.70 feet to a point, said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record.

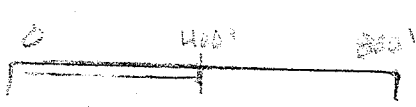
Said property contains 15.04 acres more or less, being more particularly described on a plat of survey prepared by Southeastern Engineers dated December 28, 1994.

RIB
10-28-98



Bradshaw

N. E. CORNER
28 ACRES
BRADSHAW PROPERTY
ANNEX & ZONES



4.9.13

POSITION PAPER

Proposed Variance: 401 Cimaron Park
Lot 350, Planterra Ridge

Planning and Zoning Administrator
April 10, 2013



Situation:

Mr. Geoffrey Bishop ("Applicant") owns the property located at 401 Cimaron Park within the Planterra Ridge subdivision. The subject tract is 24,916 SF (0.57 acres) in size and abuts the Planterra Ridge golf course to the rear and a city-owned greenbelt to the south. The overall subdivision is zoned R-12 Residential and is designated as SFM Single-Family Medium density on the city's Land Use Plan.

The subject tract is located on a cul-de-sac and is considered a "pie-shaped" lot. While the property line adjacent to the cul-de-sac is 76' in length, the rear property line measures 243.4' in length. A flood easement in favor of Fayette County encompasses approximately 50% of the total lot area. The building pad for the existing home was filled such that the crawlspace of the existing structure would be a minimum of 3' above the 100-year flood contour associated with Lake McIntosh.

The rear building setback is established at 30', and the rear of the home is located 40.4' from the rear property line. An existing deck extends 10' from the rear of the home. The Applicant desires to extend the existing deck an additional 5', which would encroach into the required 30' rear building setback. The deck would also be enlarged from 16' to 37' along the rear of the home.

In order to permit this encroachment, the Applicant is requesting a variance of 5' from the rear building setback. The variance application is included as Attachment "A".

Facts:

1. The Planterra Ridge subdivision is zoned R-12 Residential and is designated as SFM Single-family Medium density on the city's Land Use Plan.
2. Lot 350 is located on a cul-de-sac and is 24,916 SF (0.57 acres) in size.
3. The R-12 zoning district was established with a minimum rear building setback of 30'. The existing home and deck comply with all building setbacks.
4. The subject tract falls approximately 5' in grade from the front to back property lines, which equates to a 2% slope.
5. The building pad for the home was raised to provide a 3' crawlspace above the 100-year flood contour associated with Lake McIntosh. The deck extends off of the main living area of the home and is approximately 42" in height above ground level.

Proposed Variance: 401 Cimaron Park

April 10, 2013

Page 2

6. The rear property line abuts the Planterra Ridge golf course. The rear of the home overlooks the golf course as well as Lake McIntosh.
7. A flood easement in favor of Fayette County encumbers approximately 50% of the property.
8. The existing home and deck comply with the established building setbacks and do not encroach into the flood easement or the 100-year flood elevation associated with Lake McIntosh.
9. The proposed deck would extend 5' into the rear building setback and the recorded flood easement.
10. The Applicant has provided letters of approval and/ or support from the Planterra Ridge Architectural Review Board and an adjoining property owner.
11. On March 28, 2013, the Fayette County Board of Commissioners voted unanimously to approve the Water Committee's recommendation in favor of this variance in the Flood Easement of Lake McIntosh. The vote authorized the proposed existing deck additions to encroach in the County's flood easement and also stated that the County would be held harmless (Attachment "B").

Discussion:

The existing deck extends 10' from the rear of the home and is 16' in length. The Applicant desires to extend the deck an additional 5', and then increase the overall length to approximately 37'.

The deck as proposed would extend 5' into the rear building setback.

The subject lot is irregular in shape and has a slight drop in grade from the front to rear property lines. A flood easement in favor of Fayette County encumbers approximately 50% of the property.

The existing home was constructed approximately 17 years ago but was situated on the property to provide panoramic views of the Planterra Ridge golf course and the future Lake McIntosh from the rear of the home.

Review criteria:

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

- (a) **There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this**

Proposed Variance: 401 Cimaron Park

April 10, 2013

Page 3

ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

Staff findings:

- The subject tract is irregular in shape, and ranges in width from 76' along the front property line to 243.4' along the rear property line.
- A flood easement in favor of Fayette County encumbers approximately 50% of the property.
- The rear property line abuts the Planterra Ridge golf course and overlooks Lake McIntosh.
- The existing deck appears to have been constructed so that it would not encroach into the rear building or the flood easement and extends 10' from the rear of the home.

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

Staff findings

- Building setbacks are established to ensure structures on a parcel of land do not encroach onto the neighboring property.
- The existing home and deck were constructed in compliance with established building setbacks.
- The deck as proposed could be lengthened to 37' without a variance and without extending into the rear building setback.
- The Applicant desires to increase the overall size of the deck to provide additional usable space and to take advantage of panoramic views of the golf course and Lake McIntosh.
- The deck as proposed would extend 5' into the 30' rear building setback, which equates to a 16% reduction in the established building setback for the length of the deck only. No other encroachments are proposed.
- The expanded deck would not be visible from the adjoining residential property owners.

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

Proposed Variance: 401 Cimaron Park

April 10, 2013

Page 4

Staff findings

- The existing deck could be extended along the rear of the home without encroaching into the rear building setback. If constructed in this manner, the deck would extend 10' from the home and 37' along the rear of the home.
- Because of the shape and configuration of the subject tract, the front building setback was established farther into the site than most lots within the Planterra Ridge subdivision. This caused the home to be constructed closer to the rear building setback than homes on rectangular-shaped lots.
- The location of the home limits the ability to expand the width of the deck from the home.

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

Staff findings

- Most of the lots within the Planterra Ridge subdivision are quite large.
- Because the subject lot is located on a cul-de-sac, the front building setback was established where the minimum lot width was determined. This caused the home to be located farther towards the rear property line, which limits the ability to expand the existing home or deck.
- The proposed deck would not impact the homes on the adjoining property.

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

Staff findings

- The Planterra Ridge subdivision was developed in the 1990's and is fully developed.
- The variance would allow the Applicant to expand and enhance the usability of the main level of the existing home and to take advantage of the views of the adjoining golf course and lake.
- The proposed deck would not be visible from the adjoining property owners.
- The Planterra Ridge Homeowners Association has approved the proposed deck expansion.
- The Applicant has provided letters of support from the adjoining property owners indicating their approval of the variance request.

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

Proposed Variance: 401 Cimaron Park

April 10, 2013

Page 5

Staff findings:

- The Comprehensive Plan encourages the protection of the character of existing neighborhoods as well as redevelopment and reinvestment within these neighborhoods.
- The Applicant desires to enhance his property by expanding the existing deck on the rear of their home.
- There will be no detrimental impact to the existing home or the neighborhood.

Recommendation:

While it could be argued the proposed deck could be constructed within the confines of the established building setbacks, Staff supports the variance request and recommends that the variance be approved subject to the following understandings and conditions:

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

Attachments



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

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731 F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

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

Receipt #

Date Filed 03/19/13

Case # V-2013-05

Office Use Only

VARIANCE LOCATION	Street Address <u>401 Cimaron Park</u> <u>Peachtree City, Ga. 30269</u>	PROPERTY OWNER	Name <u>Geoffrey T. Bishop</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial\Industrial\Office Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☒ Zoning		Phone <u>770-487-9366</u>
APPLICANT	Name <u>Alvin Isbell</u>	PROPERTY INFO	Email <u>bishoppg@comcast.net</u>
	Address <u>511 Waterwood Bend</u> City, State, Zip <u>Peachtree City, Ga. 30269</u> Phone # <u>Cell # 404-988-5987</u> Email <u>alvinisbell@comcast.net</u>		Subdivision: <u>Planterra Ridge</u> Phase: <u>2B</u> Lot # <u>350</u>
		SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☒ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)

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

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

VARIANCE	Please review the ordinances and instructions on the back of this page. 1.) Is a current survey included with the application? ☒ Yes ☐ No 2.) How much of a variance is being requested? <u>5</u> Feet 3.) Were you the owner of the property when the violation occurred? (If not, who was?) ☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application) <u>Would like to install a new and larger deck.</u> <u>No violation has occurred</u>
----------	--	--

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

Signature of Owner/Agent: Alvin Isbell

Date 3-19-2013

OFFICE ONLY

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

SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES Signature: <u>David E. Pant</u>	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below: Date of Acceptance: <u>03-22-13</u> Date of Public Hearing: <u>04-18-13</u>
---	--

www.peachtree-city.org

Peachtree City Building Department
153 Willowbend Drive
Peachtree City, GA 30269

March 1, 2013

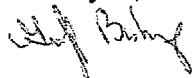
Dear Sir or Madam,

I am requesting a variance of 5 feet to the 30 feet setback in my subdivision to build a larger deck in order to take advantage of the view of Lake McIntosh. We have been hearing of the new lake for the entire 15+ years we have been living in the Planterra Ridge sub-division, and have been planning our new deck for some time. My wife and I now have five grandchildren and we would like to have a new deck large enough to enjoy with our entire family.

Our current deck extends only 10 feet from the rear of the house, and given the almost 250 feet of rear property line, looks rather small in comparison to our house and to the decks of our neighbors. With the requested variance, our new deck will be widened to 37', from 16', thus complimenting the expanse of the rear elevation of the house. As a result, the new deck will enhance the appearance of the house and lot, as seen from the golf course and the lake.

You favorable consideration is requested.

Thank you,



Geoff Bishop
401 Cimaron Park

MAR 21 2013

CURVE TABLE

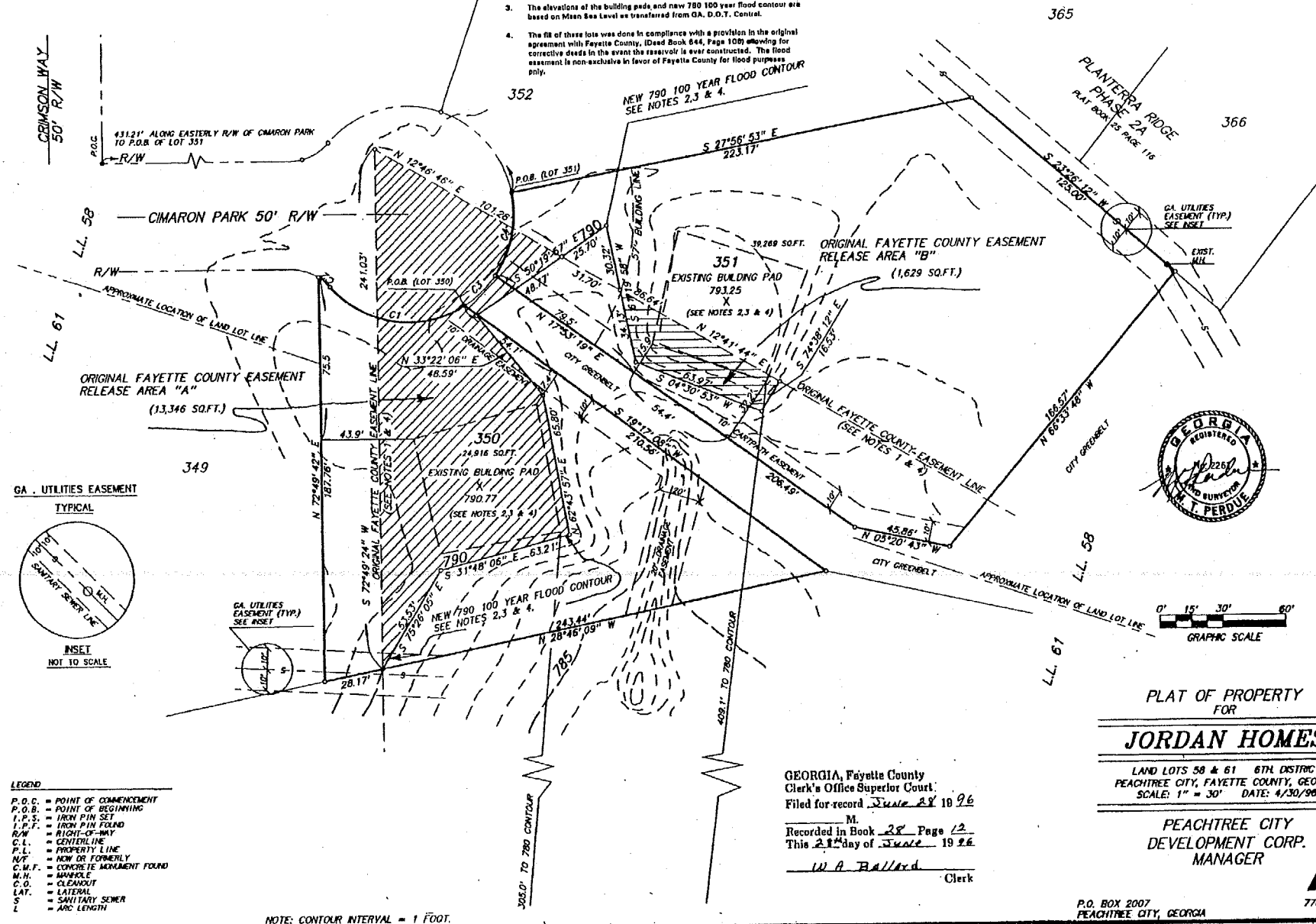
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	50.00'	80°03'20"	89.86'	64.32'	42.00'	S 09°00'36" E
2	25.00'	18°22'10"	7.14'	7.12'	3.60'	N 22°49'59" E
3	50.00'	23°04'28"	20.14'	20.00'	10.21'	S 60°34'28" E
4	50.00'	45°50'12"	40.00'	38.94'	21.14'	N 84°58'13" E

It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 2,000.000 ft.

M. T. Purdie
M. T. Purdie R.L.S. No. 2261
Member Surveying and Mapping
Society of Georgia

RECORD: PLAT BOOK 25 PAGE 116

1. Flood assessment reserved in favor of Fayette County for per Deed Book 844, Pages 118 - 120. A meander and bounds line that meanders along a 780 contour taken from a plat by Mallett & Assoc. Engineering Firm for Fayette County should the reservoir ever be built. Vertical datum as called for in this assessment related to potential reservoir is the proposed normal flow outlet weir. There is no correlation between this assessment and 100 Year Zone "A" Flood Hazard Zones specified on F.E.M.A. Flood Plume.
2. Lots 350 & 351 have been filled to force the 780 100 year flood contour away from the building pads. The building pad for Lot 350 has been filled to accommodate a house built on a crawl space at an elevation at least 3.0 feet above existing building pad. The average elevation of the building pad for Lot 350 is 780.83. The building pad for Lot 351 has been filled to raise the elevation of the pad 3.0 feet above the new 780 100 year flood contour. The average elevation of the building pad for Lot 351 is 783.04.
3. The elevations of the building pads and new 780 100 year flood contour are based on Mean Sea Level as transferred from GA. D.O.T. Central.
4. The fill of these lots was done in compliance with a provision in the original agreement with Fayette County, Deed Book 44, Page 108 allowing for corrective deeds in the event the reservoir is ever constructed. The flood assessment is non-exclusive in favor of Fayette County for flood purposes only.

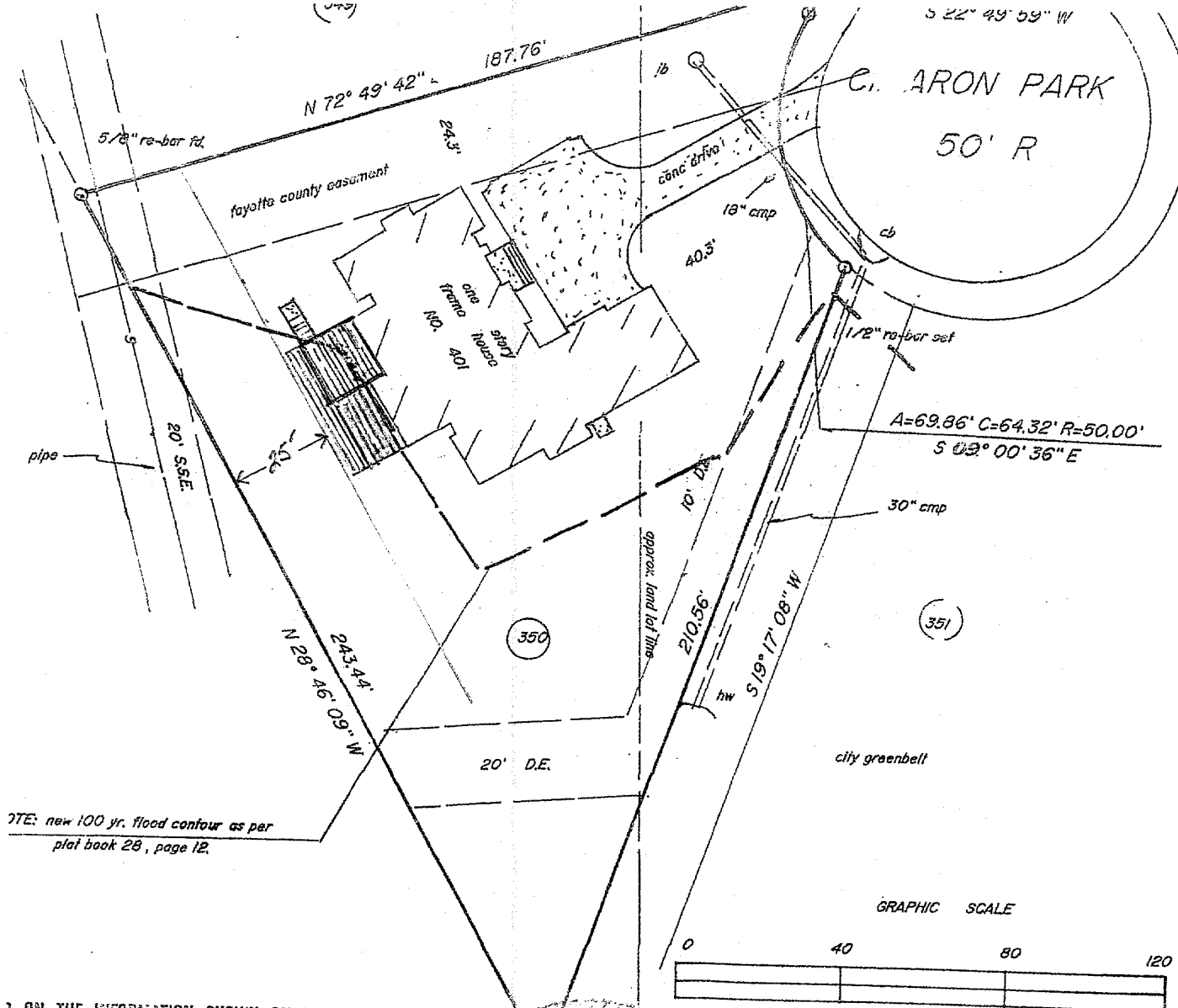


NOTE: CONTOUR INTERVAL = 1 FOOT.

Clerk

P.O. BOX 2007
PEACHTREE CITY, GEORGIA

770-487-8545
30288



ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
 HAZARD MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
 FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION
 THE PROPERTY SHOWN HEREON IS OUTSIDE
OF THE FLOOD HAZARD AREA

FOR: BISHOP, GEOFFREY T. &
 PATRICIA A.

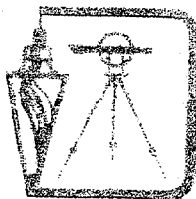
LOT 58 & 61
 6TH DISTRICT SECTION

AYETTE COUNTY PLANTERRA RIDGE

350 BLOCK UNIT SEC PLAT BOOK 28 PAGE 12

1" = 40'

JULY 22, 1997



Parson & Associates, Inc.
 ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICE
 SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
 WETLAND DELINEATION
 531 FOREST PARKWAY - SUITE 200
 FOREST PARK, GEORGIA 30050
 (404) 366-7715
 (404) 366-0813 TELE-SCOPIER

MARK A. BUCKNER
 REGISTERED LAND SURVEYOR

JW
 DRAWN BY

THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 10,000 FEET AND AN
 ANGULAR ERROR OF 02 PER ANGULAR
 POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 100,000 FEET.

EQUIPMENT UTILIZED ANGULAR AND LINEAR TOPCON
 GTS 2-B.

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES
 TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT
 WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR
 FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.

SUBDIVISION-PHASE 2B

MAG. NORTH



Architectural Review Board Request for Change or Modification

Submit completed form to ARB Chair - Jessica VanKirk - 1201 Carmine Ct - 678.876.0716

All changes and modifications to homeowner's property need to be approved by the Architectural Review Board (ARB) before the change or modification can begin. Failure to apply for and receive ARB approval may result in fines and/or removal of any changes made to the property.

Listed below are examples of changes or modifications that need ARB approval:

Exterior Modifications Play Equipment Exterior Change of Color Basketball Goals Major Landscaping

Some changes also require approval from the Peachtree City Building Department. These include, but are not limited to:

House Additions Decks Screened Porches Tree Removals Swimming Pools Fences & Walls

Name Geoff Bishop

Telephone (H) 770-487-9366

Address 401 Cimaron Park Peachtree City, GA 30269

(W) _____

Contractor (if applicable) Alvin's Handyman Services

Type of Change or Modification Deck replacement

- Attach diagram of property lot showing outline of proposed change – including location and dimensions
- Attach list of building materials
- Attach pictures, blueprints or diagrams of proposal (if applicable)
- If a fence is part of proposal, provide description and diagram of proposal area and materials to be used
- If paint or finish is involved (or change of color is requested), include paint chip(s) - larger samples may be required if painting house or large objects
- Attach copy of Peachtree City Building Permit (if applicable)

Estimated Start Date 03/01/2013

Estimated Completion Date 04/01/2013

Some modifications may affect neighboring property and the ARB may request that you notify all homeowners sharing a common boundary line of the proposed change or modification. If this is the case, please indicate the names and addresses of those neighbors you have notified:

Name _____

Address _____

Name _____

Address _____

Name _____

Address _____

Most projects can be completed within 30 days. If work is not started or completed by the estimated completion date, a new *Request for Change or Modification* must be submitted to the ARB for approval. Building materials must be hidden from street view and adjoining properties. Deviation from the original request will require a new request. Each project will be considered on an individual basis.

All properly completed *Request for Change or Modification* forms will be reviewed by the ARB within 10 working days after the request is received. A copy of this form will be returned to the homeowner showing that the request has been **approved**, returned with **Conditions**, or **Rejected**. Conditional approvals will include changes needed for approval. Rejected requests will include reason(s) for denial and will be discussed with the homeowner.

Request Submitted 02/07/2013

Request Received 02/21/2013

Approved ☒

Conditions ☐

Rejected ☐

Conditions or Reason(s) for Denial _____

Association _____

Signature (Name) _____

(Date) _____

ARB Chair _____

Signature (Name) _____

(Date) _____

Digitally signed by Jessica VanKirk
DN: cn=Jessica VanKirk, o=Planterra Ridge HOA,
email=jessicavankirk@gmail.com, c=US
Date: 2013.02.21 16:11:23 -0500

Modified 03/14/03
PRCA

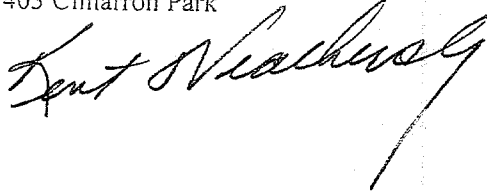
Peachtree City Building Department
153 Willowbend Drive
Peachtree City, GA 30269

Dear Sir or Madam

I am writing in support of my neighbor, Geoff Bishop's request for a 5 foot variance in order for him to extend his deck. His new design in no way interferes with our view of Lake McIntosh, and I believe his deck improvements will compliment rear yard improvements made by myself and others along the western side of Cimarron Park.

Again, I support his request for a variance.

Kent Weathersby
403 Cimarron Park

A handwritten signature in cursive script, reading "Kent Weathersby". The signature is written in dark ink and is positioned below the printed name and address.

MAR 21 2013



Minutes

Board of Commissioners
March 28, 2013
7:00 P.M.

The Board of Commissioners of Fayette County, Georgia, met in Official Session on March 28, 2013 at 7:00 p.m. in the Public Meeting Room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:

Steve Brown, Chairman
Charles Oddo, Vice Chairman
David Barlow
Jesse McCarty
Randy Ognio

Staff Present:

Steve Rapson, County Administrator
Floyd L. Jones, County Clerk
Dennis Davenport, Interim County Attorney

Call to Order, Invocation, and Pledge of Allegiance

Chairman Brown called the March 28, 2013 Board of Commissioners meeting to order at 7:03 p.m.

Commissioner Barlow introduced Pastor Mike Statua of Community and Global Ministries at Grace Evangelical Church, and spoke about Pastor Statua's ministry.

Commissioner Ognio led the audience on the Pledge of Allegiance.

Acceptance of Agenda

Commissioner McCarty moved to accept the Agenda as published. Commissioner Oddo seconded the motion. No discussion followed. The motion passed unanimously.

PRESENTATION / RECOGNITION:

1. Proclamation honoring Vietnam Veterans and proclaiming March 29, 2013 as Vietnam Veterans Day.

Commissioner Oddo read the proclamation honoring Vietnam Veterans. Nineteen men and women introduced themselves or stood in the place of Vietnam War veterans representing every year of the war and every military branch of the United States.

Ms. Allison Chambers, who helped organize this proclamation ceremony spoke about the dishonor the Vietnam Veterans received when they returned from war. She stated that she was putting together a program entitled *Forty Years Later: A Hero's Homecoming*. She asked for help from the veterans, those who love

Commissioner Oddo moved to accept staff's request to adopt Resolution 2013-06 pertaining to the "Fayette County 2012 Annual Report on Fire Services Impact Fees, including Comprehensive Plan Amendments for Updates to the Capital Improvements Element and Short-Term Work Program (FY2013-FY2017)", and authorization to transmit said document to the Atlanta Regional Commission. Commissioners Barlow and Ognio seconded the motion. No discussion followed. The motion passed unanimously. A copy of the request and Resolution 2013-06, identified as "Attachment 8", follow these minutes and is made an official part hereof.

PUBLIC COMMENT:

Warren Oddo: Mr. Oddo said televising the meeting was a good and positive step, and he said the next step was to stream the meeting on the internet where polling could also be enabled. He thought the topics addressed at this meeting were ideal for registered tax payers to provide their input to the Board.

Tom Waller: Mr. Waller commented that in other Commission meeting, the speaker is shown, via the cameras, on the televisions in the room. He asked why the speakers were not shown during this meeting. Chairman Brown commented that the issue was being addressed, and he apologized on behalf of the County for the small televisions in the room. He said the county was working on getting a larger screen so that the people could easily see and pick out every individual facet of a presented document.

Frank Gardner: Mr. Gardner said his first experience coming to a County meeting was during the Stormwater Town Hall Meetings. He said he wanted to see the Stormwater Management Department placed under the Public Works Division to ensure fair rates. He stated that each of the Stormwater Town Hall Meetings had a different proposal on how to have a fair stormwater fee. He suggested that there was not a fair way to issue fees, but that the closest way to be fair was to put them on a "tax basis". He also spoke about the floating docks at Lake Horton. He said staff followed up on his comments made at a previous meeting, and they invited him to the Water Committee meeting. He thanked the Water Committee for taking their time to listen to him. He felt the Water Committee was listening to him and that there would be work in an effort to improve the launch boats at Lake Horton. Chairman Brown replied that Mr. Gardner was "putting his feet where his mouth is" by keeping his word to come to the meetings, and by attending the Water Committee's meeting and by offering to help out.

Dennis Chase: Mr. Chase pointed out that Consent Agenda Item 13 referred to bacteria testing, and he asked the Board to get clarification about what kind of bacteria would be tested and where the testing would take place.

CONSENT AGENDA:

Chairman Brown asked for Items 8, 13, and 17 to be removed from the Consent Agenda. Commissioner Ognio asked for Item 11 to be removed from the Consent Agenda. Commissioner Barlow asked for Item 9 to be removed from the Consent Agenda.

Commissioner Oddo moved to approve Consent Agenda Items 10, 12, 14, 15 and 16. Commissioner Barlow seconded the motion. No discussion followed. The motion passed unanimously.

8. Approval to abolish twenty-one (21) vacant positions associated with the ERIIP action plan.

Chairman Brown said he did not want to take this issue lightly for County Administrator Steve Rapson. He said this request was part of the process that Fayette County was working on to provide balanced budgets and to end deficit spending. He reminded the audience that the Board committed to the citizens to take the necessary steps to curb spending and expenditures and to make the revenues meet the expenditures. He

14. **Approval of the Water Committee's recommendation to approve a Variance in the Flood Easement of Lake McIntosh that authorizes the proposed existing deck additions to encroach in the County's flood easement and states that the County will be held harmless. A copy of the request, identified as "Attachment 15", follows these minutes and is made an official part hereof.**
15. **Approval of the Water Committee's recommendation to allow Fayetteville Main Street to insert a flyer in customers' water bills that are mailed in the month of May 2013. A copy of the request, identified as "Attachment 16", follows these minutes and is made an official part hereof.**
16. **Approval of the Water Committee's recommendation to allow Peachtree City Water and Sewerage Authority to insert a flyer in the customers' water bills during the months of October 2013 and March 2014. A copy of the request, identified as "Attachment 17", follows these minutes and is made an official part hereof.**
17. **Approval of the March 14, 2013 Board of Commissioners Meeting Minutes.**

Chairman Brown said he wanted to make a change to the minutes. He moved that the last line on page 12 and the first line on page 13, which read "He mentioned that this would not be a cost that the county would bear, but that it would be a cost that City of Fayetteville would bear", be changed to "He mentioned that this would minimize the cost to the County". Commissioner McCarty seconded the motion. No discussion followed. The motion passed unanimously.

OLD BUSINESS:

18. **Consideration of Commissioner McCarty's nomination of Sharon Herbert to serve on the Fayette County Region Six Mental Health, Developmental Disabilities, and Addictive Diseases Regional Planning Board, contingent upon approval by the Region Six Mental Health Board, and for this three-year appointment to be determined by the Regional Planning Board's Commissioner.**

Commissioner McCarty moved to approve Old Business Item 18. Commissioner Barlow seconded the motion. No discussion followed. The motion passed unanimously. A copy of the request, identified as "Attachment 18", follows these minutes and is made an official part hereof.

NEW BUSINESS:

19. **Consideration of Chairman Brown's recommendation to adopt Resolution 2013-10 supporting Home Rule for Metropolitan Atlanta's Counties and Cities.**

Chairman Brown read Resolution 2013-10 into the record. The following is a copy of Resolution 2013-10:

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *PJS*

DATE: April 10, 2013

SUBJECT: Phase II - Citywide Computer System Installation
April 18, 2013 City Council Agenda

Recommendation

Approve attached work order with VC3 to proceed with Phase II of the citywide computer installation project in the amount of \$312,276.61.

Discussion:

On June 21, 2012, Council approved a contract with VC3 for computer hardware, software, peripherals and installation services. They were awarded the contract based upon the results of an RFP process conducted by city staff, with the assistance of an independent third-party consultant. In order to spread out the cost, the new network installation was broken up into three phases, with Phase I budgeted in FY 2012 and Phases 2 and 3 budgeted in the current fiscal year (FY 2013) with all phases being financed through a 5-year equipment lease. As we are currently running behind schedule with Phases 2 and 3 due to unforeseen circumstances, we have combined both phases into one work order to help expedite completion of the installation. Phase 2 also includes network switches and other equipment that will be compatible with the citywide phone system replacement, also budgeted and scheduled for this fiscal year. The phone system will be presented to Council as a separate agreement.

This work order falls under the Brand-name provisions of the city finance ordinances, referenced below:

Sec. 34-119. Brand-name purchases.

The purchasing agent may elect purchase of a brand-name product or service when the goods comprise a major brand system, program or service previously selected by the city and due to operational effectiveness, future enhancements or additions, or maintenance and storage of spare parts preclude the mixing of brands, manufacturers, etc.

(Code 1980, § 9-13(3); Ord. No. 00-735, 4-6-00)

Budget Impact

Funds are budgeted and available for this work order.



VC3

Assess | Improve | Manage
Information Technology

City of Peachtree City, GA
Phase 2 Projects

Work Order Number: 97628116
Services Agreement Dated: March 16, 2012
Effective Date of Work Order: April 4, 2013
Account Executive: Ryan Wilson
Solution Architect: Ryan Gallier

Atlanta Columbia Raleigh
1301 Gervais Street, Suite 1800 | Columbia, SC 29201
800.787.1160

1. Overview of Work Order

This Work Order is part of, and incorporated into the Services Agreement referenced above between Customer and VC3, Inc. (the "Agreement") and is subject to the terms and conditions of the Agreement and any definitions contained in the Agreement. If any provision of this Work Order conflicts with the Agreement, the terms and conditions of the Agreement shall control unless this Work Order specifically states that a particular term and condition of the Agreement is being amended for the purposes of this Work Order.

2. Summary of Scope and Services and Fees

VC3 will provide the following services and deliverables for Customer under this Work Order for the following fees:

VC3 Deliverables and Services
Project Management and Systems Engineering

- A. VC3 will provide the Project Management for the staging, configuration, deployment, installation, and test plans for the solution development. Additional project management responsibilities include;
- i. Act as a single point of escalation for Customer.
 - ii. Coordination of all on-site activities with Customer's point of contact.
 - iii. Gather and review all documentation from installation team: acceptance testing and Customer signature.
 - iv. Coordination of System Engineering services for necessary configurations and deployments.
 - v. Review and administer the Project Change Control Procedure with Customer.
 - vi. Coordination for shipping and receiving of all hardware.
 - vii. Verify completion of site documentation deliverables.
- B. VC3 will complete the following tasks:
- i. Configure Wyse Xenith central configuration.
 - ii. User Training on utilizing Workstations to use as Thin Clients.
 - iii. Work with Peachtree City staff to deploy 200 Outlook clients
 - iv. Configuration of Wireless AP Controller. (Configuration and locations to be determined
 - v. Onsite installation of APs.
 - vi. Replace 105 computers with thin clients.(To be determined during project plan)
 - vii. Replace 5 computers with thick clients.(To be determined during project plan)
 - viii. Deploy an 30 VDIs from template.(To be determined during project plan)
 - ix. Add RAM to servers for additional VDIs.
 - x. Add Hard Drives to eVault Servers.
 - xi. NAS Data Migration of Willow 2 and City Home 2 File Servers
 - xii. Project Management for rewiring projects.
 - xiii. Initial configuration and onsite installation of switches. (To be determined during project plan)

wzdsx

3. Project Timeline

VC3 will provide a detailed project timeline following initial on-site Customer requirements meeting to enable both VC3 and the Customer to ensure that all specific design criteria and priorities have been properly discussed and integrated into the final project plan.

4. Assumptions

- A. VC3 performs assessments between the hours of 8:00 a.m. and 5:00 p.m. EST, Monday through Friday, excluding observed Federal holidays. VC3 Off-hours are defined as anything other than these hours.
- B. Remote access to Customer environment may be needed in order to gather data.
- C. Customer may be asked to provide user information that is required to implement this Statement of Work.
- D. It is assumed that the Customer is purchasing all hardware and software outlined in Appendix A "Bill of Materials" section of this document required to support this endeavor and that the success of this project relies on the availability of these components.

5. Customer Requirements

- A. Customer shall provide a primary point of contact to the VC3 Project Manager.
- B. Customer is responsible for providing access for VC3 to sites that are owned / controlled by third parties.
- C. Customer will be asked to sign Customer Acceptance sign-off as concurrence of site completion for each site where VC3 has provided Services under this SOW.
- D. All relevant information and documentation must be provided to VC3 at least ten (10) business days in advance of any milestones agreed upon by VC3 and Customer.

6. Customer Responsibilities

- A. Customer shall coordinate with VC3 Project Manager to schedule all appropriate customer staff members for training based on a negotiated training schedule adhering to the customers' needs.
- B. If applicable, Customer shall provide VC3 with a Letter of Agency and contact information for each third-party vendor with whom VC3 will act as the primary interface on behalf of the Customer.
- C. Provide applicable configuration and third party vendor contact information detail for applications involving other service providers .
- D. Provide secure storage area for equipment to be shipped.
- E. Provide shipping addresses and contact names for each site.

7. Change Management

Any services provided by VC3 to the Customer outside the scope of work outlined in this proposal will result in a Change Order Request form or a separate Statement of Work. If the requested Change Order results in an increase or decrease in the cost of or time required for completion of the work, VC3 will notify Customer thereof and the adjustments will be reflected in the Change Order form. The Change Order form will not become effective unless and until it is agreed to and signed by the Customer and VC3.

8. Acceptance Testing

VC3 and the Customer will perform acceptance testing at the time of installation and a Customer sign-off document will be requested at the time of acceptance testing. If Customer fails to provide access for VC3 to perform acceptance testing, or fails to participate in acceptance testing within three business days of being notified by VC3 that the project is complete, the project shall be deemed accepted by Customer and will be invoiced as though acceptance testing had been actually performed.

9. Project Boundaries

Work to be performed does not include any other services except those explicitly defined and stated in this Work Order. Should additional services be desired, VC3 can provide additional services on an hourly basis or in a separate Work Order.

10. Cost and Terms

On the Effective Date of this Work Order set forth above, this Work Order shall become part of the Agreement referenced above.

The financial investment for the complete project solution is: \$ 312,276.61.

- VC3 will deliver the services outlined in the Deliverables and Services section of this document at a total cost of \$ 104,954.94.
- VC3 will deliver the hardware and software outlined in the Bill of Materials section of this document at a cost of: \$ 207,321.67.

VC3 will invoice Customer per the table below. Services will be invoiced in accordance with the Milestone Billing for Services and Hardware, Table A. Invoices may contain multiple milestones. Any taxes related to services purchased or licensed pursuant to this Work Order shall be paid by customer or customer shall present an exemption certificate acceptable to the taxing authorities. Applicable taxes and freight charges shall be billed as a separate item on the invoice.

Table A - Milestone Billing for Services

Milestone Billing	Milestone Description/Date	Invoice Amount
Contract Signing	50% of services at contract signing.	\$52,477.47
	100% of Hardware and Maintenance upon signed delivery.	\$207,321.67
Project Completion	50% of services upon completion.	\$52,477.47
Total		\$312,276.61

VC3, Inc.		
By:		
Name:		
Title:		
Date:		

City of Peachtree City, GA		
By:		
Name:		
Title:		
Date:		

Exhibit A - Bill of Materials

Description	Quantity	Unit Cost	Total Cost
Wyse Xenith 2	65	\$307.16	\$19,965.71
.5' DVI cable	65	\$9.40	\$611.00
12" Speaker Cable	65	\$3.53	\$229.41
VA2232wm-LED Display, power cable, VGA video cable, audio cable,	75	\$210.06	\$15,754.41
OptiPlex 3010 Desktop; Win7, Microsoft Office Home and Business 2010, NO	5	\$826.01	\$4,130.06
Y Cable for Dual video	10	\$25.66	\$256.59
12" VGA Cable	10	\$10.94	\$109.41
8GB Dell Certified 2R RDIMM 1333Mhz	12	\$111.76	\$1,341.18
2TB Hard Drives for R520	16	\$543.52	\$8,696.28
Network Infrastructure Upgrade	1	\$32,687.75	\$32,687.75
Single Mode Fiber SFPs	30	\$88.24	\$2,647.06
MultiMode Fiber SFPs	4	\$58.82	\$235.29
Fiber Patch Cables	16	\$88.24	\$1,411.76

Description	Quantity	Unit Cost	Total Cost
Windows 7 VDA license for VDI	20	\$106.49	\$2,129.75
eVault Software Capacity Edition 1TB	1	\$9,775.00	\$9,775.00
24x7 support for eVault Software Capacity Edition	1	\$1,955.00	\$1,955.00

Description	Quantity	Unit Cost	Total Cost
2504 Wireless Controller with 25 AP Licenses	1	\$4,546.50	\$4,546.50
2504 Wireless Controller Console Cable	1		
2504 Wireless Controller with 0 AP Licenses	1		
2504 Wireless Controller SW Rel. 7.0	1		
AC Power cord North America	1		
5 AP License for 2504 WLAN Controller	5		
Base Software License	1		
802.11a/g/n Fixed Unified AP; Int Ant; A Reg Domain	25	\$696.50	\$17,412.50
802.11n AP Low Profile Mounting Bracket (Default)	25		
Ceiling Grid Clip for Aironet APs - Recessed Mount (Default)	25		
Cisco 1140 Series IOS WIRELESS LAN LWAPP RECOVERY	25		
Catalyst 2960S 48 GigE PoE 370W, 4 x SFP LAN Base	2	\$4,415.75	\$8,831.50
Catalyst 2960S FlexStack Stack Module optional for LAN Base	2		
AC Power cord, 16AWG	2		
Cisco FlexStack 50cm stacking cable	2		
Catalyst 2960-SF 48 FE, PoE 370W, 4 x SFP, LAN Base	12	\$4,075.75	\$48,909.00
AC Power cord, 16AWG	12		
Catalyst 2960 24 10/100 PoE + 2 T/SFP LAN Base Image	6	\$2,545.75	\$15,274.50
AC Power Cord (North America), C13, NEMA 5-15P, 2.1m	6		

Description	Quantity	Unit Cost	Total Cost
SMARTNET 24X7X4 2504 Wireless LAN Controller with 25 AP	1	\$832.00	\$832.00
SMARTNET 8X5XNBD 802.11a/g/n Fixed Unified AP; Int Ant	25	\$80.00	\$2,000.00
SMARTNET 24X7X4 Cat 2960S Stk48 Gige PoE 370W,4xSFP LBas	2	\$538.00	\$1,076.00
SMARTNET 24X7X4 Cat 2960-SF 48 FE, PoE 370W, 4 x SFP LAN	12	\$422.00	\$5,064.00
SMARTNET 24X7X4 Cat2960 24 10/100 PoE-2T/SFP LAN Bse Im	6	\$240.00	\$1,440.00

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: April 10, 2013
SUBJECT: Consider Cancellation of the May 2 and May 16, 2013 Regular City Council Meeting and Holding a Meeting on May 9, 2013
April 18, 2013, Council Agenda

Recommendation:

That Council consider cancelling the May 2 and May 16 regular City Council Meeting and holding a meeting on May 9, 2013.

Discussion:

Due to numerous budget meetings and workshops, Council Member Eric Imker would like to discuss and consider having only one regular City Council Meeting in May. He proposes cancelling May 2 and 16 Council Meeting and holding a meeting on May 9.

Budget Impact:

This item has no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: April 10, 2013
SUBJECT: Discuss/Guidance on Future Land Use Planning
April 18, 2013, Council Agenda

Recommendation:

That Council authorizes staff to proceed with developing a land use plan.

Discussion:

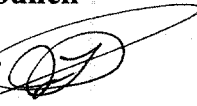
In recent months, there have been several proposals and discussions relative to annexations, particularly along GA 54 East. With that in mind, it is suggested that this is the appropriate time to develop a longer term land use plan which would outline future growth areas, if any. This is an item that requires Council's guidance as to whether staff should move forward with said planning effort. Discussion and direction is requested.

Budget Impact:

This item has no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: April 10, 2013
SUBJECT: Discuss Proposal from Chicks4ptc to Allow Backyard Hens in PTC
April 18, 2013, Council Agenda

Recommendation:

That Council consider the proposal from Chicks4ptc to allow backyard hens in Peachtree City.

Discussion:

There will be a short PowerPoint and discussion from Julee Smilley from chicks4ptc. She will talk about the value of backyard hens, debunk the chicken myths and propose a pilot program for Peachtree City.

Budget Impact:

This item has no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: April 10, 2013
SUBJECT: Discussion of County Wide SPLOST
April 18, 2013, Council Agenda

Discussion:

Council Member Dienhart has asked that Council discuss the proposed county wide SPLOST for core infrastructure and communicate its findings with the County.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: April 10, 2013
SUBJECT: Discussion of Traffic Conditions on GA 54 West
April 18, 2013, Council Agenda

Discussion:

Council Member Dienhart has request that Council discuss the erosion of traffic conditions on GA 54 West and how this could be addressed. City actions are limited because this is a State Highway under the direct control of GDOT.

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: James L. Pennington, City Manager 
Paul Salvatore, Finance Director 
Jon Rorie, Community Services Director 
Angela Egan, Purchasing 

FROM: Cajen Rhodes, Recreation Administrator 

DATE: April 11, 2013

SUBJECT: Consider proposed changes to the USA Pools contract.

Recommendation:

City Staff recommends that the contract with USA pools be amended to move the responsibility for providing pool chemicals from the City of Peachtree City to USA Pools. It is also recommended that summer pool hours at Glenloch Recreation Center be reduced 8 hours per week.

The current USA Pools contract expires December 31, 2014. City Staff recommends extending the USA Pools contract an additional three (1) year options ending December 31, 2017.

Discussion:

City Staff met with USA Pools management to discuss reducing pool operating costs. USA Pools has offered to assume the responsibility for providing all pool chemicals required by the Health Department for both Kedron and Glenloch pools beginning May 25, 2013. Additionally, after analyzing the summer pool usage at Glenloch pool it is recommended that the pool hours be reduced as shown below.

Days	2012 Hours	New hours
M-F	1-7 p.m.	1-6 p.m.
Sat.	11 a.m. - 7 p.m.	1 - 6 p.m.

The USA Pools annual contract is \$249,024. The Recreation Department currently budgets \$19,700 annually for chlorine and pool chemicals to be utilized at City pools. The proposed USA Pools Addendum will allow for the Recreation Department to no longer budget for chlorine and chemicals as USA Pools is prepared to absorb those costs. In addition, we will see a decrease in the annual USA Pools contract of \$3,244.00 as a result of reduced hours of operation at the Glenloch pool.

Budget Impact:

The budget impact for FY2013 will be a reduction of \$16,506.00 and the budget impact for FY2014 will be a reduction of \$22,944.00

Attachments:

Cost Proposal Sheet- USA Pools contract
USA Pools Contract Addendum

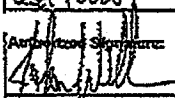
9.21.2010

COST PROPOSAL SHEET

	2011 1/1/11-12/31/11 Cost	2012 1/1/12-12/31/12 Cost	2013 1/1/13-12/31/13 Cost	2014 1/1/14-12/31/14 Cost
Kedron Pools*				
Summer Operation*	\$ 67441	\$ 67441	\$ 67441	\$ 67441
Winter Operation*	\$ 109229	\$ 109229	\$ 109229	\$ 109229
Swim Lessons	City Share 75 %	City Share 75 %	City Share 75 %	City Share 75 %
Clonloch Pool				
Summer Operation*	\$ 19234	\$ 19234	\$ 19234	\$ 19234
Winter Maintenance*	\$ 2100	\$ 2100	\$ 2100	\$ 2100
Swim Lessons	City Share 75 %	City Share 75 %	City Share 75 %	City Share 75 %
Publicpocket Pool				
Revenue sharing proposal	1st 100% 50% THEN 25% ..			
Clover Ranch Pool				
Revenue sharing proposal				
AQUATIC DIRECTOR	30,000	30,000	30,000	30,000 or 25,000 if needed
Management Cost**	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Plaza Fountain	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Total Price Proposal***	\$ 249024 (sum of above lines)	\$ 249024 (sum of above lines)	\$ 249024 (sum of above lines)	\$ 249024 (sum of above lines)
Cost per hour for				
Individual Lifeguard	\$ 11.79 /hour	\$ 11.79 /hour	\$ 11.79 /hour	\$ 11.79 /hour
Total Lifeguard Hours	16632	16632	16632	16632

* Pool cost to include lifeguards and operating maintenance
 ** Management cost to include all other administrative costs
 *** Total Price Proposal includes ALL costs.

Company Name: USA POOLS

Authorized Signature: 

Printed Name: John Williams

Phone: 770-248-1872

Email address: john@usapools.com

Mailing address: 1043 Gilman St.
Rosedale, GA 30075

Printed Name - not ID

Purchasing User:

April 11, 2013

The stated sections, herein, of the existing contract between USA Pools of Georgia, Inc. and the City of Peachtree City is amended to the following specifications. All other terms and conditions remain in force. The effective date of this addendum will be May 25, 2013.

Section 11. Pool Operation

The following changes will be made to the existing schedule. All other parts of this section remain in force. Pool will be open Memorial Day and July 4th under normal hours.

Glenloch

Saturday	1:00 pm – 6:00 pm
Sunday	1:00 pm – 6:00 pm
Monday	1:00 pm – 6:00 pm
Tuesday	1:00 pm – 6:00 pm
Wednesday	1:00 pm – 6:00 pm
Thursday	1:00 pm – 6:00 pm
Friday	1:00 pm – 6:00 pm

Section 19A. Pool Chemicals and Supplies:

Item #1 shall be removed and replaced with the following:

- "1. The following chemicals for safe and clean pool water shall be provided throughout the summer.

chlorine	diatomaceous earth
calcium chloride	soda ash
sodium bicarb	pool acid
stabilizer	

Note: If additional chemicals or labor are required to maintain or correct pool water chemistry due to failure or breakdown of Owner's equipment or loss of water due to a defect in Owner's pool or recirculation system, Company shall notify Owner of such breakdown or defect, and if Owner elects not to remedy problem Owner shall pay as an additional charge, the reasonable expense of all said additional chemicals and or labor."

Section 30. Payments

The annual contract price will now be \$245,780.00.

Matt Satterly
USA Pools

Authorized agent
City of Peachtree City

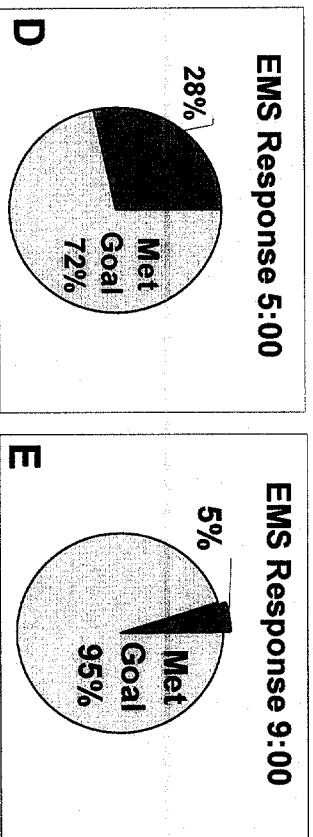
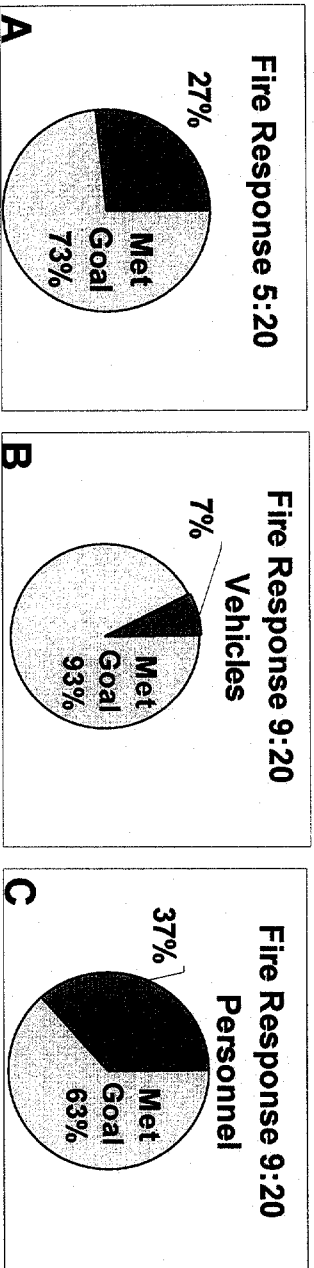
Date

PEACHTREE CITY FIRE/RESCUE

MONTHLY REPORT

January - March 2013

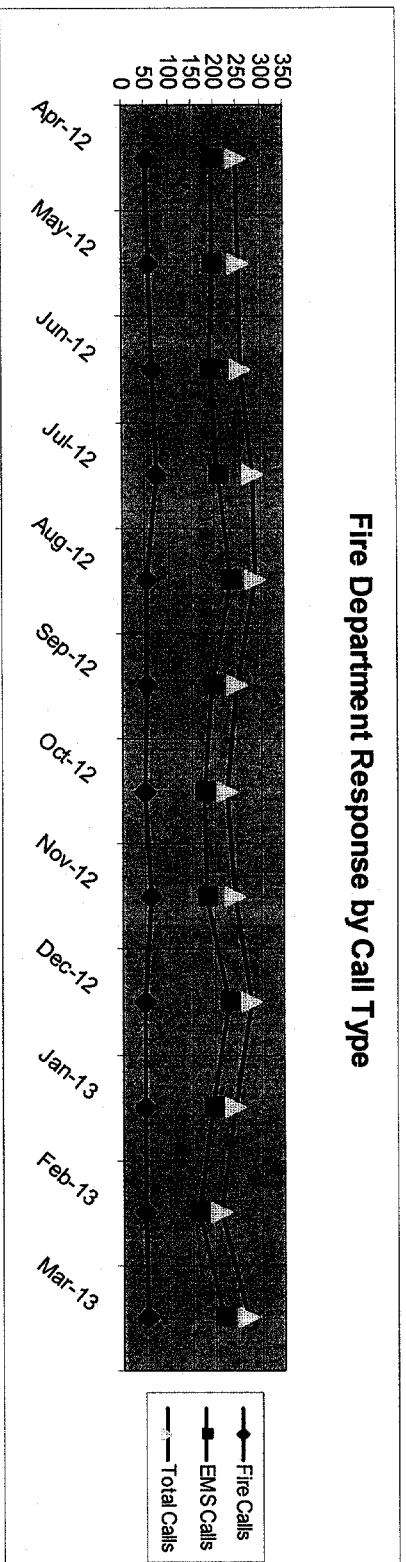
RESPONSE BENCHMARKS (12 MONTH LOOK-BACK) (April 12 – March 13)



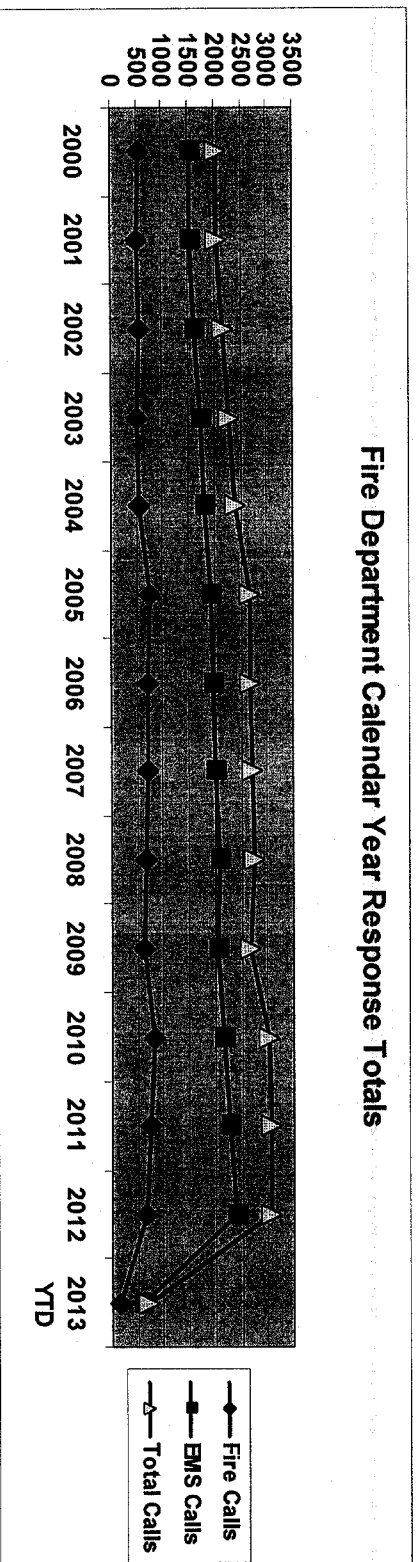
Benchmarks are based on NFPA 1710 Standards as follows:

- A) Fire Call: First arriving Engine Company arrives in 5 minutes 20 seconds from notification 90% of time. (Engine & 4 Firefighters)
- B) Fire Call: Initial full alarm assignment arrives in 9 minutes 20 seconds from notification 90% of time. (2 Engines, Aerial, Squad, Ambulance)
- C) Fire Call: Initial full alarm assignment arrives in 9 minutes 20 seconds from notification 90% of time. (15 Firefighters)
- D) EMS Call: First arriving EMS Unit arrives in 5 minutes from notification 90% of time. (EMS Unit & 2 EMTs/Paramedics)
- E) EMS Call: ALS Ambulance arrives in 9 minutes from notification 90% of time. (EMS Units & 4 EMTs/Paramedics)

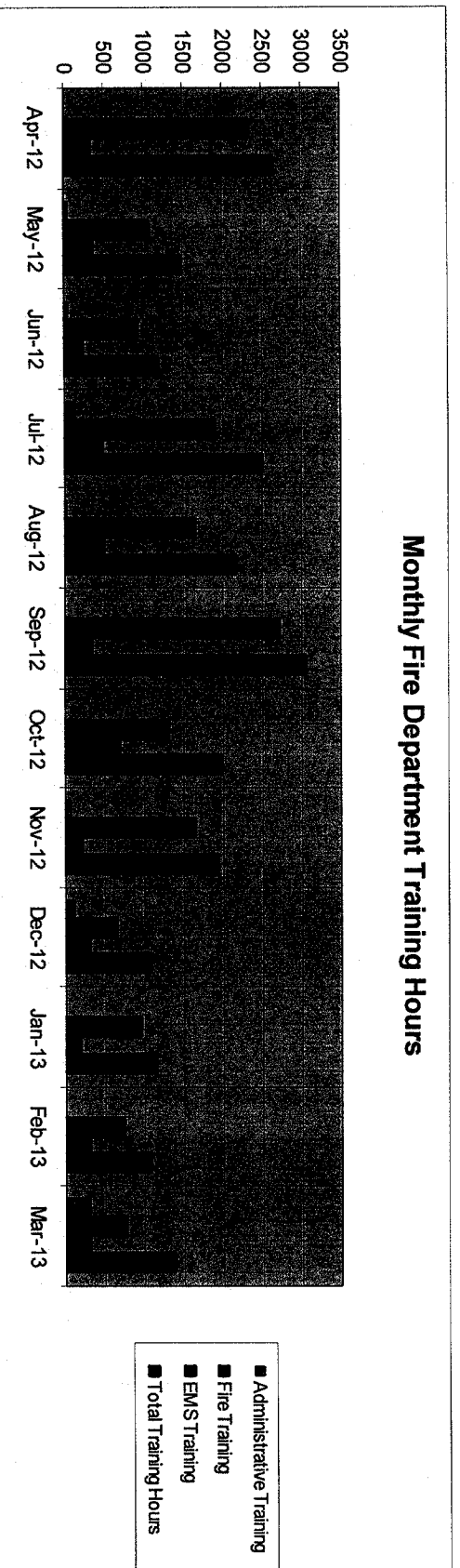
MONTHLY RESPONSES (Last 12 Months)



TOTAL ANNUAL RESPONSES (PAST 13 CALENDAR YEARS)

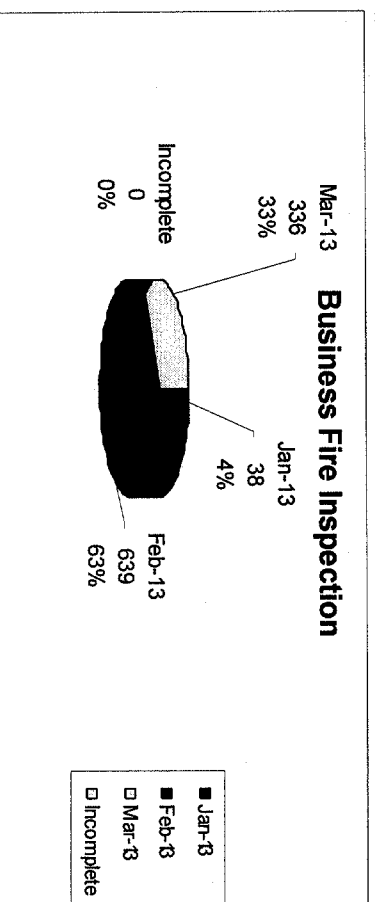


TRAINING HOURS (Last 12 Months)



QUARTERLY FOCUS AREA

Every Quarter the Fire Department has a different focus. This area of the monthly report will show where the department is in accomplishing its goal or requirement. The following are the focus areas and how many items must be completed or done per quarter. The charts will change with the quarter changes.



GOALS

Jan-Mar (Inspections-1013)
 Apr-Jun (Hydrants-1704)
 Jul-Sep (Pre-Plans- 1024)
 Oct-Dec (Public Education-3500)

CITY OF PEACHTREE CITY
RECREATION REVENUE
AS OF MARCH 31, 2013
WITH COMPARISONS TO March 31, 2010, 2011, & 2012

	ACTUAL THRU MARCH			ORIGINAL BUDGET FY 2013	BUDGET ADJUSTMENTS	CURRENT BUDGET FY 2013	ACTUAL THRU MARCH 2013
	FY 2010	FY 2011	FY 2012				
RECREATION REVENUE							
Program Fees - Recreation	\$ 57,751	\$ 62,415	\$ 59,807	\$ 187,533.00	\$ -	\$ 187,533	\$ 67,229
Program Fees - Kedron	56,779	67,001	69,945	188,268	-	188,268	56,011
Program Fees - Kedron Open Gym	-	-	-	17,275	-	17,275	8,252
Facility Maintenance Rec.- Athletic Assoc.	-	-	-	93,000	-	93,000	51,945
Facility Maintenance Ked- Athletic Assoc.	-	-	-	\$62,500	-	62,500	12,130
Facility Rental - Recreation	1,680	3,116	1,965	8,000	-	8,000	2,736
Facility Rental - Kedron	6,104	4,163	6,807	17,789	-	17,789	10,484
Program Fees - Pool Fees/Passes	43,537	60,623	16,580	96,042	-	96,042	23,515
Program Fees - Kedron Swim Teams	-	-	-	6,000	-	6,000	25,693
Program Fees - Kedron Swim Lessons	-	-	-	24,000	-	24,000	3,355
Program Fees - Rec Pool Revenue	-	-	1,666	12,000	-	12,000	1,000
	\$165,851	\$197,318	\$ 156,770	\$ 712,407	\$ -	\$ 712,407	\$ 262,350

Recreation Programming Notes- Our Spring catalogs were made available to the public beginning with our March classes. All new pool passes went on sale this month as well as all new Open Gym passes. Both Kedron pools were closed beginning March 11th so resurfacing could begin with an opening date scheduled for April 1st. Nike held a Basketball Camp at Kedron during March with roughly 16 participants. Our Adult Softball season began on March 11th with roughly 73 teams making up the league. Registration continued for our upcoming Adult Volleyball season.

Special Events Notes- CSU Planetarium was at Kedron on the 2nd for the public to participate. The Breast Cancer Walk was at Picnic Park on the 23rd. The Red Bird Run was at Crabapple on the 23rd as well. The Optimist Easter Egg Hunt was held at Shakerag Knoll on the 30th

Tournaments Notes- TCS held Track meets at Riley on the 2nd and the 9th. Oak Grove held their running race at their school on the 9th. We hosted a Echo Hockey Tournament at the Kedron Rink on the 15th through the 17th. We had BMX races on the 2nd, 16th and 23rd.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members
FROM: City Manager 
DATE: April 16, 2013
SUBJECT: Approve Matrix Consulting Group for City Public Safety Assessment
April 18, 2013 Council Meeting

RECOMMENDATION: That City Council authorize the City Manager to enter into an agreement with Matrix Consulting Group to conduct a Fire and Police Organizational and Operational Efficiency Analysis for \$65,000.00.

DISCUSSION: Request for Proposals (RFP) were sent to twenty potential proposers as well as posted to the City's website. Seven vendors submitted proposals.

Proposals were evaluated on the following criteria:

- | | |
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| • Quality and thoroughness of the proposal. | 20% |
| • Past experience, expertise and demonstrated ability to work with City staff. | 20% |
| • References and/or recommendations from past clients | 15% |
| • Costs associated with developing, preparing and presenting the study. | 25% |
| • Ability of the firm and the firm's subcontractors to provide the services requested as well as financial stability | 20% |

Staff members from various areas of the City spent time individually reviewing and rating the proposals; using the weighted criteria listed above, all four staff members rated Matrix Consulting Group, ICMA and Management Partners as the top scoring vendors. Staff members then met as a group to further review proposals and make a recommendation. While Matrix and ICMA were both well qualified, it was Matrix's repeated reference to employee input, usable deliverables, precise methodologies and an appropriate price point that caused their rating to be highest. In addition, reference checks have been positive for Matrix. For your information, a listing of the seven vendors is attached

Budget Impact:

The City did not budget for this analysis in fiscal year 2013. The current cost proposal is \$65,000.00. Staff recommends the Council approve the funds for this project come from general fund cash reserves.

RFP RESPONDENTS

Emergency Services Consulting International
The Novak Consulting Group
Management Partners
Matrix Consulting Group
MGT of America, Inc.
Paramount Solutions
ICMA

Wilsonville, OR
Cincinnati, OH
Cincinnati, OH
Mountain View, CA
Austin, TX
Woodstock, GA
Washington, DC