City Council of Peachtree City
Agenda
April 18, 2002
7:00 p.m

I. Pledge of Allegiance

II. Announcements, Awards, Special Recognition
Present 10-year pin to Dot Hayes and Recognize Retirement

Recognize Jim Kretchman as Employee of the Month for March and Scott Hicks as Supervisor of the Quarter

Recognize former Medical Advisor Dr. Bruce Perlman for 15 years of service

Ed Davis, President, West Georgia Inspectors Association (Building Official-City of Newnan)- $500 Safety Program Award-Building Dept

Recognize Wickus and Leone de Kock for obtaining U.S. Citizenship

Proclaim April 13-20 as National Library Week

III. Minutes
March 21, 2002 Regular Meeting Minutes
March 15-16, 2002 Retreat Minutes

IV. Monthly Reports

V. Consent Agenda
1. Consider Appointment to Fayette County Library Board
2. Consider School Board/Centennial Deed to 20-acre School Site
3. Consider Request from Panasonic to hold March of Dimes Car Wash

VI. Old Agenda Items

10-01-10	Budget Reduction Update
01-02-05	Discussion on GEM/NEV Vehicles
02-02-17	Discussion on Results of Workshop on Sports and Entertainment Opportunities
02-02-03	Consider Amendment to Intergovernmental Agreement with the Development Authority
01-02-11	Consider Amendment to Intergovernmental Agreement with the Airport Authority

VII. New Agenda Items

04-02-01	Alcohol License – NEW – Chopsticks
04-02-02	Alcohol License – NEW – Casa Vieja of GA, Inc.
04-02-03	Public Hearing – Variance – Ashton Park
04-02-04	Public Hearing – Variance – Ashley Way
04-02-05	Public Hearing – Variance – Surrey Trail
04-02-06	Consider Traffic Calming Actions for Golfview Drive
04-02-07	Consider Funding for Wings Over Peachtree City Airshow
04-02-08	Consider Resolution on Jail Impact Fees
04-02-09	Consider Resolution to Provide Local Match for the LCI Initiative Study Implementation Program

VIII. Council/Staff Topics

IX. Executive Session

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

City Council of Peachtree City
Minutes of Meeting
March 21, 2002
7 p.m.

The City Council of Peachtree City met Thursday, March 21, 2002, in the City Hall Council Chambers. Mayor Brown called the meeting to order at 7:00 p.m. Other Council Members present were: Annie McMenamin, Steve Rapson, Dan Tennant, and Murray Weed.

Announcements, Awards, Special Recognition
Brown recognized Building Inspector Ursula Todd as the Employee of the Month for February.

Approval of Minutes
McMenamin moved to approve the February 21 minutes with changes. Tennant seconded. The motion carried unanimously.

Rapson moved to approve the March 7 minutes. McMenamin seconded. The motion carried unanimously.

Consent Agenda
1. Adoption of Short Term Work Program/Capital Improvement Element
2. Consider Reclassification of Purchasing Agent Position

Basinger commented that the Finance Director was obviously the senior person, but the only other management person in the department was the purchasing agent. If the reclassification were approved, the purchasing agent would also serve as the assistant finance director. Basinger continued that the Finance Director was the only person with knowledge of City finances and there had been two changes in the position in last few years. A back up was needed if the Finance Director was sick, or left, or whatever. Someone was needed who could step in and take over if necessary. Basinger said the position was long overdue. Since the purchasing agent and budget analyst positions were both vacant at this time, Basinger encouraged Council to consider the reclassification and take action. Basinger continued that with the GASB regulations and the increase in the budget, the workload had grown and was not an eight-hour a day job anymore.

Rapson said he agreed with what staff wanted to do. With the purchasing agent retiring and the loss of another key person, he said he would like for Salvatore to have more latitude. He wanted to give Salvatore the ability to make either the budget analyst or purchasing agent an assistant finance director, depending on their qualifications.

Weed asked if creating the position would have a detrimental effect on this year's budget. If so, he said the Finance Department would have to fund the position out of its own budget. He asked if there had been any thought given to enhancing the purchasing specialist's job.

Basinger said the department was going through significant changes in the process now and he could not answer Weed's questions. He did not know if there would be an increase or decrease in responsibility. Since the City had gone to centralized purchasing 10-12 years ago, there had been two people in purchasing. Staff would need to look at the purchasing specialist's job, but the process was not finished yet.

Rapson and McMenamin agreed they would like to give Salvatore the latitude to make either the budget analyst or the purchasing agent the assistant finance director, depending up on the qualifications.

Rapson moved to approve the consent agenda with guidance to Finance regarding the purchasing agent's position. Weed seconded. The motion carried unanimously.

Old Agenda Items

01-02-05 Discussion on GEM/NEV Vehicles

Brown noted a memo received from Bill Wood, the attorney for General Electric Motorcars (GEM). House Bill 1439 allowed for the tax credit and was looking good. House Bill 1389 was floundering and had not gotten out of committee. Tennant moved to extend the GEM/NEV extension for another 30 days. Brown seconded. Weed commented that HB 1389 had come out of the House favorably according to Smith, Gambrell, and Russell, Wood's law firm. The motion carried unanimously.

03-02-01 Consider Amendments to Parking Ordinance – Commerce Drive

Brown read a letter he had received from J.D. Holmes, the owner of Gold's Gym, regarding the parking situation on Commerce Drive and requesting the item be continued due to his inability to attend the meeting. McMenamin said there were a couple of ways to handle the item. Council could defer to Holmes and move the discussion and the vote to another meeting. She continued that she had driven by the location several times at different times of the day. She found it interesting that people parked in the street when there were spaces available in the parking lot. McMenamin said it was not in the best interests of the City to encourage on-street parking in a commercial district. She asked what the possibility was of Holmes' buying another piece of property and using it for parking. McMenamin said she did not want to encourage day care parking on the gym side of the street. The parking detracted from the professional look of the area. McMenamin said Council should do all it could to encourage no on-street parking in the area.

Steve Samson, owner and builder of the Prudential office building, told Council the building was close to completion and he had been watching the parking situation during the construction phase. He showed Council photos he had taken of the street at various times of during one day. At one point in time, he counted 18 empty spaces in the parking lot at the gym and two empty spaces in the day care center lot. At that time, there were 6 to 8 vehicles parked on both sides of the street. He said it appeared people did not want to park in the gym parking lot because of possible damage to their cars. Samson said he chose the Commerce Drive site for his building because it was perfect for the people he was targeting. He had followed the ordinance for parking, one space for each 300 square feet of the building, and had added four additional spots. He said he had looked at the square footage of the Gold's Gym building and the number of parking spots in the lot was close to what was required by the ordinance. The day care center lot was short a few spaces.

Samson continued that he did not see parking on either side of the street as being in the best interests of the area. He said the parking today was light and he had seen it much worse. Samson said it was expensive to buy additional land for parking, but why park on the street when there were spaces in the lot. He would rather have a clean street. Approving on street parking at that end of Commerce would be approving on street parking for all of Westpark. Samson added he had quite an investment in his building with the parking lot and the landscaping.

Tennant asked Samson if he had any way to ensure his lot was used only by his tenants and their guests. Samson replied no and that leasing parking would depend on who his tenants were. Samson said he just wanted to keep the area nice and clean. He owned buildings in other areas where on street parking was allowed and it was a nuisance.

McMenamin said it was important to Council that small businesses prospered and grew because that showed a healthy economy. However, one business' growth should not impact other businesses. If parking was allowed on one side of the street, it would continue into the cul-de-sac and that would be a mistake.

Rapson said he hated the fact that Holmes was not at the meeting to give his side. Rapson referred to the Fire Chief Lohr's report that stated the area could be accessed with parking restricted to one side. If a fire struck stopped in front of the day care center, there would be no access to the street for other vehicles at all. Rapson stated that was clearly a safety situation and he was not in favor of tabling the ordinance amendment and giving anyone false hope.

McMenamin added that allowing parking on one side of the street would mean that parking would continue into the cul-de-sac, which would cut down on a fire truck's ability to turn in the cul-de-sac.

Tennant said Council had been given false information at the March 7 meeting. He was in favor of restricting parking to one side of the street and probably altogether. Weed said it could be included in the motion that Council considered Holmes' letter and Holmes' comments could be included in the motion.

Rapson pointed out that the ordinance was clear about on street parking. Business owners had to have adequate parking. Rapson instructed staff that if someone at the podium gave incorrect misleading information that staff should raise their hand and let Council know. He said sometimes the members of Council were swayed by emotion and sometimes they were given misleading information.

Brown said the buffer ordinance had been in effect prior to the purchase of the Gold's Gym property. He cautioned business owners to buy the necessary land when building something that would attract a lot of people.

Tennant said he was grateful to have received Holmes' response. He moved to add Section 78-24 to prohibit parking on Commerce Drive North. Rapson seconded.

Weed asked Lohr for his official opinion. Lohr said parking on both sides of the street was not safe, but he was willing to live with parking on one side of the street. The City Code does not allow on street parking. If the builder said he could not get his equipment down the street, Lohr said he did not know how he would get a fire truck down the street with parking on both sides.

Brown said he was not opposed to parallel parking, which was a valid use in some places. However, it was not appropriate in this instance. McMenamin wanted it reflected in the minutes that the parking restriction was borne out of overriding safety concerns. Tennant agreed with McMenamin and said safety was the impetus. The motion carried unanimously.

Rapson encouraged the Police Department and Code Enforcement to go by the businesses on Commerce Drive North and talk to them regarding the parking restriction.

New Agenda Items

03-02-02 Public Hearing – Variance – Jet Limo Tract, Falcon Field

Mike Lorber represented the applicant, V. Michael Rossetti, manager of JetLimo, LLC. The tract was a 4.9-acre parcel in the Airport district at the corner of Falcon Drive, Echo Court, and Victory Road. The project included two 20,000 square-foot warehouses with parking in front, as well as a private hangar and warehouse facilities. Lorber said they wanted to reduce the front setback from 50 feet to 30 feet. The owner bought the property in late 2000 and brought the plan to the City in February 2001. At that time, the owner wanted to rezone the parcel from GC to LUC, which would have settled the setback issue. The rezoning was denied by the Planning Commission and wasn't taken to Council. The general feeling was if the property was rezoned, it would open a Pandora's box of rezonings, so the rezoning was dropped. The project was pursued with the 50-foot setbacks. The site had been cleared and was ready for construction Lorber said staff and the Planning Commission had basically directed them to come back later during the process to ask for the variance.

Lorber told Council that Plan A was what the company wanted to develop now and Plan B was what the company wanted to develop in the future. He explained that the difference between the two plans was that the 30-foot setback provided more parking in front and a service drive that connected the parking lots of the two buildings. The setback reduction would eliminate the cut on Victory Road through the tree buffer. He said it was a reasonable use of the property. Plan A's impervious surface would be 53% of the site. Lorber added that 56% of the property would be impervious surface with Plan B.

Rapson asked the reason for the connection between the two parking lots. Lorber said if the same tenant had space in both buildings, the connection allowed them to get to the docks without having to get back on the road. Lorber said it was an obvious connection.

Tennant asked Lorber to expound on the tree buffer. Lorber pointed out the tree save areas and the connection they would need without the variance and its location in a tree save area.

McMenamin asked Lorber to respond to the increased intensity of the site if the setback variance were granted. Lorber said they felt 56% of impervious surface was reasonable and was not an intense use of the property. He added that the committees (development committees) were looking at 55%. There was enough land for two warehouses. Lorber continued that the parcel would not be the only one in the Airport Park without a 50-foot buffer. The other parcel was across Falcon Drive. Council would not be setting a precedent by granting the variance; it had already been done. He said they were looking at putting 140 trees back on the property. If the variance were approved, an additional 100 trees would be added to the property.

Mike Rossetti, a principal in Jet Limo, told Council it was an unusual design for the lot, bounded almost ¾ of the way by City streets. He added that the 50-foot buffer took away one and one-quarter acres of the lot, which he said was excessive. Rossetti said his main argument that the 50-foot setback represented a substantial taking of the lot. The use the company proposed was not purely industrial, but a mix of office and industrial. More office space had been leased so more parking was needed so there would be no on-street parking. Tennant asked how many parking spaces would be added if the variance were granted. Rossetti answered 23 spaces.

Developmental Services Director Jim Williams told Council that staff was against the variance for a lot of good reasons. There weren't too many exceptions to the 50-foot setback, which provided quality to a development. Williams said a plan with the 50-foot setback had been through the Planning Commission and been approved. Williams said it was a dollars and cents issue. Developers wanted to use as much land as they could and he could sympathize. Williams continued that if they wanted to save the cut from the front warehouse to the street it could be done. There was another cut on Falcon Drive. Williams said there wasn't enough justification for the variance and thought it would set an unfortunate precedent. Williams said he saw the same situation over and over again.

Tennant asked Williams to clarify a precedent. Rossetti had pointed to the parcel across the street from Jet Limo. Williams said it could be possible, but he needed to check the parcel. He added there could be one or two parcels that did not have a 50-foot setback. Williams said those setbacks were not done by a strict act of Council, but by a mistake of someone doing the plan review. Williams stated that action by Council set precedent.

Rapson said there were not a lot of trees in the area and asked how there could be a tree save. Williams said there were not a lot of trees, but the purpose of the 50-foot setback was to plant trees. Rapson continued that the bottom line was GI required a 50-foot setback with no parking. Rapson asked Williams why the plan did not go back before the Planning Commission, rather than coming before Council, if the approved plan had been changed. Williams said the applicant was correct in the process used. They originally wanted to rezone the property to another category with less of a setback. They wanted the variance for more efficient use of the property.

Weed presented a motion and findings, which addressed the three issues to be considered by Council. The first issue was whether or not special circumstances contributing to the request were peculiar to the parcel. Weed believed Council found no special circumstances and that the internal connection was not necessary in this case. Weed said the curb cut to Victory Road could still be eliminated. The second issue Council looked at was whether or not denial of the variance was a hardship for the applicant. Weed said he had heard no evidence that it would be a hardship and pointed out a plan had been approved by the Planning Commission that did not need a variance. The third issue was whether or not the request violated any ordinances. Weed said that although the applicant did not intend to violate the requirements of the ordinance, he originally requested a rezoning so he could have a more intensive use of the property. Weed moved to deny the variance request based on the failure to meet the standards required by the ordinance. Rapson seconded.

Tennant referred to the last sentence of the staff position paper and asked Williams to be specific about the intensity of the development. Williams said the only real open space effective for landscaping was the 50-foot strip in front. There were other parts of the property that weren't paved, but the only real open space for effective landscaping was the 50-foot strip. The purpose of the variance request was to use a portion of the 50-foot strip for development of the site, which would have to be at the expense of the open space.

The motion carried 4—1 (Tennant).

03-02-03 Consider Clayton State Satellite Center

Brown commented that Council had been approached on this issue at the Retreat and had asked for more specific details from Chris Clark of the Fayette County Development Authority (FCDA). Clark gave the Council Members a letter, not a legal agreement, that addressed the legal issues and went over the legal aspects and the furnishings needed for the satellite center, which would be located in 3,000 square feet of office space in the Tennis Center expansion. Clark told Council the County had tried to get a university program located in the County since 1984. Getting a university center in the County became a priority of the FCDA board. In January, the FCDA board agreed to provide seed money for the facility. Clark and local real estate agents set out to find about 3,000 square feet that could be used. They scoured Peachtree City for free office space, or $2 per square foot space. Clark said he was about at the end of his rope when Virgil Christian, the executive director of the Development Authority of Peachtree City (DAPC), called with an offer of space in the Tennis Center. Clark said Council had wanted the authorities to think out of the box and agreed everything had happened quickly. The Tennis Center expansion was still under construction and the longer it took to make a decision, the more it would cost to go back in and build out the space.

The satellite center would use 3,500 square feet of office space on a year-to-year basis with a five-year expectancy. Any profit after the first year of operation would be split 50/50 with the controlling agency, and whether it would be between the FCDA, DAPC, or the Tennis Center was yet to be determined. Once the satellite center was running, a stand-alone building, such as the one under construction in Rockdale County, would be looked at. Clark said it usually took about five years for a program to get to a stand-alone building, but he felt it would take less time in Fayette County. The FCDA had agreed to put up $50,000 for the build-out at the Tennis Center. The Chamber of Commerce had offered to find corporate funds and sponsors to finish the build-out so it would not be a burden on the taxpayers. Newnan Utilities agreed to donate the necessary wiring, valued at about $40,000, at no cost. The biggest concerns so far were parking and traffic. Clark met with the vice-president of finance and legal issues and the vice-president who would be in charge of the facility at Clayton College and State University and they had discussed the concerns. Clark read a portion of the letter that addressed the legal issues. Classes would be scheduled during slow times at the Tennis Center and no on-site classes would be scheduled during tennis tournaments and special events. In the event of an unplanned event being offered to the Tennis Center, the FCDA would work to find alternate classroom space. Clark said the university had been asked to prioritize the class scheduling so classes could be worked around peak traffic times.

Clark continued that the university planned to offer two credit classes four days a week at first. The center would include two small administrative offices, one 35-seat classroom with folding tables, one 12-seat model classroom with data ports so on-line classes could be offered, and a small 6—8 person conference room. Clark added that some Clayton State retirees who lived in Planterra had already volunteered to staff the site. The center would also house a Small Business Development Center (SBDC). Clark said this would be the first time a small business resource center would be located in Fayette County. Currently, Clayton State is the SBDC provider and County business people had to drive to Morrow to take classes. The Clayton SBDC served five counties and a majority of Fayette's participants were from Peachtree City. Thirty percent of the SBDC's consultancy was in Fayette County. The local industries would be approached regarding their needs and non-credit courses would be offered first, then credit courses. Clark said Mayor Brown had also already made in-roads with West Georgia regarding MBA classes. When the needs were demonstrated, Clayton State would try to bring who was needed to meet them. Clark continued that there was a lot of synergy and they had been overwhelmed by the support. The DAPC had really stepped up. An advisory council for the university center would be set up so it would not be left to Clayton State alone to make decisions. The advisory council would be composed of a representative from the Fayette County Board of Commissioners, the Peachtree City City Council, both the FCDA and the DAPC, the Chamber of Commerce, the School Board, Clayton State with an employee of the university that lived here, and two citizen appointees. The group would be tied in with the university and the community and would be working on a plan to move forward.

Tennant told Clark it was an exciting proposal and an appealing idea. He wondered if the urgency was worth it, or if Council should wait and see. He asked Clark if there would be any additional costs if the university center were done five or six months from now, as opposed to the next 30 days. Clark said he did not know what the costs would be, but if they waited to do the build-out another crew would have to be hired and that would cost additional money. Clayton State wanted to be able to offer classes in the fall and felt they could accomplish it on their end if the FCDA could do what needed to be done on its end. Tennant asked what the worst-case scenario was as far as parking was concerned since as many as 60 people could attend classes at one time. Clark said 180 parking spaces would be added at the Tennis Center and only six courts were added. The Tennis Center and the university would work together on scheduling. If the pre-planning was done right, Clark did not see a problem with parking during peak times at the Tennis Center. Tennant asked Christian what the capacity of the Tennis Center restaurant would be. Christian answered 50 people.

Brown asked how much of the parking lot was removed due to the expansion. Christian said during the worst-case scenario the Tennis Center employees could park in the easement. He did not want a situation where parking was a problem and would not have that kind of situation. He added that the covered courts would be used mainly when it was raining, so the other courts probably would not be used. Christian said the DAPC wanted the university center in the Tennis Center. The reason to do this was for the citizens of the community. Brown said everyone was excited about the project and wanted the component. He said the Tennis Center parking lot was usually full on Saturday and asked how that would affect Saturday classes. Clark answered that Saturday classes were not even in the outlook for the first two years.

Rapson stated he would abstain from the vote on the university center due to the lawsuit filed against the DAPC by his wife. Rapson said he liked the small business development center idea.

He felt the Chamber did not need Council approval to do anything in that regard with the DAPC. Rapson recalled that Rockdale County's university center started by holding classes in the schools, then got to the point where the center wanted to offer day classes. At that time the center had 300 students, but the Board of Regents did not agree to build the university center until 1,200 students were enrolled. Rapson asked how Fayette County would get from Point A to Point B. His concern was capacity.

Clark answered there would obviously have to be some creative scheduling and there were other opportunities for class space when needed, such as the Nazarene Church in Peachtree City and the top floor of the Chamber of Commerce building. Clark continued that the School Board was supportive. There was a shortage of trained healthcare professionals and there was some synergy with Fayette Community Hospital. Clayton State was already talking to the hospital about space for classes as well. Clark reiterated that Clayton State wanted this university center to work.

Rapson noted that he was a bean counter and said the center had to be self-supporting. Thirty percent of the funding for the center came from tuition, according to Clayton State. He asked Clark where the remaining 70% would come from. Clark said the remaining funding came from contract classes with industry, business, and government for continuing education.

Tennant told Clark he understood various people had been working on getting a university center for 20 years. He asked why the public schools weren't considered for a location. Tennant said he understood there were some psychological barriers to holding the classes in schools, but asked Clark if there was any history on why there had been no success in using the public schools as a location. Clark said Clayton State had made an endeavor in the school system in the late 1980s and early 1990s. Randy Hayes explained that the classes had been held at the LaFayette Education Center, then Fayette County High School, with the County's Alternative School. It was not a good mix and there wasn't a lot of support from the Board of Education. Hayes said Gordon College and Griffin Tech held classes at LaFayette, but they were for the high school students.

McMenamin commented that the intent had always been to put the university center in the industrial park area. She remarked that for so many years they had come very close without anything coming to fruition. The City would be remiss in not grabbing the opportunity this time. McMenamin added getting the university center would be an opportunity for the County to shine.

Clark said that one of the areas the County needed to look at for economic development was how far people had to drive for training. The university center might not be the University of North Carolina, but it got the County closer. Clark continued that it was hard to put a number on having the university center and it was also hard to put a value on the impact the university center would have on quality of life. Clark agreed it had happened quickly, but said the County needed to grab the opportunity. Clark asked Council for support and to allow the DAPC to draw up an agreement. He said $14,960 was still needed for furnishings.

Lindsey said there would need to be a lease between the DAPC and Clayton State. Christian said the DAPC wanted Council to be a partner.

Margie Swart told Council she loved the idea of a university center, but she had hoped there would be a lot more discussion before deciding on the location. She read a list of course offered by Clayton State at other university centers and asked why one of the public schools could not be used. She said that would leave the Tennis Center space for City recreation programs and that it was more suitable for use by the Recreation Department. The Tennis Center space seemed awfully small for what was being proposed. Swart added she was a little suspect of the idea since there was a possibility the Tennis Center might be separated from the DAPC.

McMenamin said the timing was perfect and a delay in making a decision would delay the university center for a semester or a quarter. Tennant said that it appeared the DAPC did not need the blessing of Council. Christian said the DAPC desired Council's blessing. Tennant continued that for a $15,000 investment he would rather Council be part of the university center. Big ideas started from little ideas. Tennant said he would rather Council got on board than be in an antagonistic relationship. Rapson asked Lindsey how it would affect the City if the DAPC entered into an agreement, and then the university went broke. Lindsey said he had talked to Mark Oldenburg, the DAPC attorney, and understood the lease could only be on a year-to-year basis. Lindsey said he did not believe there were any financial entanglements, but the City should retain ownership of the furnishings. Lindsey said all of this could be done through legal documentation. Lindsey added everyone agreed with the core concepts, but there were no contracts before them.

Christian pointed out that FCDA was putting in $50,000 and there would be $40,000 in smart wiring put in for free. If the university center did not work out, then the space could possibly go to the Recreation Department. Weed asked Christian what the original plans for space included. Christian said the Georgia Tennis Association had originally been approached to rent the space and its board split 3-2 on the vote and did not take the space. He then approached several other tennis organizations that did not choose to not take the space. Christian said he thought the space would be tennis-related.

Weed said he had faith the university center would be a very successful program, but he thought everyone was selling the program short. He felt it would be like putting a very large foot into a small shoe.

Clark said it might make sense to put the university center in the schools, but the classrooms could not be used during the day. Clark said he was the link between the business community and the government. Clark continued that he had spoken with the Clayton State vice-president that morning and the vice-president said the County needed to own the furnishings. Clark explained that Clayton State would like a larger space, but the Tennis Center was offering all the space the university could handle at this time. The university center had to support itself. Clark added that two real estate brokers had been looking for a location since January. The Tennis Center was not ideal, but it might be the best deal.

Brown said he was excited about the concept and was willing to take a shot. He added that he would have liked to talk to the school board, but there was not enough time. Tennant pointed out the County was kicking in $50,000 and suggested that Starr's Mill High School might be used in conjunction with the Tennis Center space. Rapson said the university center was good out of the box thinking and he was not opposed to going out from the City perspective and leasing enough space to get the university center from Point A to Point B. His concern was getting there.

McMenamin moved to approve the university center concept and to take $15,000 out of Council Contingency to be used to assist with furnishings and let the Development Authority and Tennis Center move forward with Clayton State. Tennant seconded.

Marsha Cole, owner of a small business and a member of the Fayette County Chamber of Commerce, addressed Council concerning the university center. She explained that the Chamber of Commerce had taken a serious look at small businesses in the County and had made great strides in supporting the businesses. Her company was the first Small Business Company of the Year for Fayette County. Her company sponsored the last Small Business Council luncheon meeting. They planned for 60 people and 120 showed up. She continued that her employees needed a SMART building for training. She had 10 people who needed computer training and did not want to go to a high school to get it. That was a negative concept. Cole hoped the university center outgrew the Tennis Center space in a year. A university center was a community need and the Chamber and the small businesses were behind it.

Clark stated that if Clayton State had wanted to go into the County's schools, the college would have done that. He continued that the schools were not Clayton State's preference for the demographics in Fayette County. During the day, the university center could not offer computer classes or contract classes if it were located in the schools.

Rapson said he would abstain from the vote due to his wife's lawsuit against the DAPC.

Brown said the County had pushed for a university center for a long time and he thought it was well worth taking the shot. The trouble that Brown foresaw was that the facility would be outgrown quickly. Tennant said the benefit of that situation would be one of strength in getting a building for the university center.

Weed clarified the motion. Since there was no written agreement, Weed said he took it that the motion in no way made a commitment to an agreement that did not exist. Weed thought the university center was a wonderful idea. Weed continued that the DAPC was doing what Council had wanted them to do and he would not criticize them for that. Weed said he also believed the university center would outgrow its space in the first two years. Weed noted that Council was elected to ask questions and as long as he was on Council they would ask questions no matter how long it took.

Lindsey asked McMenamin to specify what the $15,000 in her motion would be for. McMenamin said the money would be for university furnishings owned by the City and referred to the list provided by the FCDA. Lindsey suggested McMenamin include the furnishings per the attached list. McMenamin amended her motion. Tenant seconded. The motion carried 4-0-1 (Rapson abstaining). McMenamin and Tennant thanked Clark and Christian for their leadership.

Council/Staff Topics

The Mayor extended condolences to City Manager Basinger and his family on the death of Basinger's father-in-law. Tennant expressed sympathy to The Citizen on the death of Editor Dave Hamrick.

Basinger announced that the Golf Cart Committee would meet Thursday, April 18, 6 p.m., at City Hall.

The Council meeting on Thursday, April 4, was cancelled.

Brown said there were two real estate items and one legal item for executive session. Tennant moved to recess from the regular meeting and reconvene in executive session. McMenamn seconded. The motion carried unanimously.

Brown moved to recess out of executive session and reconvene the regular meeting. Tennant seconded. The motion carried unanimously.

There being no further business to discuss, Brown moved to adjourn the meeting. Tennant seconded. The motion carried unanimously. The meeting adjourned at 11:20 p.m.

Pamela Dufresne, Recording Secretary

Stephen D. Brown, Mayor

Jane Miller, City Clerk

2002 CITY COUNCIL RETREAT
MINUTES
March 15 – 16, 2002
Wyndham Peachtree Conference Center

Friday, March 15, 2002

Mayor Brown called the meeting to order at 8:00 a.m. Other Council Members present were Annie McMenamin, Steve Rapson, Dan Tennant, and Murray Weed.

1. Council Discussion/Added Agenda Items

2. Discuss Council Vision for Spending Priorities

Brown asked Council to come up with a rationale for spending priorities since it would be a tight budget year. Brown's list of spending priorities included Essential Public Safety Facilities and Equipment, Infrastructure Improvements (SR-54 Livable Centers Initiative and Resurfacing of City Streets and Cart Paths), Acquisition of Greenspace Land, Administrative Facilities and Equipment, Recreational Facilities and Equipment, and Increases in the Operating Budget.

McMenamin said there was ample time to set priorities during budget reviews when Council had all the information before them. Brown said it was a continuous process and that Council needed a spending philosophy regarding what was important to Council. Brown cited for example certain properties the City wanted to acquire that would not be available a few years from now. He said the properties were commercial and would be too expensive for the City to buy. Rapson commented that when he was the City's budget director he always thought Retreat was a good time to get a "heads up" on spending issues. He continued that it would be nice for Finance Director Paul Salvatore to know what was important in March rather than August when he was trying to look at the tax digest.

Brown continued that he was not saying they should establish specific projects, but rather what direction they should be going. He said Council should look at where they wanted the City to be in 25 years and how they would get there. He did not want to raise taxes. Rapson said there was already a sound five-year PIP and they would not have to raise taxes. They would have to look at how the revenues were impacted. Once the revenue streams were evaluated they would know what money they had, then they could go to actuals. They had to realize there were no sacred cows. They should look at the capital program and staffing, then look at the millage rate.

McMenamin noted that Council did not know what public safety and health would tell them. She agreed that valuable land should be worked into the budget, but it should not be a priority. Brown said that what was in the five-year plan now might not be what Council wanted in five years. The PIP might need to shift to take advantage of something. McMenamin told Brown he would see that things changed and priorities shifted. Rapson said the LCI plans and greenspace needed to be jumped on while the opportunity was there. McMenamin said that was being worked on. Weed said he did not happen to care for Brown's list of priorities. He did not disagree with the list, just the order of the priorities. All of the items were important and should be in some priority.

3. Reevaluate Cash Reserve Fund Balance Policy

Rapson said he wanted to look at the policy and was concerned from a credit agency rating point-of-view. His concerns after talking with Salvatore were cash flow, revenue stabilization, and the contingency fund. Rapson proposed the City go to a 2-month reserve. He explained the $4 million was a 28% reserve and was too large for a city this size. Usually a cash reserve that large was for cities/counties that ran large utilities. Rapson said he agreed with Salvatore that 5% was not enough for a PIP reserve. He said $800,000 in the Self-Insurance Fund was enough for now and the future goal should be $1 million.

Rapson said the City's reserves should be $3.8 million, or 16.67%. Rapson continued that the average citizen would say that was too much. He recommended lowering cash flow, revenue stabilization, and Council Contingency to 16%, which had the impact of shifting from reserve policy to $1.7 million. To remain solvent in 2004, there would have to be a 16.2% increase in the millage. If the reserves were reduced, the millage rate could stay flat. From a true cash perspective, the City wanted to be at 16.67%. If they were addressing what rating agencies looked at, the City was well above that.

Rapson said he would like Salvatore to re-draft CAR 11-2 with those recommendations. McMenamin said this was an opportunity to get input from Salvatore and from the directors and chiefs. Rapson said the only person really impacted was Salvatore. Salvatore said this was something he needed to discuss with City Manager Jim Basinger before cutting the reserves $1 million or more. Brown said he saw merit to what Rapson was saying. Rapson said to let Salvatore talk to Basinger, and then Basinger could talk to him. He did not think it would be a problem.

Tennant asked, if Rapson's recommendation provided for millage rate stability, did that mean the millage rate would not be raised for five years. Rapson said yes. He added that Salvatore did not want to propose millage rate increases, but to fund the cash reserve balances he had to do that.

4. Discuss creation of $50,000 Match Grant Fund to Encourage and Leverage Federal and State Grants

Rapson stated he wanted the directors and chiefs to actively pursue grants. They were to some extent penalized when they sought cash match grants so he wanted a grant match fund on the operating side of the house with $50,000. He wanted another bucket of money so those grant dollars could be leveraged. The purpose of the fund was so the City could apply for grants that were not in-kind.

McMenamin pointed out that sometimes the operational costs were more than the City could afford. Rapson agreed and said the City could get the grant money, but if it cost $300,000 a year to operate something, then that cost would be forever. Rapson said he agreed with McMenamin and wanted any grant applications to come before Council so Council could look at them. McMenamin added she was also concerned if Council needed the funds for something else. Brown said the funds could be re-directed. Rapson continued that some funds could be put in an account to accrue interest. Weed asked Rapson where he got the $50,000 figure for the fund. Rapson said he just wanted to make sure it was adequately funded.

Leisure Services Director Randy Gaddo said his department had tried for several grants but found that the City did not qualify for them because of participation in the school lunch program. Finding grants and putting them together was an art. The City also needed to look at how to package grants. Rapson agreed and said after the grant money started to come in the City could hire a grants person. The City would have to be able to offer a competitive salary. Brown said the grant process was hard, some with more than 300 pages of paperwork. He said he would talk to GMA about simplifying the process. Weed noted that the All Children's Playground had applied for grants and found the City was punished because it did not have some of the problems other cities faced.

5. Discuss Freeze on Tax Assessment for Homeowners Age 70-Plus

Brown explained that a good number of seniors in the City were talking about moving to Senoia or Sharpsburg. They were feeling price pressured and felt they could still enjoy the City's amenities, but would have lower taxes elsewhere. DeKalb County was interested in the same thing. Brown said it was a balance and that seniors were important to the community. If more could be brought in, the community would be much better off. Seniors owned homes, had no children in the school system, were not on the roads during rush hour, and did not commit crimes. Enabling legislation was required to put a freeze on tax assessments for senior homeowners.

City Attorney Rick Lindsey said it would have to go through the legislature, and then a referendum. It would be 2004 at the earliest before it would get done. Salvatore added that he had talked to Fayette County Tax Commissioner George Wingo and Wingo said there was also an income requirement with a sliding scale.

Brown said he chose the age of 70 just to lessen the strain on the budget. He had tried to find a happy medium so it would not be so painful for the City. Jim Toombs commented that it was a "feel good" thing and they were talking about pennies on the dollar. McMenamin said money would have to be spent on a referendum and it should be done during an election year. She said Council had to look at what would be gained and lost.

Weed pointed out that no one had done an economic model. Rapson said it would not happen unless the people of Peachtree City wanted it. He said it was not a lot of money for the City, but was a quality of life issue for some seniors.

Gary Rower asked if the numbers had been mean tested. If income was a factor, then the numbers were invalid because of the economic status of the people involved. There might be 1,200 seniors, but only 300 might be involved. Rapson said he did not care if it was 300 or 1,200 people, it was a quality of life issue for those 300 people.

Weed said it would be a good economic tool for the Development Authority. Tennant noted his father, who was in his seventies, called such tax assessments a "feel good" measure that could send a negative message to working people. It was giving a special break to a special interest group. McMenamin pointed out that seniors were buying needs, not wants, and did not contribute as much to the community. She reiterated that she hoped the referendum would be done at election time so it was not an extra expense. Rapson continued that the bottom line was that if people did not want it, it would not go.

6. Discuss Costs to be Included in Total Costs of Capital Projects

Rapson explained that he wanted to know all of the costs associated with a project. He used the Westside fire station for an example, which included the associated costs, such as equipment and operating costs. Council would know the true cost of a project. The City might be able to afford to build the project, but not to provide the operating costs. It would allow Council to make sound financial decisions. McMenamin agreed. Rapson added it would also give guidance on things that could go into the five-year plan. Administrative Services Director Jane Miller said it could go into a financial CAR, rather than a resolution.

7. Discuss Comprehensive Financial Analysis of Development Authority and the Airport Authority

Brown asked if anyone had any questions. Weed said he had asked for more detail from the DAPC. Brown said they would have that on Saturday, March 16. He added there was also a 50-year locked-down agreement with the DAPC put in place by the former mayor. McMenamin said Council had approved the agreement. Brown said Council would discuss the issues with the DAPC on Saturday. Salvatore then presented the highlights of the DAPC and Airport Authority finances (a copy of the PowerPoint presentation was included in the official meeting file).

8. Finance Overview
Encl. A – Finance/Budget Review
Encl. B – Ten-Year Revenue and Expenditure Projections

Salvatore gave a PowerPoint presentation of the finance/budget review (included in the official meeting file). Salvatore noted Georgia Power revenues were $41,000 under budget and that he had called the company for a breakdown.

Salvatore continued the City was about five to six percent ahead on projections overall. All of the other revenues, aside from hotel/motel tax and interest earnings, were tracking well. Rapson said if the windfall from the insurance tax was backed out of the budget, the budget was basically flat. Brown commented that he was probably the only mayor at a recent GMA (Georgia Municipal Association) event that was not taking huge hits in the budget. Salvatore said the sales tax holidays approved by the Legislature might cost the City between $40,000 and $50,000. McMenamin pointed out that was an unfunded mandate from the governor and that a strong message needed to be sent to the City's legislators. Rapson said the holidays would hurt the state more than anything.

Council looked at the Council Contingency Fund next. Rapson asked if there was a consensus to put the not-for-profit and reward funds as their own line items. He said it would be easier if the funds were not part of the Contingency Fund balance. Miller said the not-for-profit donations made to Fayette Senior Services and the Fayette County Council on Domestic Violence were made every year, but not until a written request was received. The combined donations were $13,500. Brown said Rapson's suggestion made sense, but they would want an accurate figure. Rapson said the $300,000 set aside in the Contingency Reserve Fund for the Public Safety Retirement Program was a perfect example. The funds available appeared to be $488,000 when there was really only $188,000 available.

In discussing employee insurance, Rapson said he would like to see an RFP go out to wrap the all of the non-health insurance elements into one package for bid. The package should include life, long-term, short-term, worker's comp, and other insurance. Rapson said the City might actually pay the same number of dollars, but the benefits would be better. Miller said the City could cancel GMA insurance at any time and would look at an RFP. Weed said medical and dental insurance could be included in the future.

Salvatore told Council that staff was working with the City auditors on an implementation plan for GASB 34 compliance. The FY 2002 budget included $6,300 for those services, but the funds were currently impounded. Salvatore said he would like to have those funds released. Rapson agreed.

Salvatore reviewed the Ten-Year Revenue and Expenditure Projections with Council. He said he wanted to be proactive in designing long-term financial strategies. They helped the City keep its head above water. Rapson said he had some concerns and would like to discuss them with Salvatore and Basinger. Salvatore said he had been very conservative on revenues. He thought revenues and expenses would be more. Rapson commented that overall it was a pretty good ten-year plan. The only other uncertainty was some county contributions. Brown said they obviously needed to get together to talk about reserves.

9. Review of Construction Projects

City Engineer Troy Besseche reviewed the transportation projects and construction projects for the year. (Copy of the presentation included in meeting file.)

Fred Gisler, president of the Girls' Softball Association, spoke to Council regarding paving the parking lot at Meade Field. Besseche said there was roughly 1.5 acres of the gravel lot. They were looking at 81,000 square feet of paving for 154 spaces. The paving would cost $258,000 and a detention area needed to be installed. Gisler said the program supported about 350 girls in recreational and competitive softball. He said the association had been waiting for their turn for a parking lot for five years. He noted that the Association had put in other improvements at the Meade Field such as the batting cages and the pavilion. Rapson said paving the parking lot was consistent with the Master Plan. Gaddo agreed.

Salvatore said the $250,000 would be in full compliance with the landscaping requirements. Rapson said this would be a classic joint effort between the City and County. The City could do the curbing and the County could do the paving. He continued the City should require the same landscaping of itself as it did from developers and it should be funded accordingly. Rapson said to talk to Basinger and work it into the 2003 plan. Salvatore said there was $50,000 budgeted for the road.

Besseche said the Gerald Reed Memorial Park was originally budgeted at $30,000. The budget was currently $99,000. Besseche said an underpass was planned when the road was widened and that would take a portion of the park. Staff had suggested naming the new Westside fire station after Reed instead since there were some problems with the parcel. Besseche said that would pay tribute to Reed and allow the City to do what was necessary with the corner. McMenamin said her concern was that Council had committed to greenspace in his name. Besseche said if the parcel needed to stay a greenspace with a monument that would be fine. Brown said some industrial folks, as well as others, had cited interest in the property. After staff discussions, they wanted to keep the parcel from going commercial. McMenamin said they had also discussed using it as a soft entrance to the industrial park. Besseche and Salvatore said the project was still budgeted. Weed said they had been looking for greenspace and this was space the City already had. Tennant said the City could certainly sell the parcel, but he agreed with Weed. Brown continued that the adjoining property owner, whom he noted was a campaign contributor, had asked about the parcel. His company needed parking space for employees. Rapson commented that the budget in total for the park was $75,000 and he was not completely sure the City would need the Westside fire station. Tennant said Council was committed to the park, as a memorial for Reed and Council did not want to go back on its word. Gaddo asked if the tunnel would take up an extensive amount of land. Besseche said it would and it would be located near the Cawood property. Tennant questioned why Council was talking about it since the parcel was greenspace and they wanted to keep greenspace.

Brown reported on a meeting with the Coweta County Board of Commissioners on the proposed extension of TDK Boulevard. Brown said if Council wanted TDK as a traffic relief valve, then Council had to make sure Coweta County wanted the same thing. When impediments were put in an area, the ability as a traffic relief valve was lost.

Tennant commented that Council had no control over what the other side (Coweta) would do. There would be some development along the area whether the TDK extension was built or not. Brown wanted to ask Coweta if they had considered access roads in the area to disperse the local traffic off the road. McMenamin pointed out it was still Mutt Hunter's area and he envisioned it as a multi-use area. Developmental Services Director Jim Williams said Hunter was willing to accept the development the property owners wanted to put in the area. Brown said he wanted to develop a master plan and wanted to know how long the road would be used as intended.

Besseche reminded Council that all the bids that were submitted for The Gathering Place expansion came in over budget. He said staff would like to re-bid the expansion. Besseche and Gaddo felt the City would get a better price. Besseche continued that there had been some changes to the plan. Gaddo said the plan kept the square footage, but the computer room had been turned into a general programming space. The basement would be used for storage and could possibly be renovated at a later date. Besseche pointed out the basement was not a big expense in the project due to the fall of the land. He added that staff's intended approach was to re-bid the project, with a number of alternatives so there was room for negotiation.

10. Five-Year Staff Plan

Salvatore explained that the Five-Year Staff Plan was another financial tool in developing the operating and capital budgets. Staff had received instructions for no new employees for 2003. Salvatore presented a Power Point presentation (included in the meeting file).

11. Five Year Public Improvement Program (PIP)

Salvatore recapped the major projects and said the usual five percent increases had been budgeted. Fayette County would be taking over some of the road paving, but Salvatore said there would not be much of a savings. Halterman agreed and said the City had to purchase asphalt at the County's price and also provide flagmen and clean-up. Halterman said he would do a detailed analysis of the cost. Brown asked if some things could be sub-contracted for less. Halterman said some of the items were included as part of the cost. Brown asked if the City could employ someone to do the hauling and flagging. Halterman said that would incur an additional cost. Rapson said it sounded like some of the dollars might need to be realigned from the PIP to the operating budget. Halterman said he was trying to work the details out and was working on the agreement now.

Salvatore continued that the City had received grant funding for the Highway 54 culverts and utility relocation. Brown added staff was talking to the Department of Transportation (DOT) about picking up the cost of the Georgia Power relocation. Salvatore said the library expansion would depend on the availability of grant money from the state. Gaddo said he had talked to the state and there were no promises. Most of the grant packages had been turned in years ago and the City had to get in the queue.

Wayne Roberts, president of the Wynnmeade Homeowners Association, reported that the subdivision was getting $20,000-$25,000 from Ultima for the playground, which was about a third of the cost.

Halterman reported that the City would find out this year if there were a savings in letting the County do the street resurfacing. The City received $144,000 in LARP (Local Assistance Road Program) funds this year, the most ever. Halterman continued that cart paths were included in the budget every year and were constructed when the need arose. Rapson asked about the possibility of putting paths to the Starrs' Mill school complex. Halterman said the City had put paths in to the properties and the school system had paid the cost. Rapson felt it would be good for the City's relationship with the school board to put in a cart path.

12. Update on Proposed System for Televising Meetings

Technical Support Manager Matt Robinson presented a PowerPoint on the hardware that would be needed to televise Council meetings. The RFPs were sent February 18 and returned on March 3. Two companies responded. Brown said a meeting had been held with two AT&T engineers who laughed at the costs given in the RFPs. The engineers were going to break down the costs and give the City a realistic price. Robinson said both companies would give a presentation so staff could judge the quality of the equipment. The companies were MCSi from Norcross at $183,830 and Ultimate Security from Fayetteville at $38,945. Williams asked about the sound system. Robinson said the current system was old, but in good shape. He added that there needed to be some training for the employees who use the system. The audio feed would come out of the current system. McMenamin said she would like a total price and staff requirements. Robinson noted that the equipment would be too much for the recording secretary to handle and another person would be required at meetings to handle the equipment. The actual broadcast would be tape-delayed. McMenamin asked if there would be any editing and Robinson said no. Tennant said he would like to see the Planning Commission meetings taped and broadcast also. Weed said that he supported anything that got the message out, depending on the cost, but there were other things that were more important. Tennant commented that this project affected everybody and brought government to the people. Weed said when it came to dollars and cents he would rather spend the money on other things since people could attend the meetings. Brown said the costs would be pared down and that Council might see corporate sponsorship of the broadcasts. McMenamin felt there was no interest for the broadcasts in the community, but said she was willing to look at it. Tennant disagreed and said he had talked with residents in all walks of life and who liked the idea. McMenamin pointed out there would be no public input and that the action would have already taken place. Tennant said it was strictly to let people see what happened. Rapson said he agreed with Weed. The broadcasts would provide information for the citizens and a cost from $0 to $30,000 would be agreeable, but not $180,000.

13. Discuss Regional Fire Training Center

Fire Chief Stony Lohr gave a PowerPoint presentation for a plan for a proposed Accredited Training and Certification Organization (ATCO) facility. It would be a regional facility designed to support the City all the time. Lohr said the purpose of the facility would be to train firefighters to national requirements. Brown asked if there was a problem with another jurisdiction using the facilities and paying a fee. Lohr said there was not, but the jurisdiction would have to follow certain criteria. McMenamin asked if the facility could be given regional training center status. Lohr said the facility would have to meet classroom requirements. Weed asked if the facility would help with ISO ratings. Lohr answered yes, but said the biggest reason for the facility here would be to help train the City's professional/volunteer department.

14. Discuss Traffic Calming Devices

Besseche gave a PowerPoint presentation on the types of traffic complaints received by the City and on traffic calming devices. Staff identified 14 streets to consider for such devices. The list includes Bluesmoke Trail, Bridlepath Lane, Crabapple Lane West, Golfview Drive, Hip Pocket Road, Kelly Green, Pinegate Road, Planterra Way, Smokerise Trace/Point, Sumner Road, Terrane Ridge, Willow Road, Walnut Grove Road, and Wynnmeade Parkway.

Many interested residents attended the meeting including Mr. and Mrs. Pete Fritts, Mr. and Mrs. Woody Joyner, Greg Francis, Mr. and Mrs. Grady B. Stone, Skip Mason, Mr. and Mrs. Owen Cook, Marlene Fulkerson, Nancy Nelms, Marilyn Smith, Wayne Roberts, Alvin Baird, David Cree, Gary Ricards, Mr. and Mrs. Robert Fernbacher, Molly Kuebler, Judy Henson, Kevin Forkin, Doug Gunden, Al Moore, Robert Graham, Michelle Gillespie, Joe Keubler, Walter Mashburn, Mr. and Mrs. Larry Baskin, Ken Fork, Mr. and Mrs. Mark Sturgill, Esther Moseley, Don Scartz, Clyde and Mary Louise Finley, Mr. and Mrs. Roy Henson, Mr. and Mrs. Dominic Pileri, Robert Garrard, Mr. and Mrs. Al Corry, and Walter Alewine.

Most of the residents addressed the speed of the drivers as the primary problem in their respective neighborhoods. Golfview residents noted there were no sidewalks or cart paths on their street, which was an additional danger for pedestrians. Golfview residents told Council that although there had been no serious, or fatal, accidents on the street, there had been a lot of property damage from accidents such as destroyed mailboxes and landscaping. The residents also told Council that drivers would pass slower vehicles and some of the property damage was the result of drivers trying to avoid head-on collisions.

Chief Lohr addressed problems with traffic calming devices for emergency vehicles. He pointed out that some traffic calming devices would adversely impact emergency response, patient care, and would damage emergency vehicles. Chief Murray told Council the number one call to the Police Department was about speed. He gave the most recent statistics on speed and the number of cars that travel on Golfview. Murray said he supported the use of traffic calming devices, but there needed to be a long-term plan to keep neighborhoods safe. He added that the plans might be different in various parts of the City.

Tennant suggested making the Golfview loop a one-way street. He said that would discourage cut through traffic as well as providing an area for pedestrians and golf carts. It would also discourage passing on the residential street, which has some geographical obstacles such as a steep hill and blind curves. Council agreed to have staff collect data, meet with each other to look at options, and then make recommendations to Council.

15. Discuss Establishment of Prerequisites for All Commission Positions and Multi-jurisdictional Training – Moved to the end of the agenda

16. Discuss Council Member Weed's List of Topics

<u>Consider Creating a Dog Park</u>

Weed commented that several of his topics had been covered during the day's discussions and noted there were just a few items left. Weed said that dog parks were becoming well known in the state and could be as simple as a fenced-in area with signage. Weed said there was a liability issue, but the liability would be the same as any other City facility. Weed said he thought a dog park could be done effectively. Tennant and Rapson asked Weed if he had a location in mind. Weed said he would like to go over possible sites with Gaddo. Tennant asked what would happen when the dogs got excited and there was a conflict. Weed said the master was expected to maintain control over the dogs.

Brown commented that he had had some experience with dog parks. If the dogs could not be controlled, the dogs were not allowed back in the park. Carol Fritz told the Council Members that the idea had also been proposed a few years ago and she and Basinger had researched the possibility. They found that dog parks that were initiated and done by the dog owners were the most successful. The dog owners determined the rules and dogs and owners that did not play by their rules were not allowed to use the park. Fritz added that the City could provide the land. McMenamin suggested Judy Kilgore would be a good person to serve on a dog park committee. Weed said that a public/private partnership would be a good way to do it. The Humane Society had volunteers that were interested in a dog park project.

Participate in "Georgia Better Home Town" Program

Weed explained that the Georgia Better Hometown Program was an offshoot of the Mainstreet USA program and described the program as a "less expensive cousin." One of the criticisms he had heard of the City was the fact there was no central area for downtown. He saw the program as a way to provide a forum to develop a vital City center. There were qualifications for the program, which was designed for cities with populations of 10,000 and below. Weed continued that the program could serve as a way to work with sister cities Woolsey, Brooks, and Tyrone. Weed noted that at least a part-time employee paid no less than minimum wage was a requirement for the program. Weed also saw participation in the program as an avenue to foster relationships with UGA and the Department of Community Affairs (DCA). McMenamin said all the County's cities had been invited to the April 9 Association of Fayette County Governments meeting to give a presentation on their activities. She hoped to have a Fayette County Week with a round robin of activities available. She asked Weed if participation in the Hometown program would dilute the City's village concept and how it would affect Drake Field and City Hall Plaza. Weed agreed it was an important caution.

Enforce Local Ordinances to Prevent Crime and Enhance Property Values/Noise Abatement

Weed referred to a Georgia model statute that dealt with nuisance abatement. He wanted the City to consider adopting Code 41, which allowed the City to prosecute nuisances and deal with them in Municipal Court. He said the code would allow the City to deal with issues such as drug problem houses and unsafe housing. Lindsey pointed out that the City was doing some of the things addressed in the code, but not all and should look into it. Tami Babb, Code Enforcement, told Council unsafe residences were looked at under City ordinance. Weed suggested using all the tools in the toolbox and cited state codes that would help. Weed said the best part about using state law was that the City would get paid when the property was sold on the courthouse steps. Lindsey pointed out that the City had adopted the standard unsafe building code a few years ago. Weed said the process he was proposing cut the time and notice provisions of that code in half. Babb said the City had three houses that were demolished because they were unsafe. The notices were sent to owners with a 45-day deadline. She said the City worked with the owners to get the necessary work done. Lindsey said most people resisted, but worked out the repairs. He agreed with Weed that the problem was not going to get better. If more could be done, then why not do it. Weed continued that the state law had a variety of paths that could be taken and the Standard Unsafe Building Code could also be used. Police Chief Murray said the police could also get involved and pointed out there would be issues in the future in two or three neighborhoods. Rapson said his biggest concern was that when the code violators were taken to court, the State Court might have a more lenient judge. If the judge did not back up the City, then the meat was taken out of the violation.

Initiate Easy Access to Local Government

Weed said he would like to hold meetings in the neighborhoods. He noted that as long as notice was given, there was a quorum, and there was someone to take minutes, a meeting could be held anywhere.

He said he wanted to give the idea serious consideration and that the newer members of Council wanted to make public access easier. McMenamin said she would agree to hold a workshop somewhere else, but she felt continuity was more important and that official meetings should not be moved. McMenamin said a workshop in a neighborhood might be a good idea when there was an item with a lot of discussion. Weed stated he would like for Council to think about the idea along the lines of how Council can take government out to the public. Council discussed some members attending homeowners association meetings to help communicate with residents.

Create a Local Scottish Festival Promoting Our "Scottish" Named Villages
Weed said one of the basic functions of government was to provide a higher quality of life than people would have otherwise. One way to do that was to hold festivals, which helped with the economic impact and brought people to the City. Tennant said he thought it was a great idea and added that the annual Shakerag festival was a lot of fun. He said Weed's idea was more entertainment than arts and crafts.

17. Update on Electronic Public Services Initiative (On-line Services)

System Administrator Brad Williams updated Council on the City's on-line services. Present services included VELO-City, Recreation registration, discussion forums, AT&T complaint forms, and Municipal Code ordinances. Williams said VELO-City was the "Virtual Entrance to Locate and Order" City services. On-line recreation registration began about five months ago and about 35-45 credit card registrations were processed per month. Williams pointed out this was the City's first experiment on taking credit card payments. They were still taking feedback, but overall the program seemed to be going well. A discussion forum was set up for the Moratorium Committees. Williams continued that AT&T let the City put the complaint form on the website at the height of the complaints. Residents could enter all the information on the form and a copy was e-mailed to AT&T and to the City. The form was working well. Williams added that when different departments ran surveys the survey was placed on the website so residents could respond.

Williams continued that future on-line services would include the Planning Commission and Council minutes. The minutes would be searchable by key word. His department was in the process of archiving everything on-line. They were working on traffic citation payment, but Williams pointed out that was more involved than recreation registration. Williams said they were also working on putting accident reports on-line so people would not have to go to the Police Department to get them. Murray said putting the accident reports on-line would alleviate a lot of the walk-in traffic at the Police Department. Williams said they were also working on cable casting the City meetings on Cable Channel 23.

Weed discussed his idea for an information kiosk with Williams and Robinson, who will continue to look into Weed's suggestion.

18. Study Circle/Focus Group for Teens

Gaddo said the City had looked at teen center since 1988. The City had tried and private industry had tried to get a teen center to work. Now, staff wanted to approach the issue from the perspective of what the needs were.

Brown reported on a man who did a master study for the City of Decatur. Brown said he saw the study at an ARC meeting and that is was a very good document. The man came up with different study groups of mixed demographics. The study circles came up with suggestions the government and staff had never thought about.

Gaddo continued that a study circle was comprised of 8-12 people and as many as 200 people could be involved. The groups were led by a trained facilitator who was a resident trained by the master facilitator. The entire group met once at the beginning of the study and once at the end, and then an action plan was developed based on the findings and suggestions of the study circles. Brown added that once there was a set of well-trained facilitators, they could be called up again for other issues.

McMenamin said the YMCA might have some trained facilitators and added that the Commission on Children and Youth was set up using the same type of forum. Gaddo said the follow through was most important. The CCY lost focus. The study circles normally took about three months to complete the process, but the amount of time depended on the issues.

Gaddo introduced Andrew Pope, a volunteer with youth. Pope asked who would serve on the study circles and how they would know about teen issues. McMenamin said teens were incorporated in the earlier forums. Brown said he did not want all teens in the study circles, but a mixture of demographics. As the circles came up with solutions, everybody bought into them and helped create the solution. Gaddo added that mixed demographics also developed mutual understanding. Pope asked how an action plan would be carried out. Brown said there were a variety of ways. In Decatur, a strategic plan was part of the final solution, which went back to the elected officials who assigned it to a specific department.

Tennant said Brown's concept was the right approach. He felt strongly there was a significant void for teens in the community. Tennant continued there needed to be a buy-in all the way around and he had a list of people willing to become involved. Gaddo pointed out that all of the study circles would be made up of the same demographics.

19. Discuss Citizens Comments on City Flag

Gaddo said about 81 comments had been received and they were overwhelmingly negative. He brought the question back to Council to see what direction they wanted to go. He introduced Dave Waggoner and his grandson, Dylan. Waggoner brought in a drawing of his grandson' s when the City first started talking about a flag. Dylan gave each of the Council Members mock-ups of his drawing and explained what it meant. Weed commented that Dylan's flag was more like what he was thinking of.

15. Discuss Establishment of Pre-requisites for All Commission Positions and Multi-jurisdictional Training

Brown said he was thinking of the Planning Commission when he thought about this. The Planning Commissioners had a lot of responsibility and made decisions that impacted the City for a number of years. On-the-job training in such a position was not the way to go. Brown said residents could take the training as a pre-requisite, and then apply for a commission/authority position, or the appointment date could be moved forward so appointees could take the training before their terms began. The ARC offered training classes. Brown felt the training would help the commissioners be more confident in their decisions. He also suggested some annual training classes to keep them up-to-date.

McMenamin agreed that the training would be good; however, she said she would not want a person to not apply because they had not taken the classes. She suggested Jim Williams could conduct the training himself. Brown said the ARC would bring the class to the City and that the training was basically Planning Commission 101 and was multi-jurisdictional. Williams suggested letting staff organize the training and pull in experts to assist.

Saturday, March 16, 2002

Airport Authority

Cathy Nelmes, PCAA chair, and Jerry Cobb, PCAA member, attended the retreat along with Airport Director Jim Savage. Jim Toombs and Stan Smith, Falcon Field tenants, also attended. Nelmes gave a PowerPoint presentation on Falcon Field and the airport's master plan. The master plan discussion focused on property acquisition for future airport expansion. The tracts of land were identified on a map. Nelmes said Pathway Communities currently owned the property. Nelmes continued that they kept in touch with Pathway and that the development company wanted the property used for aviation. Jim Williams agreed, and added that if there was no opportunity for the PCAA to buy the property for 20 years then Pathways would have no choice but to market the land. She said the PCAA was not willing to borrow the amount of money needed to purchase the property, but there was grant money available through the FAA. However, the FAA was concentrating on building runways not land acquisition at this time. Rapson suggested Council send a letter of support to the FAA on the land acquisition. McMenamin suggested a fly-in of the County's representatives in Washington to ask them to get the FAA to release the funds. Another concern was the paving of Stallings Road.

Development Authority

DAPC Chairman Tate Godfrey, members Belinda Sward, Bob Brooks, Scott Bradshaw, Doug Warner, Brian Palmitessa, and Executive Director Virgil Christian attended the retreat. Christian gave a presentation on the Amphitheater and Tennis Center and brought Council up-to-date on the concert series preparations and Tennis Center construction. Godfrey reviewed the DAPC's activities over the last year, as well as a review of current activities. Chris Clark of the Fayette County Development Authority then presented a plan to open a university center in the Tennis Center with Clayton College and State University in the fall. Weed suggested putting the matter on the March 21 agenda for Council to consider providing funding.

Water and Sewerage Authority

WASA members John Gronner and Ted Taylor attended along with WASA Director Larry Turner and engineer Scott McDonald. Council was treated to a look at problem areas in the system via the sewer cam. McDonald and Turner discussed problem areas and the action being taken to resolve the problems. Future projects include the Wynnmeade interceptor, work on the Tinsley Mill trunk line, plant upgrades and modifications, increased capacity, and decommissioning the Flat Creek plant. Turner said they were negotiating with Tyrone to check the sewer system in the new John Wieland subdivision. Turner said he was looking at a monthly retainer to perform preventative maintenance, which should take about five hours a week.

Recreation Commission

Recreation Commission members Earl Spell, Johnny Inman, John Connolly, and alternate Beth Andrews attended the retreat. Leisure Services Director Randy Gaddo and Recreation Administrator Sherry McHugh also attended. Connolly commended the recreation staff and pointed out that participation in the City's recreation programs has increased 61% since 1999. The commissioners gave a presentation that looked at the City facilities and costs associated with planned improvements.

The commissioners also discussed field usage and rotation. Weed talked about his idea for a dog park and said he would like one of the recreation commissioners to go with him, Gaddo, and the Humane Society when the group scouted possible locations. Other issues included safety and security, as well as a review of user fees.

Library Commission

Library Commission Chairman Chris Clark, Commissioners Marie Washburn and Julie Oldenburg, and Library staff members M.T. Allen, Jill Prouty, and Janice Dukes attended the retreat. Clark presented an update on the Library and said the Library was in good shape. The master plan was on track and the financial status was good. Clark continued that they had hoped to start working on the building expansion in 2002, but that the state had said no to its funding and it might be three years or longer before state money would be available. Clark said they were looking at grants and corporate sponsors to help get the necessary funding. To help with space constraints, the Commissioners asked Council to restrict the use of the Library's meeting room to non-profit groups. McMenamin said she would prefer the Library Commission made the decision on use of the space, but to make the policy clear to the public. Rapson said the commissioners also needed to look at the CAR and change it. Clark said they would come back with a written change. Salvatore suggested the possibility of having a virtual library with commonly used reference materials put on-line. Prouty said she was attending a meeting during the next week on E Explorer. Salvatore said that might be a resource that could be used. Gaddo and Clark both said some things at the Library did not lend themselves to electronic access and people still needed to come to the Library.

Planning Commission

Planning Commissioners Wes Saunders and Robert Ames attended the retreat along with staff members Jim Williams, David Rast, and Troy Besseche. Williams gave a presentation on the Planning Commission's activities over the last year. Saunders went over the Commissioners' goals and objectives. One of things the commissioners would look at this year is zoning, which Saunders said was a natural follow-up to the Land Use Plan update. The commissioners would also look at redevelopment and what the City would need as far as ordinances. The Planning Commission would also look at changing the meeting format to one workshop and one meeting per month.

Rast updated Council on the LCI. The City had already received two grants for use in the Highway 54 area. He said he was waiting for word on a DCA grant and that staff planned to go after any grant they could for funding in the corridor. Rast continued that the Overlay Committee had a charette on March 9. Doug McMurrain of RAM Development, the major landowner on the north side of Highway 54, brought in a consultant, to see how things would work on his property. Rast continued that if the overlay plan was acceptable to the property owners on the north side, then staff would go to the owners on the south side.

Rast continued that the Tree Ordinance Committee was having some great meetings and was at the point where they wanted to incorporate some of the suggestions into ordinances. The changes included maintenance guarantees for plant material, sizes of plantings, and tree removal. All revisions would go to the City Attorney. Williams added that the City Attorney would look over the revisions before they went to the Ordinance Clarification Committee so he could look for any legal problems. The committee would look over the proposed revisions, and then the revisions would go back to the respective development committee. Weed said he would also like to look over the material.

Besseche reported that the Storm Water Management Committee had discussed stormwater policy, design standards, and stormwater regulations. The committee expected to forward a recommendation on the ordinance changes within the next four weeks. Besseche reminded Council that Integrated Science & Engineering was preparing a Stormwater Program Assessment, Water Quality Assessment, and Action Plan. Besseche said he thought the committee would be ongoing to guide the City's stormwater program. Besseche said the City's standards would be cutting edge.

Discuss Sub-Regional Planning with Neighboring Jurisdictions

Brown commented that the City obviously shared its borders with several jurisdictions. He said he had discussed the possibility of getting the Planning Commission and City staff together with the Senoia city manager to look at various problems and he was very receptive. He had also offered the City's services for projects. Senoia Mayor Cleveland had already brought up the possibility of working together with DOT to do something at the Highway 74/Rockaway Road intersection. Brown said he would also like to communicate with Tyrone since the cities shared Highway 74. He continued that if the overlay worked well on Highway 54 maybe it could go up Highway 74 as well. Saunders said they had met with Fayette County and Tyrone and they were looking at doing it again. While there were some convergent issues, too many people made the meetings unwieldy. Brown expressed his concern about how rezonings to a higher density affected the school system. He said he had talked to Williams about developing a form that would provide information. McMenamin said the City had always asked the Board of Education for input and received a letter from them. Brown said the letters were poor and did not break down the information statistically. He said he wanted a formal policy in place that made schools part of the criteria the City looked at when projects came up. Carol Fritz told Council that the problem was the Board of Education could not plan ahead for schools. The State did not care where the seats were and the County could not get anything from the State for schools until the seats were past full. John Dufresne continued that the Board of Education reacted to municipal governments' decisions. The problem was not so much Peachtree City, but the County and Fayetteville where they took land zoned for five-acre lots, and then rezoned it and put four houses per acre on it.

Discuss New Senior Housing Classification

Brown explained that senior housing was the kind of housing that could be implemented that did not have a great impact on the infrastructure. He pointed out that the federal government did allow housing discrimination based on age. He said he would like to develop a senior housing classification and allow a tax break for seniors on property taxes.

Discuss Mandatory Limits on Number of Rental Units in New Subdivisions

Brown said the City Attorney did not think it was possible to do this, but a 20% cap had been placed on some covenants. Lindsey said the City could not require a limit on rentals, but could suggest to developers that a cap on rentals be placed in covenants.

Saunders asked how the County's decision regarding bus service affected the City regarding the loss of highway money. Brown said it would not have had a lot of effect in the first place since $13 million would not go that far.

Retreat adjourned at 3:15 p.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

2002 City Event Calendar

April	May	June
4/18 – City Council Meeting, 7 pm 4/19 – Employee Picnic, Picnic Park, 11:30 am – 1:30 pm **4/24 – De-Icing Spill Health Effects Forum, 7 pm, PTC Library** 4/21-27 – Georgia Cities Week **(4/25 – Student Government Day, 8:30 am – 3 pm, lunch at Partners II)**	5/2 – City Council Meeting, 7 pm 5/3 – GMA Spring Training, Valdosta 5/16 – City Council Meeting, 7 pm 5/27 – Memorial Day, City offices closed **Golf Cart Rally, 7:30 am at Gathering Place, 8 am tribute at City Hall**	6/6 – City Council Meeting, 7 pm 6/20 – City Council Meeting, 7 pm 6/22-25 – GMA Annual Convention, Savannah
July	**August**	**September**
7/4 & 5 – Independence Day holidays, City offices closed (7/4 – City Council Meeting cancelled) 7/18 – City Council Meeting, 7 pm	8/1 – City Council Meeting, 7 pm 8/7-9 – GMA Leadership Institute for Municipal Officials 8/15 – City Council Meeting, 7 pm 8/23-24, GMA 2-day Training, PTC	9/2 – Labor Day, City offices closed 9/5 – City Council Meeting, 7 pm 9/19 – City Council Meeting, 7 pm 9/30 – GMA Joint Fall Conf., Atlanta
October	**November**	**December**
10/3 – City Council Meeting, 7 pm 10/17 – City Council Meeting, 7 pm	11/7 – City Council Meeting, 7 pm 11/21 – City Council Meeting, 7 pm 11/28 & 29 – Thanksgiving Holiday – City Offices Closed	12/5 – City Council Meeting, 7 pm 12/19 – City Council Meeting, 7 p.m 12/24 & 25 – Christmas Holiday – City Offices Closed at noon on 24th

2003 City Event Calendar

January	February	March
1/02 – City Council Meeting, 7 pm 1/16 – City Council Meeting, 7 pm	2/6 – City Council Meeting, 7 pm 2/20 – City Council Meeting, 7 pm	3/6 – City Council Meeting, 7 pm 3/20 – City Council Meeting, 7 pm

*Note: Items in **BOLD** are new additions* — *Updated 4/10/02*

Public Information
2002 Citizen Call Log
As of 3/31/02

Problem/Complaint	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2002	YTD 2001	% of 2002
Animal Control													**0**	1	
Business Complaint													**0**	2	
Development													**0**	0	
Garbage Company													**0**	4	
AT&T Cable	72	15	4										**91**	18	**32%**
AT&T Automated Complaints	13	127	39										**179**	0	**63%**
Ordinance/Code Violations		3	5										**8**	8	**3%**
Public Works Repair Request	1		1										**2**	1	**1%**
Recreation													**0**	0	
Traffic													**0**	0	
Utility Company													**0**	0	
Other	5												**5**	0	**2%**
TOTAL	**91**	**145**	**49**										**285**	**34**	**100%**

Average Response Time for action/update contact w/citizen	0.01 days	0.00 days	0.11 days	**0.02 days**
% Response Time for response / action on same day	99%	100%	90%	**98%**

BUILDING DEPARTMENT

2002 MONTHLY REPORT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2002 YEAR TO DATE	2001 YEAR TO DATE
DEVELOPMENT PERMITS:	38	15											53	24
BUILDING PERMITS:														
Single Family Residential	22	28											50	22
Multi-Family Residential														
Misc-Pool/fences/additions	34	75											109	73
Commercial/Industrial	7	13											20	27
TOTAL INSPECTIONS:	689	518											1,207	1,627
CERTIFICATE OF OCCUPANCY:														
Residential	12	18											30	22
Commercial	3	6											9	9
Multi-family Residential	24	56											80	104
CODE ENFORCEMENT:														
Sign Violations	94	49											143	130
Rehab	20	5											25	27
Notice of Violations	302	149											451	477
Citations	6	2											8	3
Stop Work Orders	12	6											18	10
Complaints from Citizens	39	17											56	22
Assessments	50	57											107	311
PERMIT FEES COLLECTED:	65,830	52,939											118,769	52,648
POPULATION:	33,843	33,998											33,998	32,294

Based on 2.09 of completed occupancy

Peachtree City Prisoners at Fayette County Jail

2002

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD 2002	Previous Year
*Average Misdemeanors	10.33	7.25											8.79	9.82
*Average Felonies	1.04	1.00											1.02	2.71
*Average Totals	11.37	8.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.81	12.53

*These totals do not include weekend incarcerations.

Fayette County Jail Fund

Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD 2002	Previous Year
$5,752.64	$6,220.96											$11,973.60	$74,839.29

Financial Services Monthly Report

STATUS OF FUNDS AS OF MARCH 31, 2002

Fund	Cash Balance	Total Investment	Total Fund Balance	YTD Interest
General Fund	$255,235	$3,986,553	$4,241,788	$43,918
Library Sales Tax Fund	$0	$0	$0	$0
Public Improvement Fund	$0	$4,842,275	$4,842,275	$19,173
Self Insurance Fund	$0	$1,426,549	$1,426,549	$13,294
Debt Service Fund	$8,237	$1,476,462	$1,484,698	$5,141
Municipal Court Fund	$34,037	$0	$34,037	$0
Develop & Impact Fees	$185,411	$214,913	$400,324	$3,554
Neighborhood Parks/Rec.	$50,591	$0	$50,591	$438
Governor's Greenspace Prg	$5,855	$0	$5,855	$160
Federal Seizures Police Fd	$4,076	$0	$4,076	$86
Police Tuition Account	$2,954	$0	$2,954	$7
Escrow Account	$230,586	$0	$230,586	$2,823
Grand Total	**$776,984**	**$11,946,751**	**$12,723,735**	**$88,595**

Purchasing Monthly Report

For Calendar Year	2002 TOTAL YTD	2001 TOTAL YTD	MTHLY % INC/(DEC)
Purchase Requistions Processed	570	194	14.24%
City Store Requistions Processed	36	13	-12.23%
Sealed Bids Requested >$10,000	5	3	-8.33%
Requests for Proposals	2	0	100.00%
Requests for Proposals Awarded	1	0	100.00%
Written Quotes Req $5,000-10,000	28	16	-22.09%
Verbal Quotes Requested $500-:	116	28	-1.42%
Total # Purchase Orders Issued	570	182	0.92%
Total # of Bids Awarded	2	10	38.10%
Contracts Required >$10,000	2	0	100.00%
# of Fixed Assets Purchased >$500	11	13	-4.84%
Total $ of Fixed Assets Purchased	$87,943	$183,110	-48.93%

Collateral Analysis as of March 31, 2002

Security Location	Bank	Total Held
Bank of New York	First Union	$5,700,000
Bank of New York	Peachtree National	$3,312,779
Federal Res Bk of Boston	South Trust	$9,785,484
		$18,798,262

General Fund Budget Comparison
Revenues - By Major Category

Description	2002 Budget	Actual YTD	Difference	%
General Property Taxes	$5,617,076	$5,174,106	($442,970)	92.11%
Franchise Taxes	$1,919,452	$858,814	($1,060,638)	44.74%
Local Option Sales Tax	$5,900,051	$2,504,511	($3,395,540)	42.45%
Other Sales & Use Taxes	$1,417,927	$594,775	($823,152)	41.95%
Business Taxes	$1,126,268	$1,480,698	$354,430	131.47%
Licenses & Permits	$494,254	$462,719	($31,535)	93.62%
Grants	$0	$26,337	$26,337	0.00%
Charges for Services	$860,823	$400,309	($460,514)	46.50%
Fines & Forfeitures	$650,179	$412,464	($237,715)	63.44%
Investment Income	$172,689	$31,529	($141,160)	18.26%
Surplus Carryover	$358,534	$0	($358,534)	0.00%
Other Financing Sources	$0	$0	$0	0.00%
Total	**$18,517,253**	**$11,946,260**	**($6,570,993)**	**65%**

General Fund Budget Comparison
Expenditures by Division YTD

Division	2002 Budget	Actual YTD	Difference	%
Administrative	$1,065,008	$474,266	$590,742	45%
Developmental	$870,340	$404,450	$465,890	46%
Finance	$559,093	$246,738	$312,355	44%
Leisure Services	$3,283,059	$1,567,697	$1,715,362	48%
Public Safety	$6,037,024	$2,749,901	$3,287,123	46%
Public Works	$2,477,446	$1,161,479	$1,315,967	47%
Trfr to PCDA/PCAA	$596,035	$288,416	$307,619	48%
Council Contingency	$235,021	$30,547	$204,474	13%
Council Reserve	$300,000	$0	$300,000	0%
Transfer to PIP	$1,242,716	$1,476,612	($233,896)	119%
Transfer to Debt Svc	$261,974	$261,974	$0	100%
Transfer to Self Ins	$1,589,537	$1,744,199	($154,662)	110%
Total	**$18,517,253**	**$10,406,279**	**$8,110,974**	**56%**

Summary of Major Expenditures by City Manager

Description	Budget	Award	Svgs/Short	Date
Public Works Asphalt Roller	$24,968	$24,968	$0	3/29/02

PEACHTREE CITY FIRE/EMS DEPARTMENT
2002 MONTHLY REPORT

	Oct. 01	Nov. 01	Dec. 01	Jan. 02	Feb. 02	Mar. 02	Apr. 02	May. 02	Jun. 02	Jul. 02	Aug. 02	Sept. 02	Fiscal Yr. 2002 Y-T-D	Fiscal Yr. 2001 Y-T-D
Fire/Accident Calls														
Residential	2	2	6	3	2								15	19
Business/Industrial	0	0	1	0	0								1	6
Other	180	183	185	174	157								879	637
Total Engine Response	182	185	192	177	159								895	662
Dispatched Fire Calls	62	48	61	52	39								262	214
Response Time Fire	4:46	4:40	4:26	4:01	4:37								4:30	4:19
Rescue/EMS														
Trauma	49	62	67	47	59								284	330
Medical	76	102	113	84	105								480	403
Total # Patients	125	164	180	131	164								764	733
Patients Transported	77	65	88	79	79								388	374
Dispatched EMS Calls	121	137	130	127	124								639	631
Total Medic Response	141	146	180	148	164								779	836
Dispatched Fire/EMS Total	183	185	191	179	163								901	845
Response Time EMS	4:16	3:57	3:46	4:09	4:16								4:00	4:01
EMS BILLING														
Patients Billed	83	83	69	98	68								401	360
Revenue Generated	28,665	29,571	23,300	32,795	23,395								137,726	127,010
***Total Revenue Received**	17,911	17,137	18,400	19,823	18,780								92,051	63,436

***Revenue Received on All Outstanding Accounts**

HUMAN RESOURCES DEPARTMENT

2002 MONTHLY REPORT

REPORT PERIOD	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	2002 YTD TOTAL	2001 YTD TOTAL
1. Authorized Permanent Positions	224	224											224	223
2. Positions Open	5	7											——	——
3. Workers Comp. Claims Filed	0	1											1	4
4. City Veh./Equip. Accidents	1	0											1	2
5. Health Insurance Claims	$108,515	$ 93,252											$201,767	$ 123,966
6. Law Suit Legal Fees	$ 12,853	$ 11,247											$24,100	$ 11,616

2. Police Officer/Police (3); Building Inspector/Building (1); Athletic Coordinator/Recreation (1); Maintenance Technician/Public Works (2).
3. Police Officer sprained left hand during struggle with a subject. (1) Police.
5. Balance remaining in health insurance account: $328,682.83.
6. Beaman/Shaver Appeal $740.81; Moratorium $56.86; O'Keefe $2,419.37; Tax Equity Issue $8,029.60.

ACTIVITY DESCRIPTION	UNIT	January	February	March	April	May	June	July	August	September	October	November	December	2002 Year to Date	2001 Year to Date
LIBRARY															
1. Books Circulated	Num.	16,866	15,762	0	0	0	0	0	0	0	0	0	0	32,628	28,974
2. Average Daily Traffic															
a. Monday - Saturday	Num.	578	595	0	0	0	0	0	0	0	0	0	0	578	569
b. Sunday	Num.	330	390	0	0	0	0	0	0	0	0	0	0	330	221
3. Story Time Participants	Num.	198	173	0	0	0	0	0	0	0	0	0	0	371	167
4. Revenue from Overdue Books	Dls.	2,370	1,671	0	0	0	0	0	0	0	0	0	0	4,041	3,487
5. Revenue from Copy Machine	Dls.	719	776	0	0	0	0	0	0	0	0	0	0	1,495	1,513
6. Reference Assistance	Num.	392	616	0	0	0	0	0	0	0	0	0	0	1,008	2,044
7. Internet Usage	Num.	1,688	1,738	0	0	0	0	0	0	0	0	0	0	3,426	2,878
8. Renewals by Phone	Num.	535	659	0	0	0	0	0	0	0	0	0	0	1,194	1,545
Leisure Programs															
1. Adult Athletics															
a. Ongoing Programs	Num.	1	1	0	0	0	0	0	0	0	0	0	0	2	3
b. New Programs	Num.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. Participants	Num.	240	240	0	0	0	0	0	0	0	0	0	0	480	480
d. Revenues	Dls.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
e. Expenses	Dls.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
f. Refunds	Dls.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
g. Balance (+ or -)	Dls.	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00
RECREATION															
Leisure Programs															
1. Classes/Programs															
a. Classes/programs	Num.	132	127	0	0	0	0	0	0	0	0	0	0	259	223
b. Participants	Num.	3,091	1,988	0	0	0	0	0	0	0	0	0	0	5,079	6,266
c. Revenues	Num.	19,772	27,426	0	0	0	0	0	0	0	0	0	0	47,198	43,051
d. Expenses	Dls.	15,443	21,557	0	0	0	0	0	0	0	0	0	0	37,000	34,216
e. Refunds	Dls.	60	83	0	0	0	0	0	0	0	0	0	0	143	232
f. balance (+ or -)	Dls.	4,269	5,807	0	0	0	0	0	0	0	0	0	0	$10,075.20	$8,603.47
2. Special Events															
a. Events	Num.	1	2	0	0	0	0	0	0	0	0	0	0	3	8
b. Participants	Num.	12	68	0	0	0	0	0	0	0	0	0	0	80	455
c. Revenues	Dls.	0	1,581	0	0	0	0	0	0	0	0	0	0	1,581	2,251
d. Expenses	Dls.	485	1,359	0	0	0	0	0	0	0	0	0	0	1,844	2,220
e. Refunds	Dls.	0	25	0	0	0	0	0	0	0	0	0	0	25	3
f. balance (+ or -)	Dls.	-485	197	0	0	0	0	0	0	0	0	0	0	($288.00)	$27.58
Sports and Facilities															
1. Playing Surface Mowing	Hrs.	0	0	0	0	0	0	0	0	0	0	0	0	0	31
2. Playing Field Preparation	Hrs.	290	650	0	0	0	0	0	0	0	0	0	0	940	989
3. Building Maintenance	Hrs.	264	205	0	0	0	0	0	0	0	0	0	0	469	368
4. Parks/Pools/tennis Courts															
a. Safety Inspections	Num.	32	44	0	0	0	0	0	0	0	0	0	0	76	64
b. General Repairs/Maint.	Hrs.	305	120	0	0	0	0	0	0	0	0	0	0	425	221
c. Grounds/Landscape Maint.	Hrs.	550	575	0	0	0	0	0	0	0	0	0	0	1,125	1,055
5. Litter Removal	Num.	104	150	0	0	0	0	0	0	0	0	0	0	254	216
6. Vandalism Repairs	Dls.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Complaints Answered	Num.	0	0	0	0	0	0	0	0	0	0	0	0	0	7

CRIME REPORT – 2002

PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD 2002	YTD 2001
MURDER	0	0											0	0
RAPE	0	1											1	0
ROBBERY	0	0											0	0
AGGRAVATED ASSAULT	0	2											2	2
ARSON	0	0											0	0
AUTO THEFT	3	3											6	7
THEFT	18	19											37	27
BURGLARY	1	2											3	3
TOTAL PART I CRIMES	22	27											49	39
ALCOHOL/DRUG ARRESTS														
DUI – TOTAL	18	17											35	31
DUI – ADULT	16	15											31	30
DUI – UNDERAGE	2	2											4	1
OTHER UNDERAGE ALCOHOL ARRESTS	7	9											16	16
DRUG ARRESTS	22	8											30	25
ARRESTS														
PROPERTY CRIMES	8	16											24	20
PERSON CRIMES	9	7											16	7
CITY ORDINANCES	26	19											45	76
*OTHER	88	45											133	153
ADMINISTRATIVE AVERAGE RESPONSE TIME	5.07	5.31											5.19	5.22
CALLS ANSWERED	6506	5730											12,236	9259
TRAFFIC CITATIONS ISSUED	493	521											1014	1244
WARNINGS ISSUED	475	578											1053	1301
ACCIDENTS – TOTAL	86	79											165	125

TOP 5 ACCIDENT LOCATIONS – MONTH	TOTAL #
1. HWY 54 / HWY 74	6
2. HWY 54 / MARKETPLACE	3
3. CROSSTOWN DR / PTREE PARKWAY	2
4. HWY 54 / COMMERCE DR.	2
5. HWY 54 / CROSSINGS EAST	2

TOP 5 ACCIDENT LOCATIONS – YEAR	TOTAL #
1. HWY 54 / HWY 74	12
2. HWY 54 / COMMERCE DR.	5
3. CROSSTOWN DR. / PTREE PARKWAY	4
4. HWY 54 / HUDDLESTON RD.	4
5. HWY 74 / CLOVER REACH	4

2002 MONTHLY REPORT
PUBLIC SERVICES DIVISION

Activity Description	Unit	January	February	March	April	May	June	July	August	September	October	November	December	2002 YEAR-TO-DATE	2001 YEAR-TO-DATE
CART PATHS															
1. Const./Reconst./Overlay	Ft.	835	290											1,125	0
2. Drainage Maintenance	Hrs.	225	308											533	567
3. General Maintenance	Hrs.	199	245											444	365
4. Mowing	Hrs.	0	0											0	0
5. Litter Removal	Hrs.	68	45											113	135
FLEET MANAGEMENT															
1. Equipment Maintenance	Hrs.	0	17											17	75
2. Equipment Repairs	Hrs.	183	150											333	227
3. Vehicle Maintenance	Hrs.	203	135											338	302
4. Vehicle Repairs	Hrs.	215	182											397	474
5. Fleet Down Time	Hrs.	608	484											1,092	1,100
RIGHT OF WAY															
1. Litter Removal	Hrs.	560	375											935	810
2. Right-of-Way Mowing	Hrs.	0	0											0	0
3. General Maintenance	Hrs.	700	927											1,627	1,305
LANDSCAPE															
1. Litter Removal	Hrs.	30	12											42	30
2. Mowing (Sub. Entrances)	Hrs.	0	0											0	0
3. General Maintenance	Hrs.	927	1068											1,995	1,488
4. Planting	Hrs.	139	97											236	357
RECYCLING SITE															
1. City Employees Hours	Hrs.	192	70											262	338
2. City Employees Salaries	Dls.	4024	1264											5,288	5,064
3. Revenues	Dls.	489	355											844	1,147
4. Participants															
a. Recycling	Num.	409	465											874	1,246
b. Composting	Num.	1295	1117											2,412	2,290
c. Mulch (Pick Up)	Num.	61	128											189	247
SIGN MAINTENANCE															
1. Building Maintenance	Hrs.	20	20											40	41
2. Subdivision Sign Maintenance	Hrs.	75	77											152	154
3. Traffic Sign Maintenance	Hrs.	174	148											322	312
STREETS															
1. Street Sweeping	Hrs.	0	24											24	154
2. Pavement Patching	Hrs.	53	99											152	45
3. Drainage Maintenance	Hrs.	98	221											319	263
4. General Maintenance	Hrs.	513	733											1,246	1,252
MISCELLANEOUS															
1. Vandalism	Dls.	121	91											212	310
2. Complaints Answered	Num.	20	28											48	52
3. Wash Police Cars	Hrs.	12	31											43	6

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Council Members**

FROM: **Mayor Brown**

DATE: **April 10, 2002**

SUBJECT: **Appointment to Fayette County Library Board**

Attached is a memo from Chris Clark, chairman of the Peachtree City Library Commission, recommending Marie Washburn be nominated as the Peachtree City representative to the Fayette County Library Board. I certainly concur with the recommendation and ask Council to approve her nomination to the Fayette County Library Board at the April 18 meeting. If the nomination is approved, I will forward a letter of recommendation to the Fayette County Board of Commissioners for their review and action.

Attachment

JSM/pd

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor Steve Brown**

FROM: **Chris Clark** Chris Clark
Chairman, Peachtree City Library Commission

DATE: **2-13-02**

SUBJECT: **Recommendation of Marie Washburn to Fayette County Library Board**

Due to the recent passing of Howard Morgan, there is now a vacancy for a Peachtree City representative on the Fayette County Library Board. I, along with the Library Commission and Library staff, would like to recommend Marie Washburn for the seat.

Ms. Washburn, a retired elementary school principal, served on the first Peachtree City Library Commission from 1996-2000. During her term, she participated in planning the successful upgrade of the Library's LAN in 1998 which, at the time, was not Y2K compliant. She also was a key participant in formulating the first Peachtree City Library Master Plan and Training/Technology Plan in 1999-2000. Due to her excellence in service as well as her ability to foster a positive working relationship with the Flint River Regional Library, she was re-appointed to the Commission in 2001.

According to information obtained at the January 14 meeting of the Fayette County Library Board, a formal recommendation must be made by the PTC Mayor and Council to the Fayette County Board of Commissioners.

If the mayor and council approve, the mayor should send a letter of recommendation to the County Board Chairman.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

VIA: **City Manager**

FROM: **Developmental Services Director**

DATE: **April 11, 2002**

SUBJECT: **Centennial School Site**

Last September, Council approved the annexation of land for the Centennial Subdivision. A condition of that annexation was that a site for an elementary school would be deeded to the Board of Education. That site would need to be acceptable to the Board. If for some reason the site would not be used for a school, the condition required that it would need to be kept as permanent open space (Attachment "A," page 8).

The condition for annexation also stipulated that the developer and the Board would work out the terms of the land dedication and present them to Council for approval at the appropriate time (Attachment "A," pages 8 and 9).

We have been notified that the developer and the Board have come to an agreement on the dedication, a deed has been prepared conveying the property to the Board, and that deed has been recorded. A copy of the deed is now being forwarded to Council for review to make sure it meets the requirements of the conditions for annexation approval (Attachment "B"). A copy of the deed has also been forwarded to the City Attorney, and he has approved its form and content.

Staff recommends the deed be approved by Council. The site is acceptable to the Board. The site, even though it is less than the specified 20 acres, will accommodate the Board's prototype school plan. The Board has agreed to a definite timetable for the school construction. If they do not meet that timetable, the property will revert back to the developer; but all current indications are that the school will be constructed well in advance of the deadline. If a school is not built on the site and it reverts to the developer, the developer is bound by the condition of annexation to maintain the property as open space in perpetuity. It appears the deed fully meets Council's intent.

JBW/jir

Attachments "A" – "B"

City Council of Peachtree City
Minutes of Meeting
September 6, 2001
7:00 p.m.

The City Council of Peachtree City met in regular session on Thursday, September 6, 2001, 7:00 p.m., in the City Hall Council Chambers. Mayor Robert L. Lenox led those attending in the Pledge of Allegiance. Other Councilmembers present were: Carol Fritz, Annie McMenamin, Steve Rapson, and Dan Tennant.

Announcements, Awards, Special Recognition

Mayor Lenox presented a proclamation to VFW Post 9949 members Frank Hyde, Bob Konrad, and Bill Aleshire recognizing the post's status as an All-American Post and Hyde as an All-American Commander and "Mr. VFW" in Peachtree City. Lenox proclaimed September 15-October 15, 2001, as Hispanic Heritage Month with Martha McGlade translating the proclamation into Spanish. Lenox presented the Fayette County Public Safety Games winner's trophy to Corporal Blackburn and Corporal Jantosciak of the Peachtree City Police Department. The Fayette County Recreation Department hosted the annual event and teams from all the county's public safety agencies participated.

Lenox told the audience that the Council had decided to give each Council candidate two minutes to announce their candidacy during Council meetings. Frank Murphy announced he was a candidate for mayor. Other candidates would have the same opportunity at upcoming meetings.

Approval of Minutes

Rapson moved to table the minutes of the August 4 budget workshop. McMenamin seconded. The motion carried 4-0, with Tennant abstaining. McMenamin moved to approve the minutes of the August 16 regular meeting. Fritz seconded. The motion carried 4-0, with Tennant abstaining.

Consent Agenda

Change in Alcohol Licensee – Pizza Hut
Consider Alcohol Licensee – Don Pablo's
Consider Appointments to the Planning Commission – Wes Saunders, Robert Buckley, Robert P. Learnard (alternate)
Consider Amendments to the Soil and Sedimentation Ordinance

McMenamin moved to approve the consent agenda. Fritz seconded. The motion carried unanimously.

Old Agenda Items

08-01-04 Public Hearing – Rezoning and Annexation Request – Wieland property, MacDuff Parkway

Lenox read the rules for public hearings and established a time limit of 30 minutes for each side. Dan Fields, the representative for John Wieland Homes and Neighborhoods, Inc., requested that an 80.65-acre tract, part of the Centennial subdivision, be annexed into the City and zoned GR-4 (General Residential-4). Fields said when they requested a rezoning from the Fayette County Board of Commissioners for the tract the Commissioners were concerned about safety since the county's only access to the parcel was through the city's property. His company felt the best way to handle the issue was to ask the City for annexation. Rezoning conditions on the adjacent property (approximately 100 acres located in the City) in the Centennial subdivision restricted the number of lots in the subdivision to 350 lots. Fields pointed out the tract was bordered by the City on the west, east, and south and the access to the property was via MacDuff Parkway. He said the developer intended to extend the road to the north end of the property to connect to another property in the county, owned by Pathways Communities.

Fields continued that the concept plan had been discussed with staff and critiqued by a number of people. Wieland Homes felt it was a very good plan that offered several different types of housing – town homes and homes with small yards. Fields said they felt there was a demand for this type of lifestyle, especially in Peachtree City where people could get on the cart paths and golf courses and would not tied to maintaining their yards. The homeowners association would maintain the town home yards while homeowners would maintain the single-family homes with small yards. There were also larger lot sizes and homeowners would maintain those yards.

Fields said the elevation of the school property was another issue. In the original rezoning, the school site was located on the southern boundary of the property and that site wouldn't work for the Board of Education. Fields said they had worked with the Board of Education for three months. They agreed to lower the elevation at the entrance to the new school to 870 feet so the site would work for the Board of Education. Fields added he received a letter from the Board of Education that day that said they were agreeable to the donated site.

Staff also recommended some modifications to the Planning Commission recommendations. Fields addressed some of the modifications and asked for some changes. Under Modification #1 (Condition a of Staff Recommendations for Conditions of Approval, Proposed Annexation and Zoning, Wieland/Centennial Subdivision or Attachment G), Fields asked that that the phrase "and it must be land that is acceptable to the Board" be struck from the conditions since a Board of Education representative was present at the meeting to accept the land. Fields added that the site would be consistent with what had been discussed with the school system over the last three months. Fields asked that #8 be amended from "The plan submitted as part of the annexation is illustrative only." Fields said they had worked with Wynnmeade residents after they expressed concern about the number of town homes located on the southwest boundary. The number of town homes was reduced from 65 to about 35, Fields said. It made for a better plan, he added. He continued that the plan had been critiqued and was acceptable to City staff as well as marketable for his company. He said it gave them a great concept plan and he realized they would have to appear before the Planning Commission to work out some details. Fields asked that the sentence be struck from the condition.

Tennant asked why the word "should" was highlighted in the modification to Condition a and asked why it wasn't "must be 20 acres." Fields explained that the school site north of the connector road was actually 22 acres, but the School Board did not want anything north of the wetlands area (Fields pointed the area out on the map) and that might be a little bit smaller than 20 acres. Fields said they didn't know how many acres it would be without the wetlands area yet. Fields said he would be happy to change "should be at least 20" to "must be at least 20 acres," but he said he would like for the Board of Education to accept what was shown on the plat in excess of 20 acres. Lenox asked Developmental Services Director Jim Williams if staff recommended the change to prevent the site being less than 20 acres. Williams commented that the site might actually work out to be a little less than 20 acres, but that staff's primary concern was that the site met the needs of the Board of Education. Tennant asked why not just make it 19 acres. Fritz suggested the condition read, "meets the needs of the School Board." She said if the school board was happy with the site, then they shouldn't quibble over the numbers. Rapson commented that it was just semantics and suggested asking Mike Satterfield, the Board of Education representative attending the meeting, what was acceptable. Rapson added that he didn't see the difference between "must" or "should" since both words implied a minimum of 20 acres. Rapson and Lenox both expressed concern that the word "must" forced the Board of Education to accept the wetlands area they did not want. Council agreed to leave the modification alone.

Lenox asked Fields about his objection to modification #8. Fields told Council he would like to tell Planning Commission the plan had been looked at by Council, by the County Commission, and by the staff, and was a plan that was consistent with what they would like to see in Centennial Place. Lenox commented that the plan wasn't illustrative, but was substantially the plan the developer planned to build. Fields said that was correct. Lenox stated that was an important point, because Council didn't want it to be an illustrative plan. Council wanted some concrete assurances that what they saw, subject to the usual modifications by the staff and Planning Commission, was substantially the plan. Fields pointed out that a fire station site had been added. He said that had been important to Council and to the developer as well. The fire station site was located across from the school site and would be donated as part of the initial phase, Fields said. The fire station would be a plus to Centennial and Wynnmeade. McMenamin asked if there was a problem with that being one of the conditions. Fields said it was part of the staff recommendations.

Rapson asked if the annexation were approved, would it include the conditions as well as the caveats. Fields went over the two changes the developer wanted to see in the conditions. The first was to modify item #1 of staff recommendations to strike the words "must be acceptable to the board." Fields added that Council would hear from the Board of Education during the meeting that the school site was acceptable. Fields also asked that the phrasing of #8 be changed. City Attorney Rick Lindsey suggested #8 be re-phrased to read "The plan submitted as part of the annexation request shall be developed substantially as shown to Council this evening." Council agreed with the phrasing. Rapson pointed out that Condition (h) included deed covenants about rentals and asked Fields if he was agreeing to that as well. Fields said yes. McMenamin asked Williams if he was comfortable with the changes to #8. Williams commented that the revisions were fine and that everyone was on the same wavelength.

Rapson asked Williams to go through the steps required for the annexation. Williams answered that, if the annexation was approved as recommended, the land would be zoned GR-4, which was the same as the adjoining land and was reasonably consistent with the zoning on the Wynnmeade adjacent property. The role of the Planning Commission would be to look at the 80 acres and approve the concept plat for the subdivision portion in whatever phases the developer brought in. After the Planning Commission approved the phases, the construction drawings would be approved by the Planning Commission and the City Engineer. Then construction would take place and a final plat would be recorded. This was the last time Council would see the plans unless there was a drastic difference of opinion, Williams said.

Tennant asked if the School Board was going to announce the school site was acceptable, why the developer wanted the phrase taken out. Fields said they had gone through the site selection for a year and they wanted to know tonight that it was acceptable. Fields, and Lenox, agreed that the phrase became academic at that point.

Mike Satterfield, facilities manager for Fayette County Schools, told Council the wetlands area posed a problem for the school system. In addition, there was a high area they were concerned might have rock in it and there was also a great difference in elevation from the wetlands area to the northern part of the property. Satterfield said the property didn't look good from a grading standpoint and was somewhat narrow. What had been presented to them was about 22 acres, Satterfield said (he pointed the area out on the map). Satterfield said there had also a road planned south of the wetlands area that connected to the future Wynnmeade expansion on the north side, as well as an acre that would come out for a fire station. After calculating all of that, the school system's engineering firm came up with a figure of 15 to 16 usable acres. The school system discussed the matter with City staff and with John Wieland Homes. One of the suggestions made was to move the road to the southern edge and move the fire station to the east side of the road. Those things helped out, Satterfield said. Now, the school board had a few options on using their elementary plan on the site. It was still not a balanced site and dirt would probably have to be brought in, he continued. Satterfield pointed to a small, triangular-shaped piece of land located north of the wetlands and stated the school system did not want that portion of the site. The Board of Education did not want to be responsible for maintaining the small parcel, especially after the area upstream was developed and there would be problems with sediment. He suggested the centerline of the wetlands area be the dividing line for the property and that the developer be responsible for that small piece of land. Doing that would bring the size of the site down to 18½ or 19½ acres, but that was all right with the school system, Satterfield said. The prototype plan worked well on the school site and the Board of Education was comfortable with the site. Satterfield thanked staff for their assistance and added that when there was a stumbling block, Williams gave suggestions that worked out. The geotechnical reports looked good so far, he continued. The Board of Education authorized him to tell Council the Board of Education would accept the site if John Wieland Homes donated it, Satterfield said.

Rapson asked what would happen with the sliver of land the school didn't want, and if it would be donated to the City. Williams answered that was his suggestion and arrangements would be made to give it to the Board of Education if the schools ever needed it.

Lenox commented that the timing was uncertain as to when the school board might build a school on the site. He asked if it was a permanent donation. Fields said they would make the donation as they would anywhere else that if the school wasn't built in a certain period of time the land would revert back to the developer. Fields pointed out that was important for two reasons. One was that it would get the school built so the developer benefited from the donation. The other reason was control over what would happen to the site if the school didn't go there. The County had requested the school site remain green, or open space. Fields stated the developer's intention was not to come back and ask for more than 350 lots. Rapson said, if there would be a time constraint on the school board, they needed to consider what would happen after that time. He said he felt the site should revert back to the City as green space. Lenox commented that having a neighborhood school was not only good design, but also it added to the value of the neighborhood. Wieland was taking a certain risk with the donation because there was no guarantee the school would be built before the houses. Lenox stated that Council's long-term intention was this would not be a developed site. He said every school site in Peachtree City had had a reversion clause and the question was how long and to whom the property reverted. He agreed with Rapson that somehow the reversion ought to be to the City as passive green space and it would be the City's responsibility to develop it so the neighborhood could utilize it. That would give the property some value and it would still be available if the Board of Education ever needed it.

Rapson had questions for the City Attorney. He asked Lindsey about the County's opposition and stipulations regarding the annexation, which included a commitment for no more than 350 homes and the school donation, and if that put the City into mediation with the County. Lenox said that needed to be clarified and reported he had received phone calls from two County Commissioners who told him that at the original meeting two weeks ago, the Commissioners approved the annexation without reservations. He added that was what the minutes said and the vote reflected. They asked that their concerns be transmitted to Council with the request that Council do what was appropriate to make sure the issue was addressed, but left it to Council's discretion. Rapson said he was referring to the letter the City received from Greg Dunn, the Commission chairman. Lenox commented he couldn't get into details, but that the letter had not sat well with other members of the Commission. Rapson said he understood, but it was the only information he had from the elected official in charge. He said it became a legal question for the City Attorney. Lindsey said he needed to know exactly what was passed by the County Commission. Lenox said the County Commission chairman advised him in response to the Mayor's letter, and it was discussed at the Commission's September 5 meeting, that the City had done everything it needed to do relative to the County. Lenox said he was satisfied that the City had done everything they needed to do relative to the County.

Fields said the intention was for the property to revert to open space. He said he couldn't answer whether the property should go to the City or to a land trust yet. A land trust might offer the developer tax benefits and protect the site, he continued. The overall intent was for the property to stay open space, whether the ownership was with the developer, the homeowners' association, or a land trust, Fields said. Lenox asked Williams if that was an issue that could be resolved by the Planning Commission as part of their process. Williams said it could be, but his preference was for Council to resolve the issue. Williams added that what Fields was suggesting was what staff would recommend. He said the City didn't need to get into the issue of ownership, but did need to guarantee that the property wouldn't be subdivided for more houses. As long as Fields was ready to commit to some type of open space, whether owned by the City, homeowners' association, or a land trust, that should be enough for the County, Williams said. He added he was optimistic a school would be on the site within a couple of years. McMenamin asked Fields to clarify whether he meant the school had to be completed within five years or underway in five years. Fields said he meant construction should be started within five years.

Rapson expressed concern that Council was dictating another entity's time schedule and asked Satterfield if it should be seven to 10 years. Satterfield reminded Council that during the bond issue the Board of Education committed to building three elementary schools at a cost of $10 million each and one high school, at a cost of $30 million, over a four-year period. Ground had been broken for two of the elementary schools, one on Lester Road and one on 85 South, and the school system was trying to obtain land for the third elementary school. The board hadn't yet made a decision on whether this would be the third elementary school, if Council approves the annexation, or if it would be located between Kedron, Tyrone, and Burch Elementary to alleviate the growth in that area. The school system was looking at property in the Dogwood area, but nothing had been finalized, Satterfield said. Satterfield said he had a hard time agreeing to a five-year stipulation, especially if the Board of Education decided to build the school in the Tyrone area. The current building program wasn't scheduled for completion until 2004. By then the cost of the $10 million elementary schools could increase by $1 million or $2 million and the Board of Education would have to find the money either by going back to the voters for a bond issue or by going to the state for growth funds for a fourth elementary school. He stated he couldn't tell Council the Board of Education would have the funds for a fourth elementary school and the question would have to go back to the Board of Education.

Lenox said he appreciated the problem and understood Wieland was ready to donate the land as long as the mechanism to do so preserved the developer's tax benefits. He continued that it seemed that with staff's help it could be worked out so all parties were satisfied. If Wieland wanted a five-year reversion clause, then there might be a way to work out that it would remain green space for another five years, then would become a school site again. He said as long as they agreed on intent, the actuality wasn't that difficult to achieve. Satterfield said 1,500 homes would be built there in the next few years and they would all be zoned to Peachtree City Elementary. He said something would have to be done; he just wasn't at liberty to discuss it.

Lenox opened the floor to anyone who wanted to speak in favor of the annexation. Steve Brown commented that anything that promoted senior housing in the area was positive. He added that would be the "best case" scenario in terms of traffic and schools. He said Wieland had already given a lot of on the project and had given a lot a land for the fire station and the school, as well as the 20% policy on rental agreements. He added he would like to see that in the North Wynnmeade project, too. Brown said there was a rental erosion problem going on there and this would stem the tide. It was a solid project and was great for the area, Brown said. Tennant asked Brown why he felt it would be an area for seniors. Brown replied that the project was designed for seniors and would be marketed to seniors. He said it was a hot market and that homes for seniors could not be built fast enough.

Tennant asked Fields to explain the "senior" aspect of the project. Fields answered that any time a maintenance-free lifestyle, such as large houses with small yards or an association that provided the yard work, was offered it attracted retirees. Tennant asked Fields if he would be willing to restrict the development to ages 55 and up in the covenant. Fields said no, since that type of lifestyle would also attract young professionals. A multi-generational subdivision was what they were looking for. Fields explained that seniors liked to have their space, but at the same time be part of a bigger neighborhood. The issue was whether the annexation would affect the schools one way or the other and Fields said the answer was no. He said they were asking for 350 units and the school system would get an acceptable school site. There was no change in density. The City would collect taxes and provide the services it would have to have provided anyway, Fields continued. The school site would help mitigate the effect on the school system. Fields asked Council to consider that when they made their decision and approve the suggested modifications.

Williams addressed Council and said the main points he wanted to make had already been made. The Planning Commission recommended approval, the County Commissioners felt annexation was the best thing, and the County's concerns had been addressed during the meeting. Staff felt it was a pretty good project and recommended approval, Williams said.

Frank Murphy asked if there was any access to Highway 74 on the north side of the property. Lenox answered not until Pathway Communities developed the property north of the area. Another citizen asked how much further MacDuff Parkway had to go before connecting with Highway 74. Lenox added the connection to Highway 74 was at the cable television facility. The distance was about ¾ mile. Citizens asked several question regarding the distance of MacDuff Parkway. Lenox said the goal was for MacDuff Parkway to come out at the cable television facility with a signal at the intersection, but added that the timing was out of the City's control.

Lenox asked if anyone would like to speak in opposition to the annexation and zoning or if anyone had further questions. Several citizens made comments from the floor and did not go to the microphone.

Satterfield pointed out in response to one of the citizen comments that MacDuff Parkway wasn't the only access to the school. He said the old Wynnmeade entrance was still there as a right-in, right-out only. He added that the Board of Education had also been concerned there would be only one entrance and way out.

Rapson asked how many stories the town homes would be. Fields answered two stories with some basements. Fields also pointed out that the covenants on the property were state-of-the-art covenants and would not run out.

The closest school to the area would be Peachtree City Elementary School, Lenox said. Satterfield said every elementary school in the County, with the exception of North Fayette, was already over capacity. In response to a resident's question, he said it wouldn't be a problem with a school on the proposed site being too close to other schools since they were already over capacity.

After a discussion as tp whether to use the word "must" or "shall" donate 20 acres of land for a school site, Fields suggested the phrase be changed to "shall donate approximately 19 acres," instead of "at least 20 acres." Fields said it could be 18.5 or maybe 19.5 acres, but it would be up to the centerline of the creek. Lenox suggested, "it shall be 19 acres, more or less, as suitable for the development of a school."

Fire Chief Stony Lohr informed Council that the distance from the end of MacDuff Parkway to the AT&T cable facility was 1.2 miles.

Lenox called the public hearing to a close. Rapson recapped the discussion and said he felt green space should be controlled by the City. He said he would rather do that so, if the school system didn't use the site within the specified time period, the City would be able to donate the site back to the schools at a later time. Fritz felt it wasn't right and asked a lot of the property owners to narrow their choices. She pointed out that things could change in the next five years and another device would be available to accomplish the same goal. Fields said that under the governor's plan, the developer wouldn't get credit if the site were given to a city. There were more teeth in preserving it if the land was dedicated to a land trust. The intent was to keep the site open. If the school didn't want the site, it wouldn't matter who owned as long as it was restricted in perpetuity. To accomplish that, the developer would get more credit if the land were donated to a homeowners' association or to a land trust. Rapson expressed concern that, if the site were donated to the Greenspace Program, Council would be limited in future decision as to what could be done. He pointed out that if, in 20 years, the Board of Education wanted to build a school there it couldn't because of the limitations of the agreement. McMenamin stated the site wasn't being donated to the City in the first place and that she had a problem saying the City would be the owner of the property. Tennant said Council just wanted to be absolutely certain there wouldn't be a lousy break on that land one day and that a trust made the most sense. Fields said ownership wasn't the issue as much as getting to the point where the land would remain open space. He added they didn't want to see the site clear cut and used for ball fields.

Fritz asked Fields how long it would take to build out the project. Fields replied five to eight years. Fritz said she was concerned about restricting the Board of Education to such a tight time limit. Fields said he was willing to go seven years. Lenox said there were means to solve the problem, but not at the meeting. Williams suggested an easy solution from a real estate standpoint. The land would be donated to the Board of Education for a school. If not, then the land would revert to a trust for open space. It would be donated to the trust on the condition that it would be used for a school. If not used for a school, then the land would become open green space.

Lenox moved that the annexation be approved with the area being annexed to be zoned GR-4 with the following conditions: 1. Subject to all of the recommendations as revised by staff and presented here and agreed to by the applicant tonight; 2. That it was Council's intention, in perpetuity, that no more than 350 units will be permitted; 3. That specifically the plan was a substantial representation of what will ultimately be developed subject to Planning Commission's input; 4. That the 20-acre school site shall, in perpetuity, be either a school site or open space and that the mechanism for meeting the requirements of the developer, the school board, and the City shall be worked out by those parties and returned to Council for approval at the convenience of the parties. Tennant asked that the motion be clarified to no more than 350 units on the entire combined parcel. McMenamin seconded.

Tennant asked if, based on the letter the City received from the county, the City would have any trouble. Lindsey commented that, based on what he understood, the letter was not an accurate reflection of what the County Commission passed. The State said the County had the right to review the annexation request and the City had addressed the issues even if the letter was not accurate. Rapson pointed out the motion addressed both points. Lenox said he spoke to Dunn after the Commission meeting on Wednesday and Dunn told him there was no objection to the annexation itself and he felt the City had complied with the annexation resolution process. It was the first annexation to go forward since the review requirement was established and there was a certain amount of groping to make sure things were done in compliance, he said. Lindsey said there were administrative notifications involved and a lot of work to be done if the annexation was approved.

Citizens who did not use the microphone asked more questions from the floor. Fields said the homes in the project would sell in the high $100,000 range. In response to a citizen question regarding future growth, Lenox said that another 350 acres or so north of the Wieland property was located in the County and was zoned for two-acre lots. Everything in the City had been planned for years and the Board of Education was aware of those plans, Lenox said. Satterfield commented that developers had donated a number of school sites and the school system would continue to provide schools appropriately. He said the Board of Education was currently pursuing property for a new high school and was seeking property in areas of growth. In answer to another question, Lenox said the City's master plan began in 1958 and the last major revision was in 1972. The original population was to have been 80,000 on 15,500 acres of land. The current population is 34,000, give or take 500, and the City was now 95% built out. The final population would be less than 40,000 people. The estimated population was 50,000 when Lenox took office 10 years ago, he said. Lenox pointed out that a lot of the problems the County was facing now were not of the County's making, but because of those around the County who did not plan as well. The motion carried unanimously.

01-01-10 Adoption of Charter Revisions and Administrative Ordinances

Lindsey told Council there had been no changes other than in Section 2.19 where "elected" was changed to "appointed." Other than moving a couple of the ordinances, the charter revisions and administrative ordinances were as presented at the last meeting and ready for consideration. He recommended Council consider the charter separately then adopt the ordinances as a group, as they do the consent agenda.

McMenamin said Council had gone over and over everything and moved that Council approve the charter and charter revisions. Fritz seconded.

Tennant pointed out Section 2.7, page 4, concerning the election of councilmembers. He said he did not have an answer, but was moved by a letter to the editor from the former City Clerk about the legitimacy of declaring posts. Lindsey said the City process was absolutely legal. The letter

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

GEORGIA, FAYETTE COUNTY
FILED AND RECORDED THIS 9 DAY OF
Apr, 2002 AT ____ M.
____, CLERK

This INDENTURE, made this 29 day of March in the Year of Our Lord Two Thousand and Two between **JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.**, a Georgia corporation, party of the first part, hereafter called "Grantor", and **The Fayette County School District**, political subdivision of the State of Georgia, as party of the second part, hereinafter called "Grantee," (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

WITNESSETH: That Grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration ($10.00), in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the mutual covenants set forth herein, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property:

> All that tract or parcel of land lying and being in Land Lot 164 of the 7th Land District of Fayette County, Georgia, being 17.2 acres, more or less, and more particularly shown on a plat prepared by Integrated Science & Engineering, dated March 22, 2002, entitled "Plat for Proposed Elementary School, Fayette County Board of Education" and recorded in Plat Book 36, Page 6 of the Fayette County, Georgia Deed Records.

TO HAVE AND TO HOLD this said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to

TO HAVE AND TO HOLD this said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to

the only proper use, benefit and behoof of the said Grantee forever in fee simple subject to the covenants described herein and made a part hereof.

It is the intent of the Grantor and the Grantee that the property shall be used by the Grantee as a public elementary school which shall be constructed and operated by said Grantee. Accordingly, the property is conveyed by the Grantor and accepted by the Grantee subject to the following covenants, terms and conditions, which covenants shall bind Grantee, its successors and assigns, and which shall run with the land:

1. The Grantee shall, no later than seven (7) years from the date of this Deed, begin construction of a public school facility upon the property. "Begin construction" as used herein, shall mean:

    (a) Obtain formal approval of the plats, plans and specifications by the Fayette County Board of Education;

    (b) Obtain a land disturbance permit by the appropriate governmental agency;

    (c) Grantee agrees that actual construction activities designed to build the school pursuant to the aforesaid plats, plans and specifications will begin promptly and continue until completion upon receipt of the aforesaid approval and permit but in no situation to begin no later than six months following the date of issuance of the Land Disturbance Permit; and

(d) Should, for any reason, Grantee fail to comply with the terms and conditions contained herein, then, upon written notice, (and only upon written notice), by Grantor to Grantee, title to the property together with all buildings, improvements and fixtures located thereon, shall revert unto Grantor and

become property of Grantor. Upon reversion of title, Grantor shall have full right to enter upon the property and take peaceful possession thereof.

2. Grantee shall not begin any ground clearing, removal of trees or grading of the property until the plans have been approved by the board of education and land disturbance permit obtained as described in covenant 1.

3. The word "Centennial" shall be used as a part of the name of any school built or maintained on the property.

4. The parties acknowledge that the property is, at the time of this Deed, subject to a deed to secure debt. Grantee agrees to provide notice to Grantor when it is ready and prepared to proceed with the construction of a school on the property. Grantor agrees to obtain a release of the property from the deed to secure debt and a quit claim deed within sixty (60) days of the Grantee obtaining a land disturbance permit following such notice or within three years of the date of this deed, whichever shall occur first.

Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever claiming by or through the Grantor.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, the day and year above written.

JOHN WEILAND HOMES AND
NEIGHBORHOODS, INC.

_______________ (Seal)
VICE PRESIDENT

Signed, sealed and delivered this 29TH day of MARCH, 2002, in the presence of:

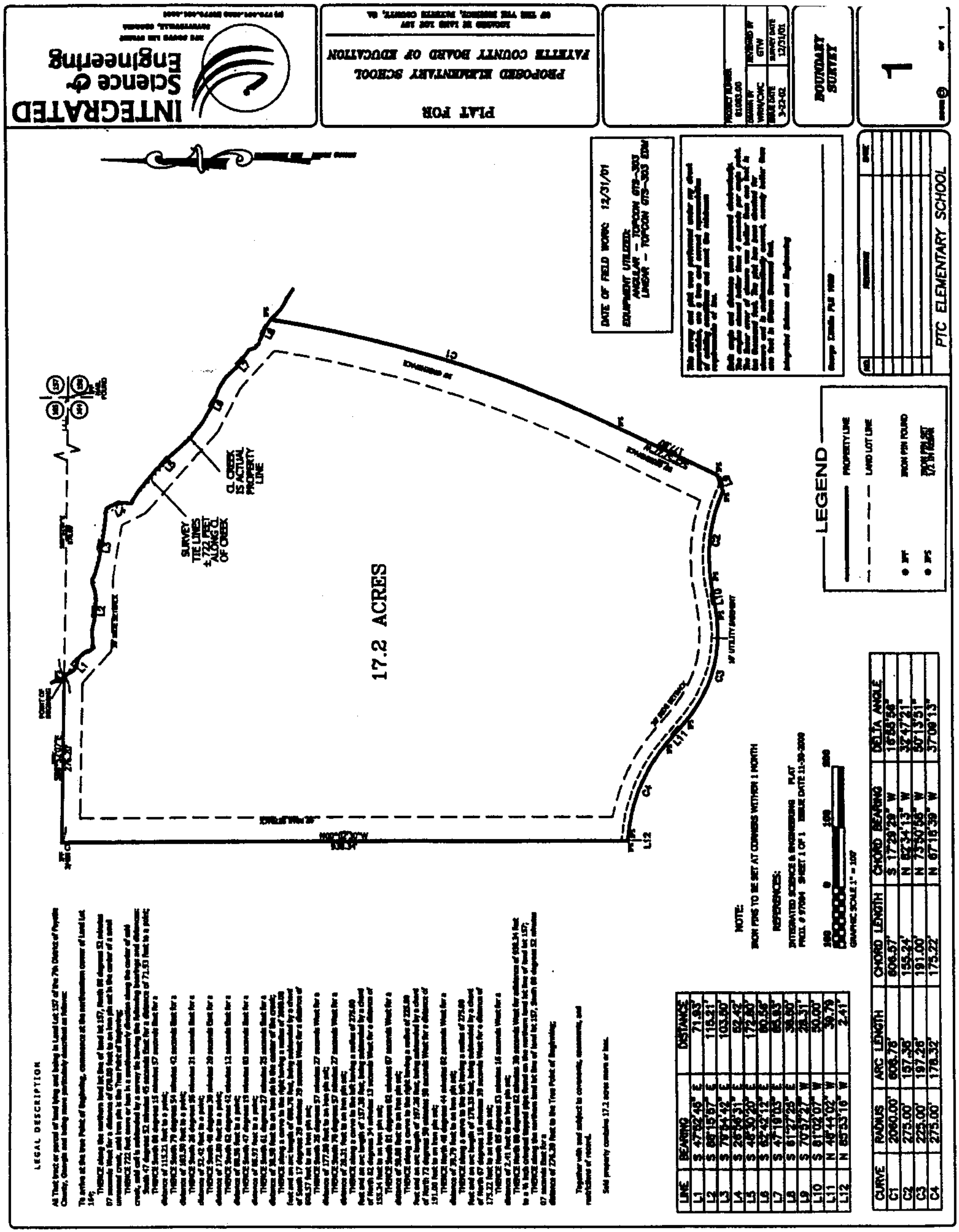
____
Unofficial Witness

____
Notary Public
My Commission Expires: _______

(Seal)

MARIA MOLLISE
NOTARY
EXPIRES
GEORGIA
MAY 21, 2004
PUBLIC
FULTON COUNTY

PLEASE RETURN TO:
Dr. John D. DeCotis, Superintendent
Fayette County School System
210 Stonewall Avenue West
Fayetteville, Georgia 30214



Attachment "B"
Page 5 of 5

Panasonic Matsushita Communication Industrial Corporation of U.S.A.
776 Highway 74 South, Peachtree City, Georgia 30269 (770) 487-3356

April 12, 2002

Peachtree City City Council

Dear Council:

Panasonic has been a big supporter of the March of Dimes for the Fayette County area. Last year we raised over $15,000.00.

One of the ways to raise money is through various fund raising activities. We at Panasonic are asking your permission to hold a car wash as a charity fundraiser. Only Panasonic employees will be participating in the car wash and all of the money earned will go solely to the March of Dimes.

We would like to hold the car wash on Friday, April 26, 2002, from 1p.m. – 5p.m. at our location on 776 Highway 74 South.

Thank you for your consideration.

Denece E. Parker

Denece E. Parker
March of Dimes Team Captain
770-632-1308

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **Jim Basinger, City Manager** Jim

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

DATE: **April 9, 2002**

SUBJECT; **FY 2002 Budget Contingency Plan Update**

This is staff's third bi-monthly update to Council regarding the budget reduction plan established in response to anticipated revenue shortfalls. The original contingency plan detailed how the city planned to respond to a maximum 20% shortfall in certain major revenue sources that we expected to be affected by economic downturn. At the last update to Council the plan was revised due to a more optimistic revenue projection based upon actual revenues collected for the first four month of the fiscal year. The attached spreadsheet shows the original and revised contingency plan details (see Attachment 1).

As was reported at the last update, the main revenue collection problems continue to be in the areas of Interest Earnings and Hotel Motel Taxes (see Attachment 2). However, I am glad to report that the shortfall percentage for Hotel/Motel Taxes has decreased from 37% to only 17%, or $73K for the first six months. Interest Earnings are now the biggest area of concern. Although rates seemed to have moved slightly upward recently, we still anticipate a shortfall that may total approximately $200K by year-end. This is not only due to decreased interest rates, but also because of the delay in earning interest on the proceeds of the Bricks & Mortar loan that closed in December, instead of October 2001. Fortunately, though we are experiencing favorable budget variances in other revenue sources, such as Insurance Premium Tax, that should more than offset these shortfalls.

Overall, the city does not appear to be threatened by a revenue shortfall this fiscal year, at this time. However, as discussed at the Council Retreat last month, there are other areas of budgetary difficulty that are cause for concern. The Health, Dental and Worker's Compensation Insurance line items are all expected to exceed budget this fiscal year. In addition, this year's actuarial review of our defined benefit pension plan revealed that we will need to increase contributions needed to fund the plan by 39%, or approximately $153K per year. This increase will create a budget shortfall of approximately $85K for this fiscal year, and a need to budget approximately

$135K more for FY 2003 than what was budgeted this year. The main reason given for this increase was that the pension fund's asset performance (investment portfolio) experienced a decrease of about $256K, due to downturn in the stock market. This problem was also compounded by an increase in the number of plan participants and their salaries.

Although staff believes that we will be able to make up most of these shortfalls from staff savings, such as position vacancies, etc., this could have a negative impact on next year's budget. We have always budgeted prior year staff savings of an estimated $400K as a revenue source for the subsequent fiscal year's budget, and may be hard-pressed to do so this year.

Due to budgetary difficulties in the areas of expenditure described above, staff recommends that no further impounded funds be released at this time. A detail listing of the funds that were previously released, and the operating funds that remain impounded, is attached for your review (see Attachment 3).

Attachment 1

City of Peachtree City
Revenue Shortfall Contingency Plan
FY 2002

Projected Revenue Shortfall	2002 Budget	Shortfalls			
		5%	10%	15%	20%
Local Option Sales Tax	$5,900,051	$295,003	$590,005	$885,008	$1,180,010
Hotel/Motel Tax	$939,922	$46,996	$93,992	$140,988	$187,984
Alcoholic Beverage Tax	$414,382	$20,719	$41,438	$62,157	$82,876
Mixed Drink Tax	$63,623	$3,181	$6,362	$9,543	$12,725
Totals:	$7,317,978	$365,899	$731,798	$1,097,697	$1,463,596

Strategy for 5% Shortfall	Amount	Cumulative	Revised	
Delay Bricks & Mortar Debt Service	$103,000		$103,000	
(Pay only 3 quarterly payments)				
F/Y 2001 Excess Revenues (net)	$200,000		$200,000	
G. Reed Memorial Park	$17,500		$17,500	
Cash Reserves	$45,399			
Totals:	$365,899	$365,899	$320,500	$320,500
Strategy for 10% Shortfall				
Above strategy, plus:				
Bricks & Mortar Project Cuts/Delays (1)	$365,899		$365,899	
Totals:	$365,899	$731,798	$365,899	$686,399
Strategy for 15 % Shortfall				
Above strategies, plus:				
Facility Plan- additional cut/delay	$45,476		$40,476	
Leased Equipment Cut/Delayed (2)	$41,704		$24,381	
Add'l PIP (cash item) cuts/delays (3)	$65,000			
Cash Reserves	$213,719			
Totals:	$365,899	$1,097,697	$64,857	$751,256
Strategy for 20 % Shortfall				
Above strategies, plus:				
Cut/Delay Gathering Place Expansion	$232,501			
Operating Budget Cuts/Delays (4)	$128,781		$82,785	
Additional Cash Reserves	$4,617			
Totals:	$365,899	$1,463,596	$82,785	$834,041

(1) Maintenance Storage Facility (Kedron), S. 74 Maintenance Building Expansion, Concessions/Restrooms (Rink), Facility Buildout Plan (reduce by $40,899)
(2) Compost Shredder, Asphalt Roller, Rubber Tire Fork Lift, Telephone System (reduce to $50K).
(3) Playgrounds, Halfpipe Skateramp
(4) See attached schedule

Attachment 2

City of Peachtree City
Revenue Shortfall Analysis
FY 2002

	October '01 - March '02				
	Budget Projection	Actual Received	Over (Under)	Current Percent	Prior Percent
Local Option Sales Tax*	$2,921,369	$2,995,718	74,349	2.55%	0.25%
Hotel/Motel Tax	$423,574	$350,269	(73,305)	-17.31%	-36.63%
Alcoholic Beverage Tax	$204,158	$205,882	1,724	0.84%	1.52%
Mixed Drink Tax	$31,338	$38,624	7,286	23.25%	8.92%
Totals:	**$3,580,439**	**$3,590,493**	**10,054**	**0.28%**	
Other:					
Permit Revenues (Building, plumbing, elec., HVAC)	$194,502	$308,865	114,363	58.80%	35.08%
Court Fines	$316,061	$401,626	85,565	27.07%	17.11%
Atlanta Gas Franchise	$117,266	$115,219	(2,047)	-1.75%	-1.75%
AT&T Broadband Franchise	$84,589	$79,388	(5,201)	-6.15%	-6.15%
Interest Earnings	$111,863	$40,239	(71,624)	-64.03%	-63.48%
PIP Interest Earnings	$139,759	$37,353	(102,406)	-73.27%	-76.04%
Insurance Premium Tax	$867,812	$1,173,486	305,674	35.22%	33.71%
Grand Totals:	**$5,412,291**	**$5,746,669**	**$334,378**	**6.18%**	

* Note: Actual collected for October - March LOST is from August - January sales.

4/10/02

City of Peachtree City
Contingency Plan Revisions
FY 2002

Contingency Plan Maximum (20%):		**$1,463,596**
Funds to be released from Contingency Plan:		
Gathering Place Expansion	$232,501	
Playground Improvements	$40,000	
Halfpipe Skateramp Replacement	$25,000	
Facility Buildout Plan	$5,000	
Asphalt Roller (lease payments)	$11,549	
Rubber Tire Fork Lift (lease payments)	$5,774	
* Operating Funds	$45,996	
Cash Reserve Usage:	$263,735	
Total Funds to be Released:		**$629,555**
Remaining Contingency Amount:		**$834,041**
Contingency Percent:		**11.40%**

*** Operating Funds Detail:**

<u>Public Works</u>	
Bobcat Skid Loader	$17,500
<u>Recreation (Kedron Fieldhouse)</u>	
Replace broken water fountain	$1,000
<u>Fire Department</u>	
Personal Computers (2)	$1,800
<u>Administrative Services</u>	
Books & Periodicals	$100
Election Training	$500
Personal Computer	$900
<u>Developmental Services</u>	
Cleaning Services	$2,100
Education & Training	$10,000
Personal Computers (2)	$1,800
Computer Equipment:	<u>$10,296</u>
Total Operating Funds Released:	**$45,996**

City of Peachtree City
Operating Budget Cuts/Delays
F/Y 2002 Contingency Plan

Department/Description	Amount	Released	Impact on Operations
Fire Department			
File Cabinet	$950		FM will have no place for evidence storage (old, smaller cabinet), and insufficient records storage space.
Computers (PC's) hold 4 of 6		$3,600	Will delay scheduled replacement of older PC's (beyond expected useful life).
Total F.D.	$950		
Public Works			
Bobcat Skid Loader	$7,500	$17,500	Will delay scheduled replacement of older equipment. Cost of maintaining older equipment not expected to be cost effective, as useful life expectancy has been exceeded.
3/4 Ton f-250 Pick-up Truck	$22,500		Will delay scheduled replacement of older equipment. Cost of maintaining older equipment not expected to be cost effective, as useful life expectancy has been exceeded.
Computers (PC's) hold 3 of 4		$2,700	Will delay scheduled replacement of older PC's (beyond expected useful life).
Total P.W.	$30,000		
Recreation			
Band for 4th of July	$2,000		Will host free community band concert at City Hall vs. paid concert at Amphitheater.
Program Catalog upgrade	$5,000		Will make do with existing program catalog.
Relyco Alarms	$2,148		Turn off alarms at several sports facility concessions, where users have been failing to set them after use.
Fence- ballfields	$5,000		Will only repair existing fence vs. replacement. Will increase R&M expense, and delay scheduled replacement of aged fence.
Total Recreation:	$14,148		

City of Peachtree City
Operating Budget Cuts/Delays
F/Y 2002 Contingency Plan

Kedron Fieldhouse			
Resurfacing- small pool	$11,000		Will delay scheduled PM. Surface is marginal, but not yet unsafe.
Replace broken Water Fountain		$1,000	Will make in-house modifications as temporary fix.
Total Kedron Fieldhouse:	$11,000		
CCY			
Youth Advisory Board and other CCY operating expenses	$5,877		Available due to dissolution of CCY.
Total CCY:	$5,877		
Human Resources			
Service Pins	$1,500		Will rely upon existing stock, for now
Books & Periodicals		$100	Will do without, for now
GLGPA Conference	$450		Will not attend Fall 2001 session.
Total H.R.	$1,950		
Public Information			
3CMA Dues	$350		Will forgoe membership this year.
Computer (PC)		$900	Will delay scheduled replacement of older PC's (beyond expected useful life).
Total P.I.	$350		
City Clerk			
Computer (PC)		$900	Will delay scheduled replacement of older PC's (beyond expected useful life).
Election training		$500	Determined not to be necessary this year.
Carpet Cleaning	$1,100		Will hold off until new carpet installed (part of Facility Plan).
Total City Clerk:	$1,100		

City of Peachtree City
Operating Budget Cuts/Delays
F/Y 2002 Contingency Plan

Finance			
Consultant- GASB 34	$6,300		Will delay early implementation of GASB 34 reporting requirements (Will require stronger effort next year to meet deadline)
Technical Support	$1,000		Will create greater reliance upon internal staff to be able to handle difficult situations where outside assistance would be sought.
Education & Training	$500		Will delay or cut some staff training
Total Finance:	$7,800		
Information Technology			
Computer Hardware/Software		$3,096	Will delay scheduled replacement of older PC's and other computer hardware and software that is beyond it's expected useful life.
Total I.T.	$0		
Developmental Services			
Professional Services	$3,570		Will avoid conducting various types of studies for time being.
Cleaning Services	$2,840	$2,100	Will cut service to once per week instead of daily.
Education & Training	$3,200	$10,000	Will defer all training classes.
Computers (PC's) - 4		$3,600	Will delay scheduled replacement of older PC's (beyond expected useful life).
Total Developmental Svces.	$9,610		
Grand Total:	**$82,785**	**$45,996**	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

FROM: **Jim Basinger, City Manager** Jim

DATE: **April 12, 2002**

SUBJECT: **Registration of GEM / LSV Cars**

As you may know, we are still awaiting clarification of the state legislation regarding the registration and tagging of the GEM/LSV vehicles. The major point of confusion stems from the fact that two conflicting pieces of legislation have passed, one requiring that the vehicles be registered and tagged, and one stipulating that they not be tagged. It is staff's understanding from conversations with the staff at the EPD that the piece of legislation signed last by the Governor will take precedence.

Until a definitive answer has been received, Council may wish to consider extending the grace period for unregistered GEM/LSVs to operate on Peachtree City's paths.

Please advise if you have any questions or concerns.

JB/bt

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager**

FROM: **Director of Leisure Services**

DATE: **April 12, 2002**

SUBJECT: **Discussion of Results of Workshop on Sports & Entertainment Opportunities**

A meeting was held on April 11 with the Mayor, Virgil Christian, Sherry McHugh, the sports association presidents and me. The meeting was very well attended, with all but one of the sports association presidents in attendance. The Mayor gave a "state of the city" five minute snapshot, basically letting them know that the resources were diminishing. He also discussed combining sports and entertainment opportunities in order to leverage numerical participation value (and demographics) for corporate sponsorships and for better hotel rates and other hospitality issues. Then Virgil gave his presentation, offering his assistance with sponsorships and endorsements.

The Q & A session that followed was good. One item that was brought up by soccer and echoed by other associations was the issue of not being able to give sponsors the presence they look for in sponsorships in the form of signs, banners, etc. Current city restrictions on display of such items limit their ability to attract and retain quality sponsors. Tim Maret (code enforcement officer and also president of the BMX Association) explained about the prevailing ordinances. The mayor suggested to them that if a specific need existed, ordinances could be revised or new ones written allowing for needs. This will be an issue for further discussion.

Actions required from the meeting are:

Sherry and I are going to prepare a survey for assoc. presidents to complete. The survey will determine what they would like to see at their facilities in order to host more regional or above level tournaments or special events (with the end purpose to bring people into the city to eat, stay at hotels, etc.). The survey will have specific questions that will elicit the type of info we need. Once we get the responses, we will meet with Virgil and analyze them to determine what actions need to be taken to continue this process. Once we determine that we will again meet with the mayor and recommend actions.

At the same time Sherry is going to reformat a document we have that lists all sports seasons, registration times, etc. We will do it in calendar form and also list known or desired tournaments and special events for each sport. This will help them coordinate their efforts and possibly piggy back some events. It will also help Virgil as he attempts to assist the associations with hotel accommodations, sponsorships and other such issues.

Overall, it was a good session, and the presidents clearly appreciated the attention.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

FROM: **Jim Basinger, City Manager** Jim

DATE: **April 12, 2002**

SUBJECT: **Registration of GEM / LSV Cars**

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Until a definitive answer has been received, Council may wish to consider extending the grace period for unregistered GEM/LSVs to operate on Peachtree City's paths.

Please advise if you have any questions or concerns.

JB/bt

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **Jim Basinger, City Manager** Jim

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

DATE: **April 12, 2002**

SUBJECT: **Intergovernmental Agreement with Airport Authority**

Enclosed for your review and action is the proposed intergovernmental agreement with the Peachtree City Airport Authority.

INTERGOVERNMENTAL AGREEMENT

This Agreement, entered into on April____, 2002, by and between the City of Peachtree City ("City") and Peachtree City Airport Authority ("Airport Authority") as follows:

WHEREAS, the City charges a tax on certain receipts received by the hotels and motels located within its boundaries ("hotel/motel tax"); and,

WHEREAS, prior to February 1, 2002, the rate of the hotel/motel tax was five (5%) percent; and,

WHEREAS, because of a significant slump in the hospitality industry, the City increased the hotel/motel tax to six (6%) percent effective February 1, 2002; and,

WHEREAS, even with the increased rate of the hotel/motel tax, the City is anticipating a shortfall between the income received from the hotel/motel tax from that budgeted to be received; and,

WHEREAS, the City provides the Airport Authority with a certain guaranteed funding stemming from the hotel/motel tax; and,

WHEREAS, the City has requested that the Airport Authority cooperate with it and decrease expenditures for the remaining period of fiscal year 2002; and,

WHEREAS, the Airport Authority has agreed to cooperate and comply with the City's request.

NOW, THEREFORE, for and in consideration of One ($1.00) dollar in hand paid, the receipt of which is hereby acknowledged, the Airport Authority and City have agreed as follows:

1. Effective retroactively to February 1, 2002, the Airport Authority shall set aside a sum of money equal to $3,500.00 per month through September 30, 2002. These monies may be kept by the Airport Authority in any of its accounts, but shall be maintained separately on its books.

2. The City shall prepare monthly reports showing the actual receipts received from the hotel/motel tax in fiscal year 2002 and shall compare such with the budget adopted by its Mayor and Council for the hotel/motel tax for fiscal year 2002. These reports shall be provided by the City to the Airport Authority.

3. Following the conclusion of fiscal year 2002, the Airport Authority shall provide to the City twenty (20%) percent of the shortfall up to, but not exceeding, the $28,000 set aside by the Airport Authority pursuant to the requirements as set forth in Paragraph 1 of this Agreement. For this consideration, the City agrees to repay all such sums to the Airport Authority by no later than September 30, 2003.

4. During the term of this Agreement and after taking all fiscally responsible steps to reduce its budget, should the Airport Authority experience a revenue shortfall or an unanticipated expense increase to the extent that it is unable to meet its financial obligations, the Airport Authority shall have the right to suspend its obligations to set aside the sums set forth above until it is able to do so without undue financial hardship.

IN WITNESS WHEREOF, the parties have affixed their hands the date first set forth above.

PEACHTREE CITY AIRPORT AUTHORITY	**CITY OF PEACHTREE CITY**
By:__________________________ Catherine M. Nelmes, Chairman	By:__________________________ Stephen D. Brown, Mayor
__________________________ Witness	__________________________ Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

VIA: **City Manager**

FROM: **City Clerk**

DATE: **April 9, 2002**

SUBJECT: **Alcohol License – NEW – Chopsticks**

Chopsticks, a Chinese restaurant located at 100 Peachtree Parkway, Suite 33, has submitted an application to sell alcoholic beverages. Mr. Jie Lin has asked to be appointed as the Licensee and the License Representative. Mr. Lin will be present at the meeting on Thursday, April 18, to answer any questions you may have.

JSM:pd

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: City Clerk

DATE: April 9, 2002

SUBJECT: Alcohol License – NEW – Casa Vieja of GA, Inc.

Casa Vieja of GA, Inc., a Mexican restaurant located at 1200 Highway 74 South, Suite 12, has submitted an application to sell alcoholic beverages. Ms. Susanna Alvarez Reyes has asked to be appointed as the Licensee and the License Representative. Ms. Reyes will be present at the meeting on Thursday, April 18, to answer any questions you may have.

JSM:pd

POSITION PAPER
Proposed Variance: Lot 6, Ashton Park Subdivision
Developmental Services Director JW
April 11, 2002

Situation:

The developer of the Ashton Park Subdivision has encountered a lot that will not accommodate any of the prototype house plans that have been developed for the subdivision. He has applied for a variance to correct this problem (Attachment "A").

Facts:

1. Ashton Park was platted with a 35-foot undisturbed buffer along the old right-of-way of Holly Grove Church Road. This buffer is in the rear yard of Lot 6 (Attachment "B").
2. Between the 35-foot buffer and the right-of-way is a 25-foot greenbelt (Attachment "B"). Also, the Holly Grove Church Road right-of-way has been dedicated to the Holly Grove Church, and it now functions as a driveway between Robinson Road and the main part of the Church property. There is an existing area of vegetation on the old right-of-way that is intended to remain.
3. Lot 6 is the only lot in the subdivision that will not accommodate a prototype plan. This is due to the minimal depth between the front setback line and the 35-foot buffer.
4. The original purpose of the buffer was to provide for adequate separation between the rear of the homes adjacent to Holly Grove Church Road and the road itself, which was classified as a major thoroughfare in the master plan.
5. A copy of the portion of the Zoning Ordinance that addresses variance policies and procedures is included as Attachment "C."

Recommendation:

The staff recommends approval of the proposed variance subject to the following conditions:

1. That concrete assurances are provided by the developer that the 35-foot buffer will be protected on all other lots adjacent to the old road and on all portions of Lot 6 that are not essential for the actual construction of the house;
2. That no portion of the proposed house on Lot 6 shall be closer than 15 feet to the rear property line. That will maintain the required minimum rear setback of 40 feet from the project boundary (which is the old Holly Grove Church Road right-of-way) as required in the Zoning Ordinance for this zoning district; and

3. That the developer will provide supplemental landscaping in the buffer area of Lot 6 and in the adjoining greenbelt area in accordance with a re-vegetation plan that must be approved by the City Landscape Architect.

Overall, this subdivision has been well planned and executed. In view of the conversion of Holly Grove Church Road from a major thoroughfare to a special purpose driveway, it is not felt the proposed variance will adversely affect the surrounding property, especially if the development adheres to the above conditions. On the other hand, it is felt that by using a different housing type on Lot 6 and changing the housing concept from that which is being used on all other lots, there would be more likelihood the neighborhood would be adversely affected.

JBW/jir

Attachments "A" – "C"

GEORGIA CLASSIC HOMES, L.L.C.
516 ASHLEY WAY
PEACHTREE CITY, GA. 30269
770-486-1596

March 13, 2002

TO: City Council Members
City of Peachtree City
Peachtree City, Georgia.

RE: Variance Request for Lot 6 Ashton Park Subdivision.

Dear Council Members,

I would appreciate it very much if you would grant me a variance to build a house that will protrude into my undisturbed buffer. I would only disturb the area needed for the house, not the entire lot. There is also a twenty-five foot greenbelt between my property and the driveway right of way for Holly Grove A.M.E. Church.

During my subdivision plat approval process I had mentioned that this lot might be a tight lot for the house with the undisturbed area, but was told if the problem came up to file for a variance on this lot. All the other lots along this buffer have been built on or being built and have been no problem. It is the balloon of the cul-d-sac that pushes the house back on this lot.

I have a pending contract on this lot with Harold & Marion Seim of Peachtree City. They are aware of the situation with the buffer and are very comfortable with it. This lot is midway between Robinson Road and the Church, so it will not be backing up to any building or residence. In addition I would install a row of Leyland Cypress trees or something similar, behind the rear of the sunroom.

Without the variance I'm not sure what style house I can find to put on this lot. Currently all the houses flow with the same theme in the subdivision.

Please consider my request, and call me if you have any questions.

Sincerely,

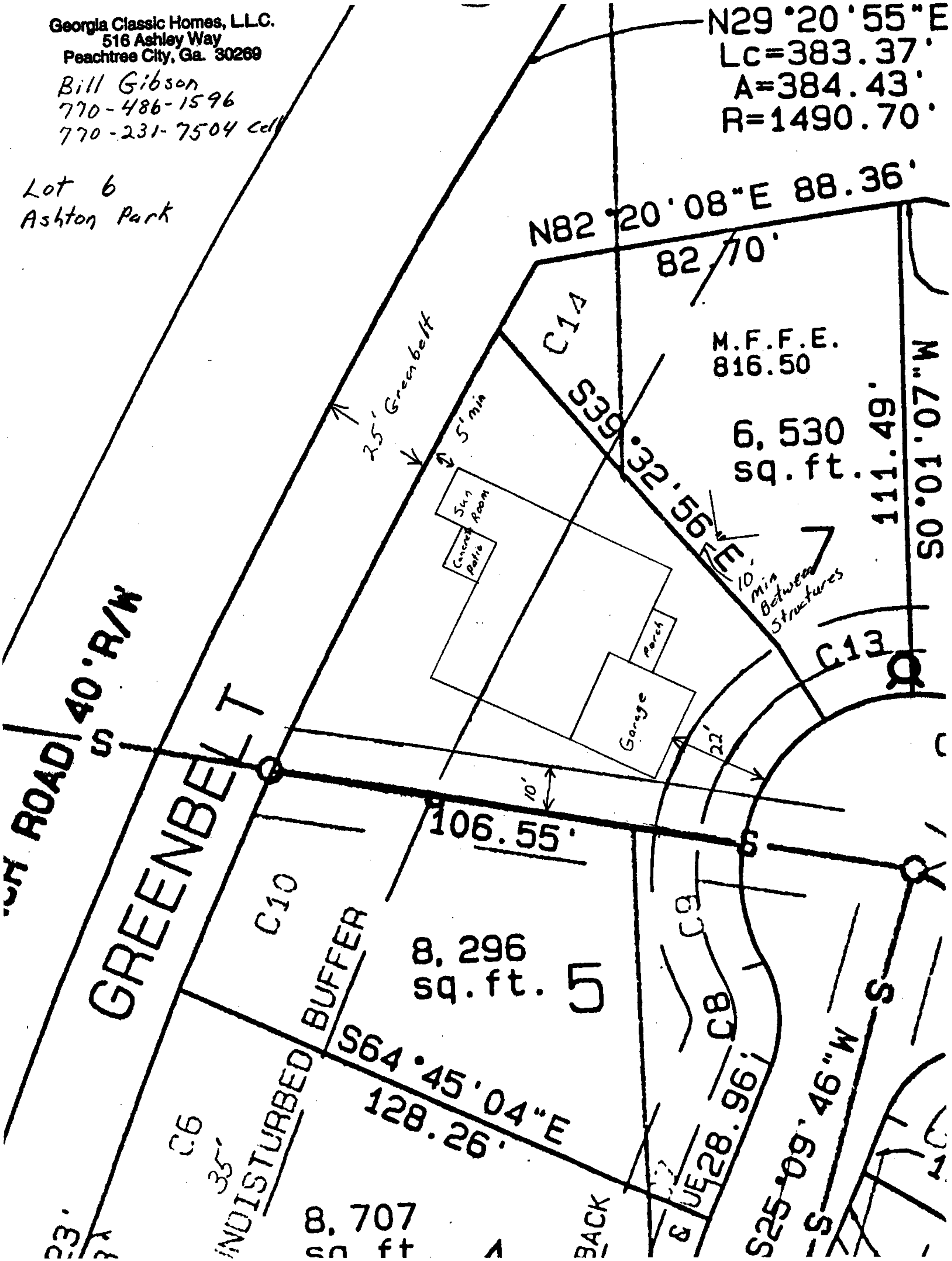
Bill Gibson

Bill Gibson

Georgia Classic Homes, L.L.C.
516 Ashley Way
Peachtree City, Ga. 30269

Bill Gibson
770-486-1596
770-231-7504 Cell

Lot 6
Ashton Park



REQUEST FOR VARIANCE
ZONING ORDINANCE, CITY OF PEACHTREE CITY

This is a request for a variance from the requirements of the Peachtree City Zoning Ordinance for the property located at: Lot 6 Ashton Park Subdivision off Robinson Road

The reason this variance is being requested is as follows: To build a house that protrudes into my undisturbed buffer area. (Please see attached sheet)

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;

b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and

c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

I certify that I am the owner or duly authorized agent of the owner of the above-described property:

Name: (Please type or Print) Bill Gibson Georgia Classic Homes, L.L.C.

Address: 516 Ashley Way, Peachtree City, Ga. 30269

Phone: 770-486-1596, 770-231-7504 cell

Signature: Bill Gibson

****

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

Signature: James B. Williams

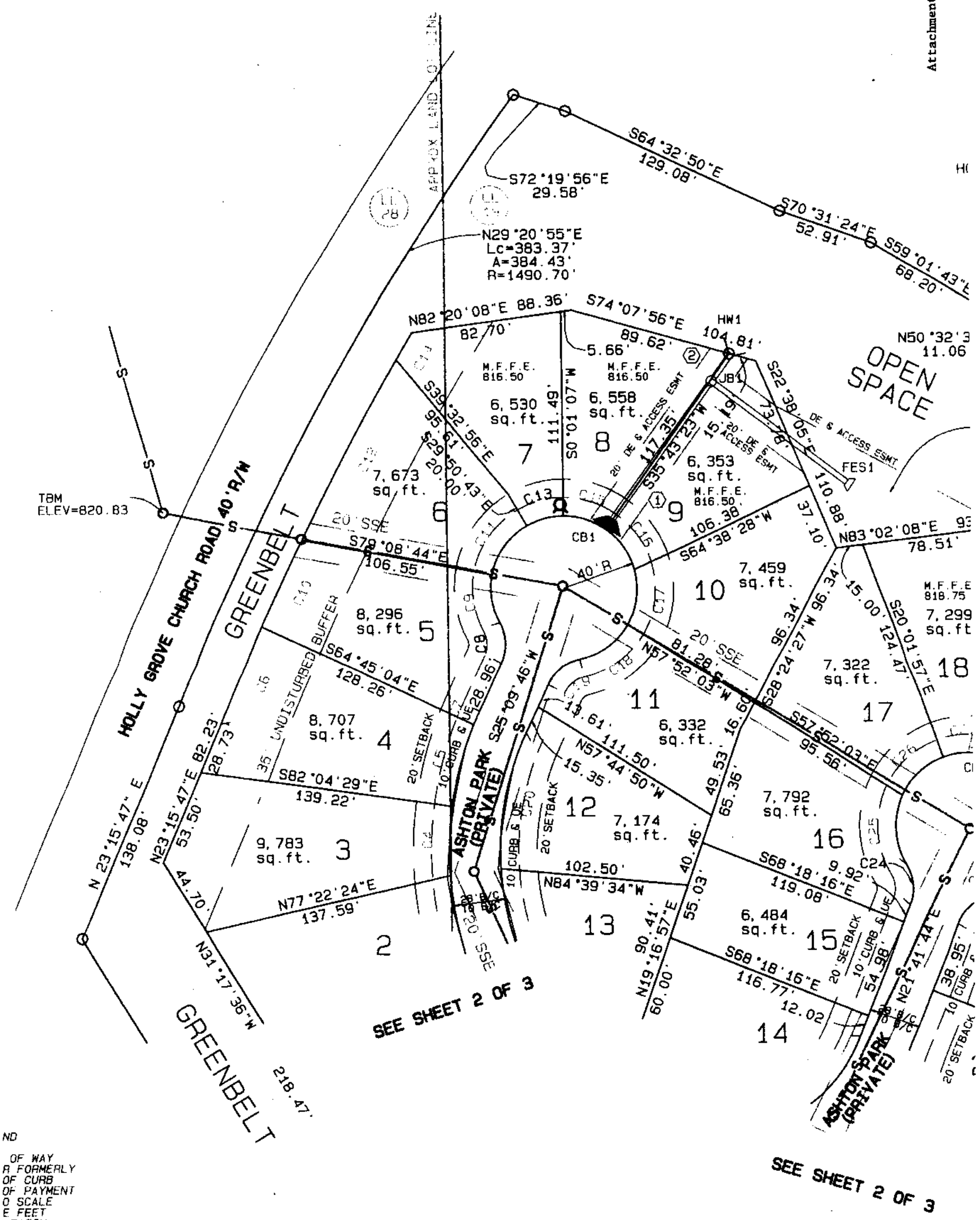
Title: DIRECTOR OF DEVELOPMENT

Date of Acceptance: MARCH 15, 2002

Date of Public Hearing: APRIL 18, 2002

07/01/01

Attachment "B"



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ORIGINALLY REC

FOR NOTES, CLOSURE I

THE PURPOSE OF THIS PLAT REVISION IS TO CORRECT THE LAND LOT NUMBER 20 TO 28, AND TO REVISE LOTS 28 & 29 TO MEET THE

(1202.2) The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.

An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent.

(a) Variance applications shall be filed with the city planner on forms provided by the city planner.

(b) Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

(c) An application fee of $50.00 must accompany each variance application.

(d) Upon receiving an application, the city planner shall schedule a public hearing on the request before the city council within 45 days after receipt.

(e) A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date.

(f) A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear at least 15 days prior to the hearing date.

(g) At the public hearing before the city council, the applicant may appear in person or be represented by an agent or attorney.

(h) Variances from the provisions of this ordinance may be approved by the city council if it is determined that they will not cause substantial detriment to other parties or impair the purpose or intent of this ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the city council shall consider the following factors:

(1) Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;

(2) Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and

(3) Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance. (Ord. No. 589, 11-19-1992; Ord. No. 618, 7-7-1994)

POSITION PAPER
Proposed Variance: Lot 15, Smokerise Estates, Phase II
Gronka Residence
Developmental Services Director JBW
April 11, 2002

Situation:

Mr. Gronka owns the property at 517 Ashley Way. He desires to place a 240 square foot utility building on the rear of his lot within the required setback area. He has applied for a variance to permit the installation (Attachment "A").

Facts:

1. Lot 15 is zoned R-43 Residential. The rear setback in that zoning district is 30 feet. The proposed utility building would be located 11.6 feet from the rear property line.
2. The proposed utility building would be 12 feet x 20 feet, or 240 square feet.
3. The Zoning Ordinance prohibits accessory buildings that exceed 125 square feet in rear setbacks in that area.
4. The owner of the adjoining property to the rear of Lot 15 has submitted a letter indicating support of the proposed variance (Attachment "B")
5. A copy of the portion of the Zoning Ordinance that addresses variance policies and procedures is included as Attachment "C."

Recommendation:

The staff recommends approval of a variance of 18.4 feet. Lot 15 is in excess of one acre in area, and the proposed utility building would be in a location that will probably remain in its natural condition. The only affected property owner is in agreement with the proposal. It does not appear the proposal would have any adverse effect on the surrounding property.

JBW/jir

Attachments "A" – "C"

March 25, 2002

Dear City Council,

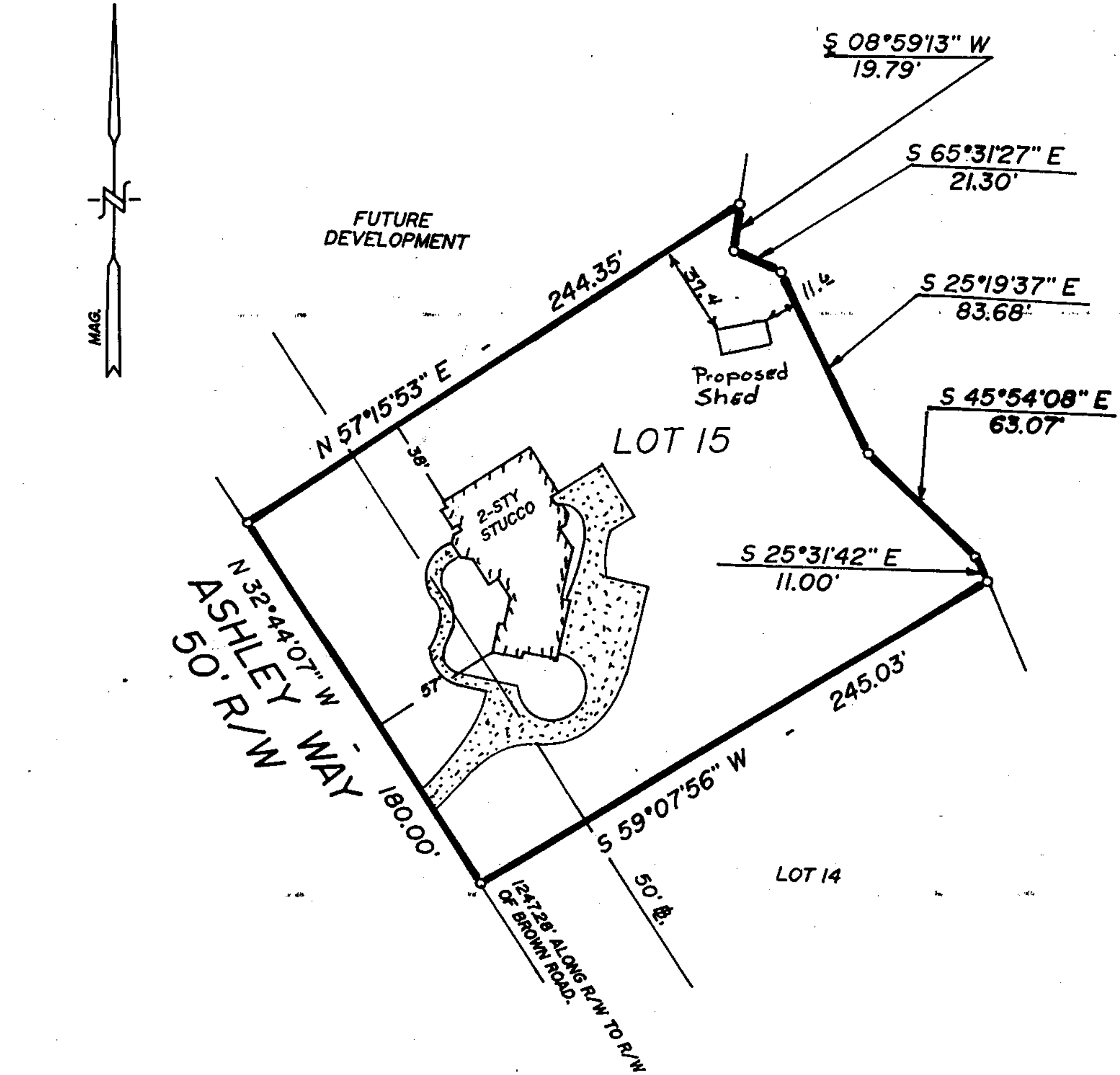
I reside at 517 Ashley Way in the Smokerise Estates subdivision in Peachtree City. I would like to construct a 12' X 20' accessory building on my property, predominately for golf cart and lawn equipment storage. I applied for a building permit, which was denied because the proposed location was within 30' of the back property line. I am now submitting this variance request to allow the building to be placed within the 30' setback (closer to the property line).

I think there is a special circumstance peculiar to my property. Just behind the area where I would place the building is a natural gully measuring roughly 55' across from crest to crest. I am therefore requesting that this natural landform act as the setback, as I would submit that this "trench" portion of the adjacent property is not suitable for development. I have contacted the adjacent property owner that this would affect, and he has visualized the proposed building site. He has agreed to a 10' setback, rather than the existing 30' setback. Please refer to the accompanying letter.

I have included some photographs of the area and the kind of building I plan to have constructed.

Sincerely,

Edward S. Gronka
517 Ashley Way
Peachtree City, GA



Attachment "A"
Page 2 of 8

LEGEND

IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
MAG. = MAGNETIC
P.O.B. = POINT OF BEGINNING
B = BUILDING LINE
D.E. = DRAINAGE EASEMENT
N/F = NOW OR FORMERLY

CLOSURE DATA

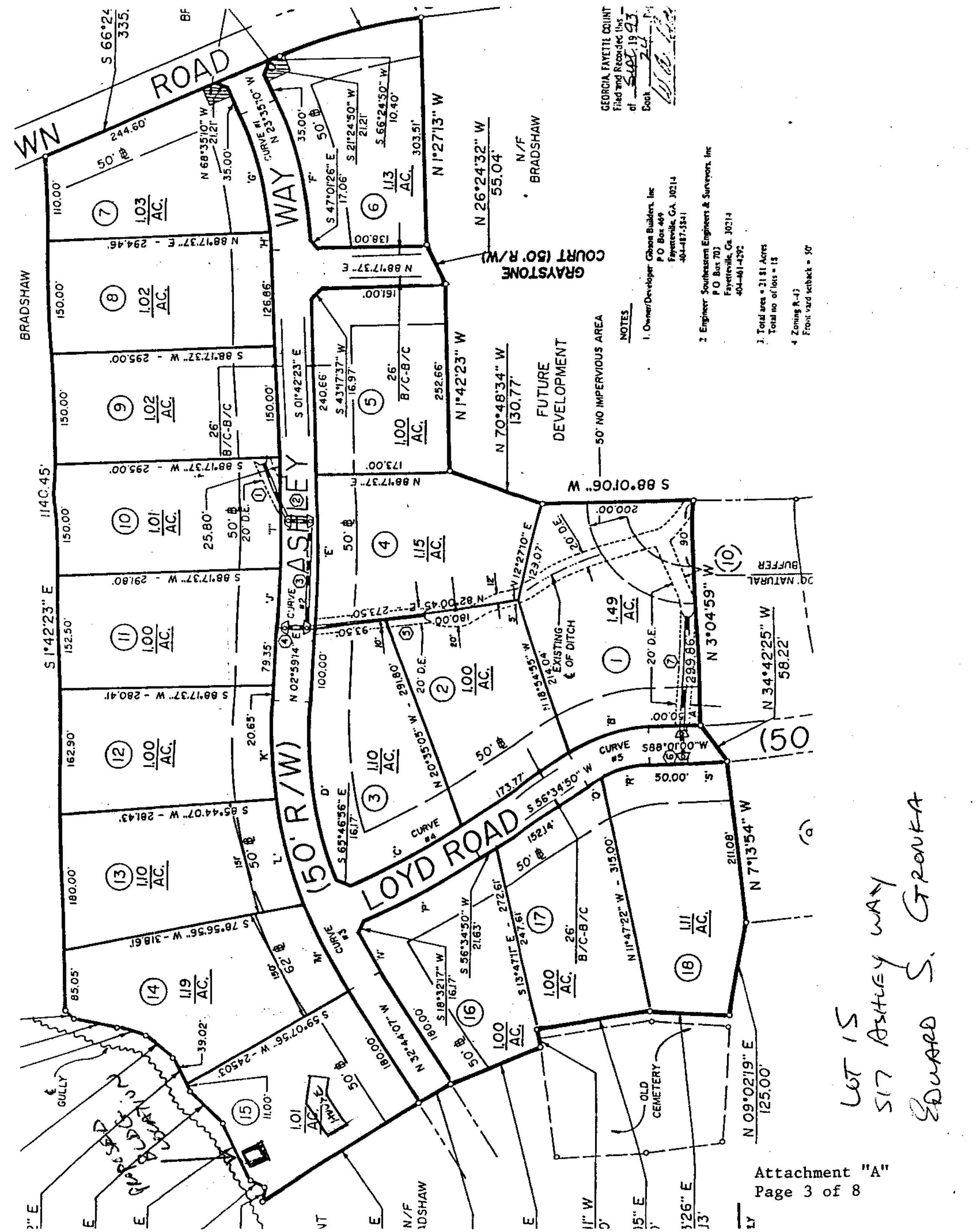
FIELD CLOSURE = 1' IN 10,000+
ANGLE POINT ERROR = <20"
EQUIPMENT USED = EDM & THEODOLITE
ADJUSTMENT METHOD = COMPASS
PLAT CLOSURE = 1' IN 100,000+

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN, BEING ZONE C, ACCORDING TO THE LATEST F.I.R.M. FLOOD PLAIN MAP.

GRAPHIC SCALE

0 30 0 60

GEORGIA REGISTERED No. 2696 PROFESSIONAL LAND SURVEYOR RONALD T. GODWIN


GEORGIA, FAYETTE COUNTY Filed and Recorded this 24 of Sept. 1993 Book
NOTES
1. Owner/Developer: Gibson Builders, Inc P.O. Box 469 Fayetteville, GA 30214 404-487-5841
2. Engineer: Southeastern Engineers & Surveyors, Inc P.O. Box 703 Fayetteville, Ga. 30214 404-461-4292
3. Total area = 21.81 Acres Total no. of lots = 18
4. Zoning R-43 Front yard setback = 50'
GRAYSTONE COURT (50' R/W)
ASHLEY WAY (50' R/W)
LOYD ROAD
FUTURE DEVELOPMENT
50' NO IMPERVIOUS AREA
N/F BRADSHAW
BRADSHAW
OLD CEMETERY
EXISTING ℄ OF DITCH
℄ GULLY
NATURAL BUFFER
LOT 15
517 Ashley Way
Edward S. Gronka

REQUEST FOR VARIANCE
ZONING ORDINANCE, CITY OF PEACHTREE CITY

This is a request for a variance from the requirements of the Peachtree City Zoning Ordinance for the property located at: 517 ASHLEY WAY, LOT 15, SMOKERISE ESTATES

The reason this variance is being requested is as follows: Current zoning requests a 30' setback for an accessory building from the rear property line. I would like to place the building closer to the property line.

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

> Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.
>
> In making a determination on a variance request, the City Council shall consider the following factors:
>
> a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
>
> b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
>
> c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

I certify that I am the owner or duly authorized agent of the owner of the above-described property:

Name: (Please type or Print) EDWARD S. GRONKA

Address: 517 ASHLEY WAY, PTC, GA, 30269

Phone: 770-631-2260 or 0/603-6000

Signature: Ed S Gronka

****

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

Signature: James B. Williams

Title: ZONING ADMINISTRATOR

Date of Acceptance: MARCH 29, 2002

Date of Public Hearing: APRIL 18, 2002

 07/01/01

Variation on a theme STRAWBERRY RIDGE

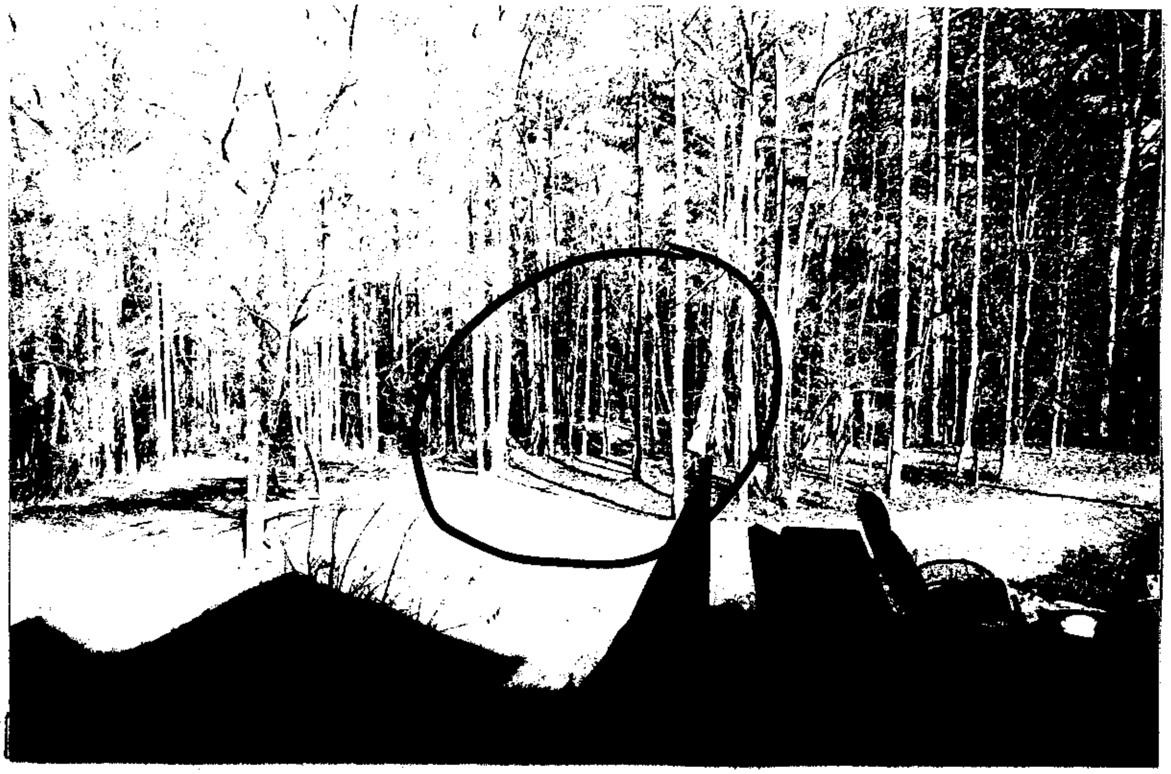

**12'x16'x14'5"Under construction. Note optional upgraded
stairs. Pull down stairs are also available.**


**Strawberry Ridge nearing completion, ready for caulk and paint.
Notice the optional rounded posts and lean-to. An exciting
arrangement that is guaranteed to bring applause.**

**12'x16' model with a
modified lower roof line.**

Attachment "A"
Page 5 of 8

1



VIEW FROM REAR OF HOUSE

CLOSER VIEW

2

CLOSER VIEW

CLOSER VIEW

GULLEY VIEW

CLOSER VIEW

THE BRADSHAW COMPANY

Real Estate Development • Investment • Management

R. Scott Bradshaw
President

March 19, 2002

Edward S. Gronka, MD
517 Ashley Way
Peachtree City, GA 30269

Dear Dr. Gronka:

I support your request for a variance to situate a storage building in your back yard within the 30 foot set-back normally required by City of Peachtree city Ordinance. A ten foot set-back is sufficient in this instance. I do not object to your placing the building ten or more feet from the rear property line under the following conditions:

1. You will, at your expense, have a registered surveyor locate and/or stake the rear lot corners contiguous to my property and run a string between the pins or flag the line every 20-30 feet so that it can be easily determined that the building is ten or more feet from the property line.

2. You will plant and maintain Leland Cypress or other comparable trees or large shrubs at the rear of the building to provide a visual screen to the future homeowner on the undeveloped lot adjacent to your property.

Please do not hesitate to contact me if I can provide you with additional assistance or information.

Sincerely,

R. Scott Bradshaw

Attachment "B"

(1202.2) The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.

An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent.

(a) Variance applications shall be filed with the city planner on forms provided by the city planner.

(b) Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

(c) An application fee of $50.00 must accompany each variance application.

(d) Upon receiving an application, the city planner shall schedule a public hearing on the request before the city council within 45 days after receipt.

(e) A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date.

(f) A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear at least 15 days prior to the hearing date.

(g) At the public hearing before the city council, the applicant may appear in person or be represented by an agent or attorney.

(h) Variances from the provisions of this ordinance may be approved by the city council if it is determined that they will not cause substantial detriment to other parties or impair the purpose or intent of this ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the city council shall consider the following factors:

(1) Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;

(2) Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and

(3) Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance. (Ord. No. 589, 11-19-1992; Ord. No. 618, 7-7-1994)

POSITION PAPER

Proposed Variance: Lot 1, Fetlock Meadows, Section 3

Little Residence

Developmental Services Director JBW/gr

April 11, 2002

Situation:

Mr. William P. Little removed the front porch from his home at 101 Surrey Trail and applied for a permit to replace it with a larger porch. It was discovered that Mr. Little's house encroaches 5 feet into the required setback along Bridlepath Lane, and he was denied the permit. Consequently, Mr. Little has applied for a variance to correct the encroachment and allow him to build his porch (Attachment "A").

Facts:

1. The recorded subdivision plat for Fetlock Meadows, Section 3, shows a 45-foot building setback line along Bridlepath Lane (Attachment "B").
2. The foundation survey for the house on Lot 1 shows a setback of only 40 feet, an encroachment of 5 feet.
3. In addition to the foundation encroachment, which has been in existence for almost 30 years, Mr. Little wishes to reconstruct his porch so that it would encroach another 5 feet into the required setback (Attachment "A"). He proposes that the front porch would then be covered with a roof which would also encroach into the setback.
4. Because the original porch was removed prior to the variance application, we cannot be certain of its exact location; however, it is felt that it did not encroach into the 45-foot setback.
5. Mr. Little has constructed a gravel driveway from Bridlepath to the rear of his home. The driveway was constructed without a permit. When the City Engineer reviewed the variance request, he determined that he would not be able to approve the driveway in that location. He recommended that the driveway problem be corrected at the same time the setback problem is dealt with.
6. A copy of the portion of the Zoning Ordinance that addresses variance policies and procedures is included as Attachment "C."

Recommendation:

The staff recommends that the variance be granted for the original house structure. However, it is felt that it should not be granted for the proposed new porch and roof structure. There is plenty of room beyond the setback line for a generous front porch, and a variance is not necessary in this instance.

The staff further recommends that, as a condition of the variance, Mr. Little be directed to remove the existing gravel driveway from the Bridlepath right-of-way at least back to the corner of the house and then re-grass the area where the gravel is removed.

JBW/jir

Attachments "A" – "C"

REQUEST FOR VARIANCE
LAND DEVELOPMENT ORDINANCE, CITY OF PEACHTREE CITY

This is a request for a variance from the requirements of the Peachtree City Land Development Ordinance for he property located at: 101 SURREY TRAIL, PEACHTREE CITY, GA., 30269

The reason this variance is being requested is as follows: WHILE CONSIDERING A REQUEST FOR A PERMIT TO REPLACE PORCH ON FRONT SIDE OF MY HOUSE, IT WAS FOUND THAT THE ORIGINAL STRUCTURE VIOLATES THE 45' SETBACK ALONG BRIDLE PATH LANE, I AM REQUESTING A VARIANCE ON ORIGINAL STRUCTURE AS WELL AS APPROVAL TO ALLOW A COVERED PORCH TO BE REINSTALLED WHICH WILL EXTEND OUT 8' FROM EXISTING STRUCTURE. PLEASE SEE ATTACHED FOUNDATION/LOT SURVEY FOR PORCH LOCATION.

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

> Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.
>
> In making a determination on a variance request, the City Council shall consider the following factors:
>
> a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
>
> b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
>
> c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

I certify that I am the owner or duly authorized agent of the owner of the above-described property:

Name: (Please type or Print) WILLIAM P. LITTLE

Address: 101 SURREY TRAIL, PEACHTREE CITY, GA., 30269

Phone: 770-487-9687 (HOME), 404-773-3331 (WORK)

Signature: William P. Little or 770/719-1209

****

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

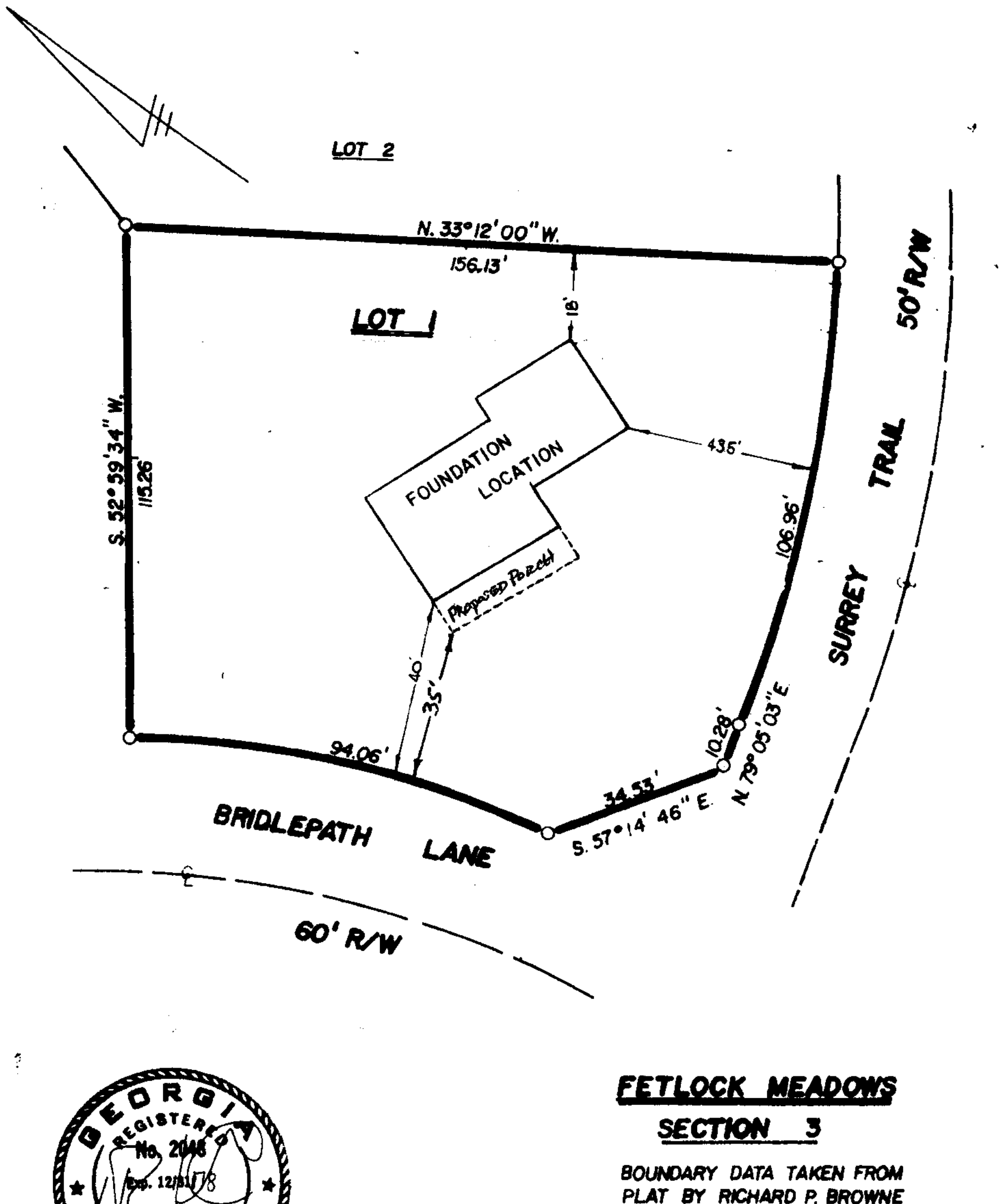
Signature: James K. Williams

Title: ZONING ADMINISTRATOR

Date of Acceptance: APRIL 1, 2002

Date of Public Hearing: APRIL 18, 2002

07/01/01



FETLOCK MEADOWS

SECTION 3

BOUNDARY DATA TAKEN FROM PLAT BY RICHARD P. BROWNE DATED 6/20/73.

BUILDING PERMIT APPLICATION

CITY OF PEACHTREE CITY
209 McIntosh Trail
Peachtree City, GA 30269
PHONE: (770) 487-8901

DATE: 3-10-02 PERMIT # ______

- ☐ ERECT ☑ RESIDENTIAL CONSTRUCTION TYPE: REPLACE FRONT DECK
- ☐ REPAIR ☐ COMMERCIAL OCCUPANCY TYPE ______
- ☑ ADDITION ☐ ASSESSORY USE ______

FENCES: ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ POOL
FENCE HEIGHT ______ FENCE MATERIAL ______

SUBDIVISION/PROJECT NAME:	BLOCK	LOT NUMBER
FETLOCK MEADOWS		95

SITE ADDRESS: 101 SURREY TRAIL, PEACHTREE CITY, GA

OWNER: WILLIAM P. LITTLE
ADDRESS: SAME AS ABOVE
PHONE NO. 770-487-9687
FAX NO. 770-487-9687

CONTRACTOR: I'M DOING THE WORK MYSELF
ADDRESS
(ALTERNATE) PHONE NO. 404-773-3331
FAX NO. 770-719-1209

APPLICANT'S NAME: WILLIAM P. LITTLE

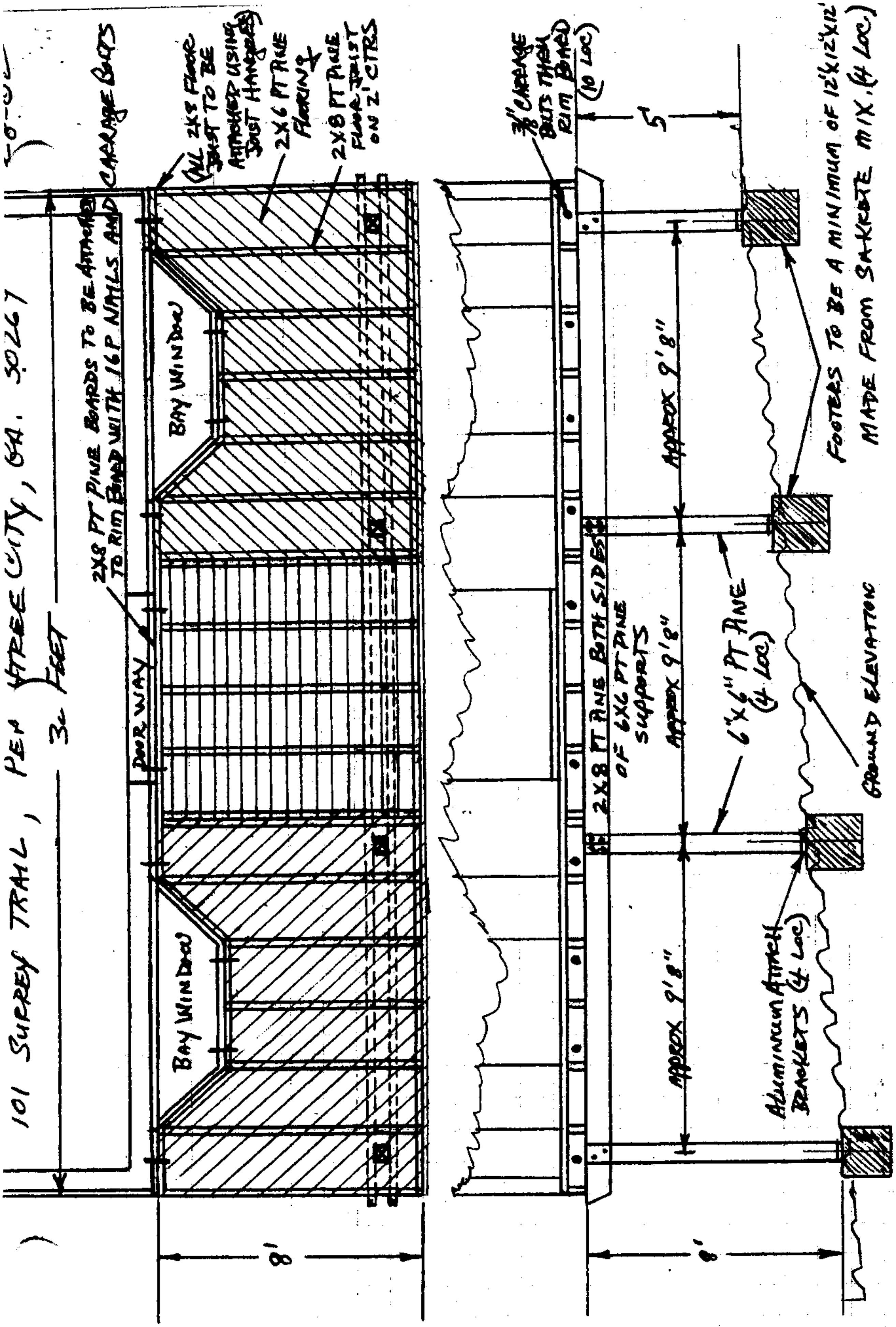
ARCHITECT/DESIGNER: DNA
ADDRESS
PHONE NO. ______
FAX NO. ______

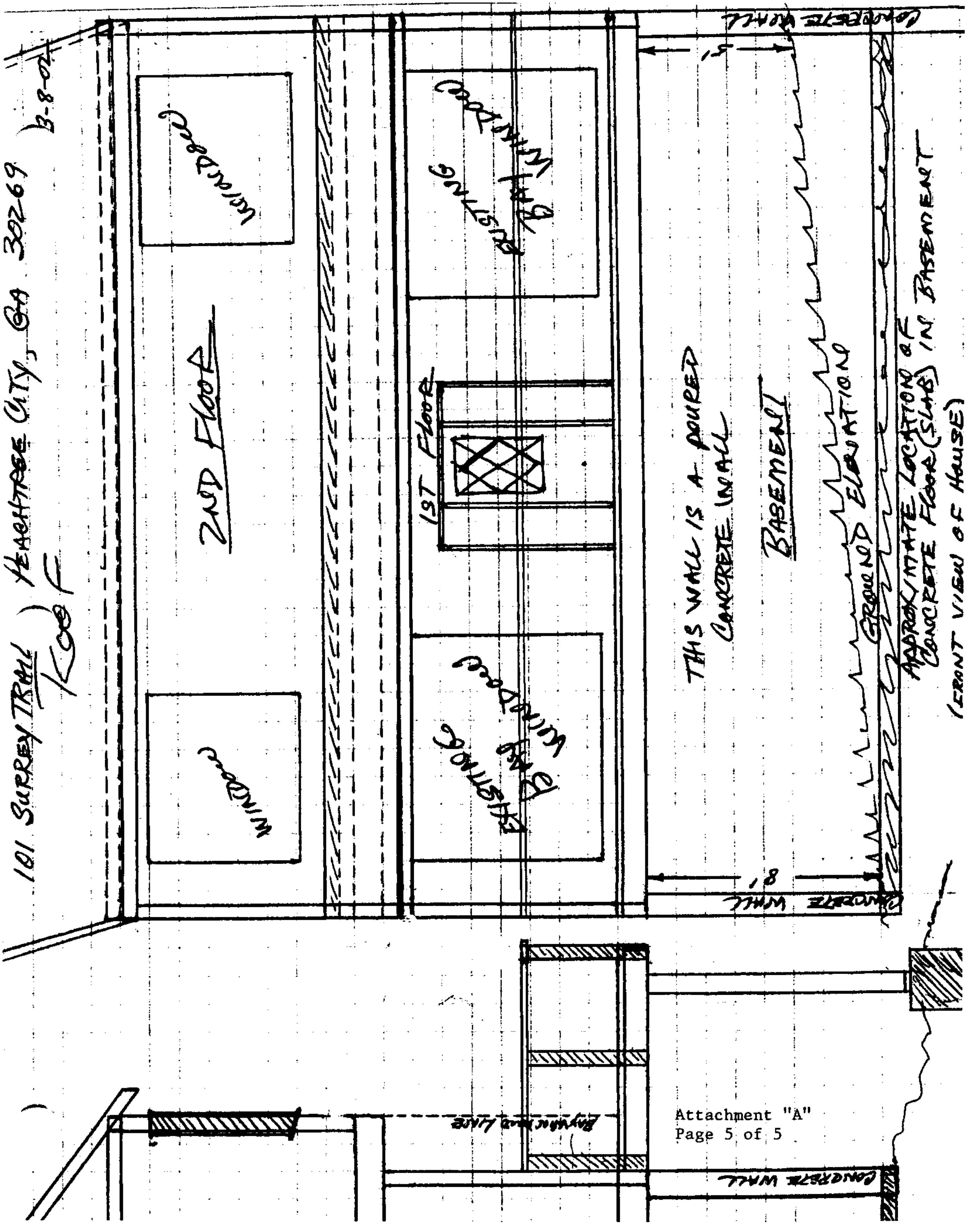
☐ SEWER TAP APPROVAL ☐ SEPTIC SYSTEM APPROVAL ☐ WATER TAP APPROVAL

ZONED	SETBACKS: FRONT ___ SIDE ___ REAR ___	PLAN NAME	PLAN ON FILE YES ☐ NO ☐

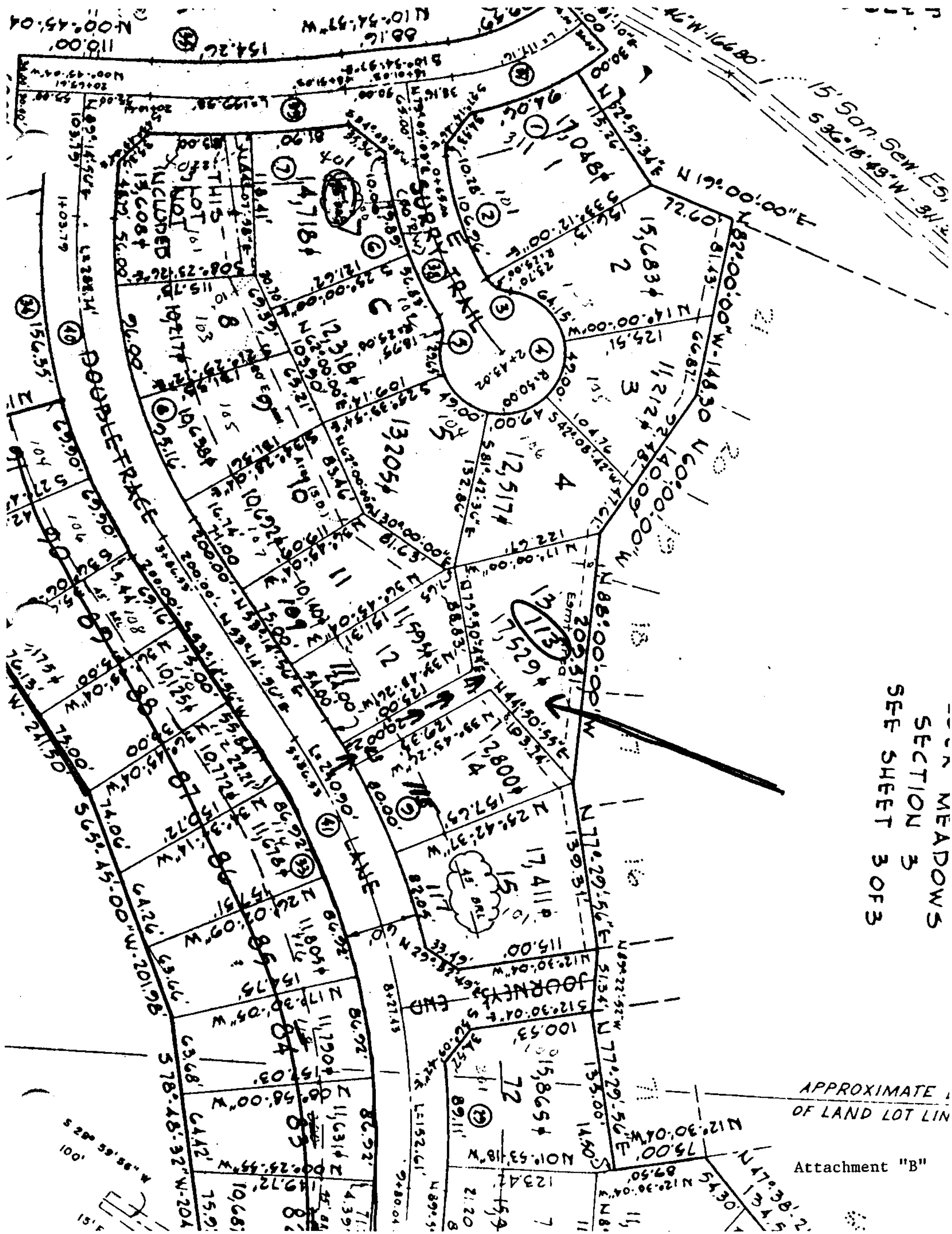
NO. OF STORIES	NO. OF BATHS	BASEMENT	NO. OF FIREPLACES	HEATED SQ FT	TOTAL SQ FT	EST. CONSTRUCTION COST
2	2½	1	1			$ ______

DESCRIBE WORK: REPLACE EXISTING DECK ON FRONT OF HOUSE. NEW DECK TO EXTEND TO WEST CORNER AND EXTEND OUT FROM FRONT OF HOUSE 8'. (SEE ATTACHMENTS) 4' WIDE STEPS TO ATTACH TO EAST END OF DECK INLINE WITH EXISTING SIDEWALK.


101 SURREY TRAIL, PEACHTREE CITY, GA. 30269
36 FEET
2X8 PT PINE BOARDS TO BE ATTACHED TO RIM BOARD WITH 16P NAILS AND CARRAGE BOLTS
DOOR WAY
BAY WINDOW
BAY WINDOW
(ALL 2X8 FLOOR JOIST TO BE ATTACHED USING JOIST HANGERS)
2X6 PT PINE FLORING
2X8 PT PINE FLOOR JOIST ON 2' CTRS
8'
3/8" CARRAGE BOLTS THRU RIM BOARD (10 LOC)
2X8 PT PINE BOTH SIDES OF 6X6 PT PINE SUPPORTS
APPROX 9'8"
APPROX 9'8"
APPROX 9'8"
5'
8'
6"X6" PT PINE (4 LOC)
ALUMINUM ATTACH BRACKETS (4 LOC)
GROUND ELEVATION
FOOTERS TO BE A MINIMUM OF 12"X12"X12" MADE FROM SAKRETE MIX. (4 LOC)
8'



Attachment "A"
Page 5 of 5



Attachment "B"

(1202.2) The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.

An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent.

(a) Variance applications shall be filed with the city planner on forms provided by the city planner.

(b) Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

(c) An application fee of $50.00 must accompany each variance application.

(d) Upon receiving an application, the city planner shall schedule a public hearing on the request before the city council within 45 days after receipt.

(e) A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date.

(f) A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear at least 15 days prior to the hearing date.

(g) At the public hearing before the city council, the applicant may appear in person or be represented by an agent or attorney.

(h) Variances from the provisions of this ordinance may be approved by the city council if it is determined that they will not cause substantial detriment to other parties or impair the purpose or intent of this ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the city council shall consider the following factors:

(1) Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;

(2) Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and

(3) Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance. (Ord. No. 589, 11-19-1992; Ord. No. 618, 7-7-1994)

Attachment "C"

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council

VIA: City Manager
Developmental Services Director

FROM: City Engineer

DATE: April 11, 2002

SUBJECT: Neighborhood Traffic Calming – Golfview Drive

At last month's Council Retreat, I presented a Neighborhood Traffic Calming Program for your consideration. At that time, numerous residents from the Golfview neighborhood showed up to express concern for cut-through traffic volume as well as speeding in the area.

Data. In advance of a more formal data collection process, the Police Department has collected speed and volume data in the area over several days. The data is summarized below:

Equipment	Location	Date	Volume (vpd)	85th %ile (MPH)
Stealth Radar	Golfview @ Oakmount	3/27/02	661*	34
Smart Trailer	Golfview @ Oakmount	4/2/02	341*	29
Smart Trailer	Golfview @ Oakmount	4/3/02	341*	29
Smart Trailer	Golfview @ Oakmount	4/4/02	349*	28
Stealth Radar	Golfview Drive North	4/5/02	1202	32
Smart Trailer	Golfview @ Oakmount	4/8/02	1064	29
Stealth Radar	Golfview Drive North	4/9/02	1478	30

Warrants. Golfview Drive has been classified as a part of the 1996 Thoroughfare Plan as a neighborhood collector road. As such, it balances both access and mobility in fulfilling its function. As a collector road, it is intended to carry a certain percentage of through traffic. Therefore, the volume warrant requires 1,250 vehicles per day as well as 50% cut-through traffic. The volumes we obtained for Golfview indicated that the volumes met that warrant.

The cut-through traffic is a little more challenging. The number of trips generated by a 107-lot single-family residential development is around 1,100 trips. Therefore, in order for the cut-through warrant to be met, the overall volume would have to be on the order of 2,000+ vehicles per day.

Speeding on Golfview also is very difficult to substantiate. On at least two occasions, the 85th percentile speed was over the speed limit. The warrants proposed at Retreat require a 10 mph threshold over the speed limit.

**Single Direction Volume*

We heard from the residents about accidents and near-misses at the Retreat, as well. In the last year, five accidents have been reported. This would satisfy the accident warrant.

Conclusion/Recommendation. It is apparent that the tolerance to speeding and cut-through volume has reached its limit as indicated by the vociferous response over the last several years to traffic issues. Furthermore, the aging population of the driver will warrant careful consideration of safety measures as well road design elements. With these things in mind and in spite of only meeting two of the four warrants established for vertical deflections, I would recommend the implementation of a pilot project in the Golfview area to assess how these measures function in the operational right-of-way. The following recommendations are submitted for your approval and are depicted on the traffic calming plan attached:

1. Multi-way stops be installed at both intersections of Aberdeen Drive and Golfview.
2. Two sets of offset speed humps be installed on the east end of Golfview. The offset provides for an emergency vehicle gap.
3. Raised pavement markers (RPM's) be installed along the entire length of the centerline to assist with visibility.
4. No passing signs be installed at two locations on Golfview.

The cost to complete this work is around $8,000, based on a quote from a reputable paving contractor from this area. It is expected that Public Works may be able to make these installations in the future as their paving crews get more experience in speed humps. These measures are offered as a true pilot program and should be funded by Council Contingency. Furthermore, the request made to Council at Retreat for funding of further study areas still stands (now $9,750 less the Golfview data). A Public Improvement Project should be established and be funded from Council Contingency in the amount of $17,750 to accomplish the Golfview pilot project and data collection for other streets in need of traffic calming. I recommend the adoption of the traffic-calming proposal as outlined herein.

Attachments
Land Use Trip Generation Data
Traffic Calming Warrants for Neighborhood Collector
Traffic Calming Plan – Golfview
Speed Hump Detail Sheet

cc: *Fire Chief*
Police Chief
Public Services Director

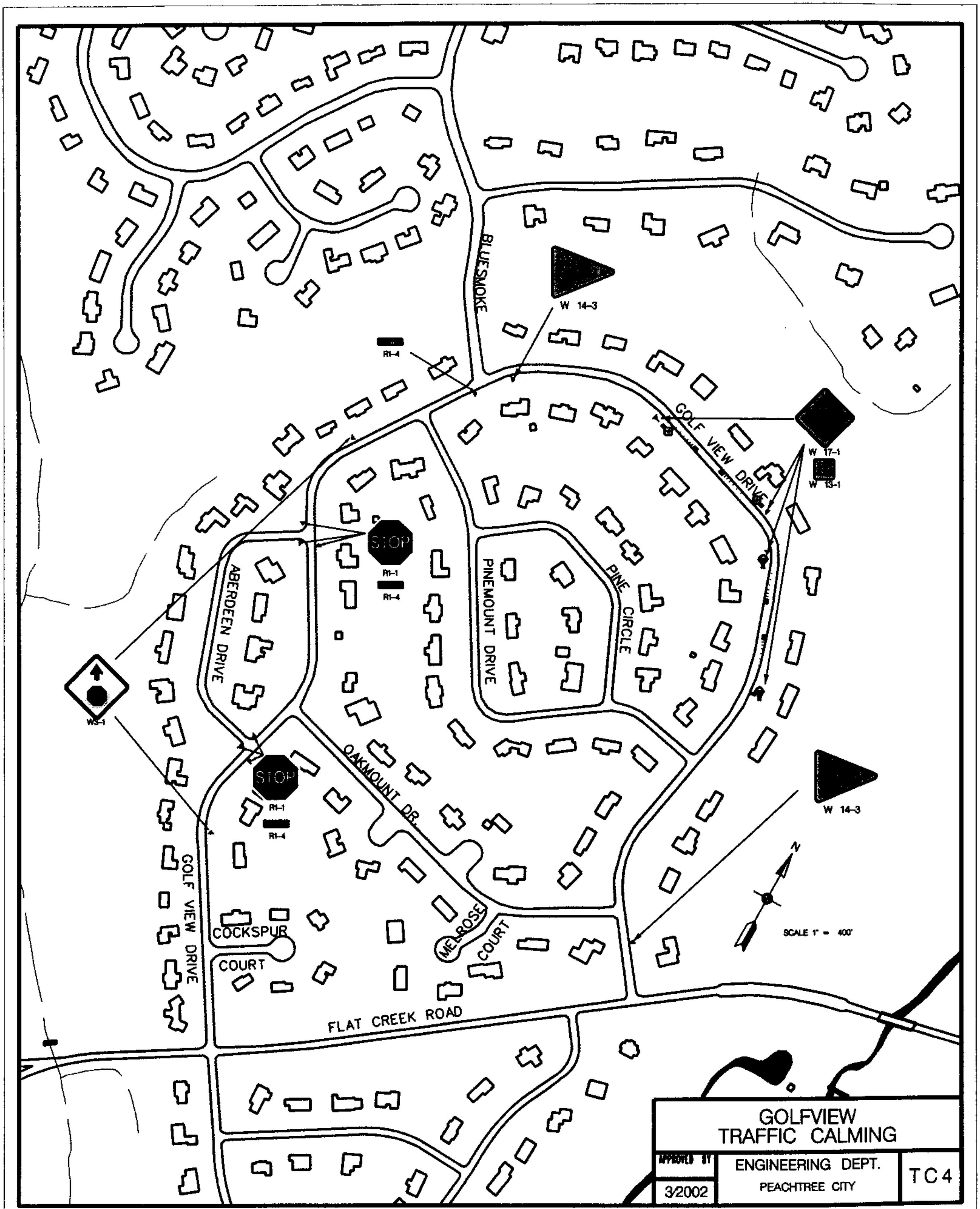
LAND USE - 210

Single Family Detached Housing

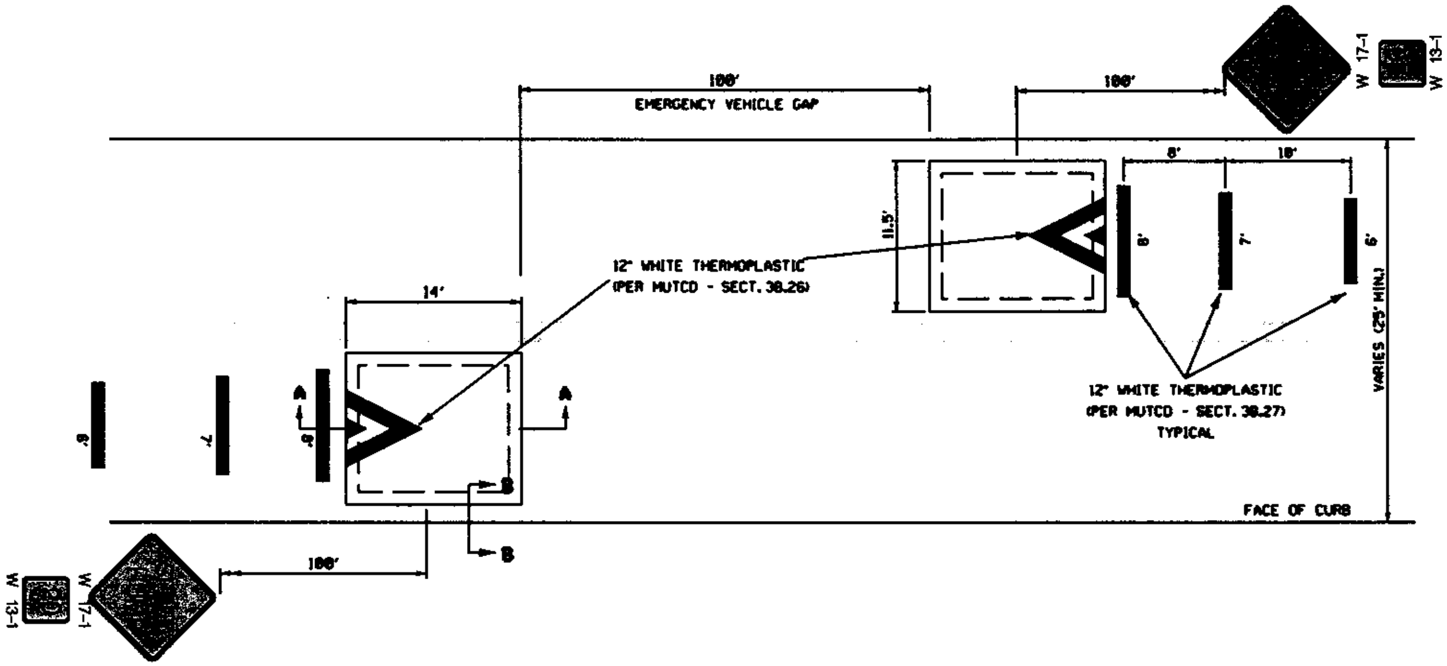
Number of Units			
107			
1,103	Average Trip Ends on a Weekday		
		Entering	Exiting
84	A.M. Peak Hour	21	63
114	P.M. Peak Hour	73	41
106	Sat. Peak Hour	57	49

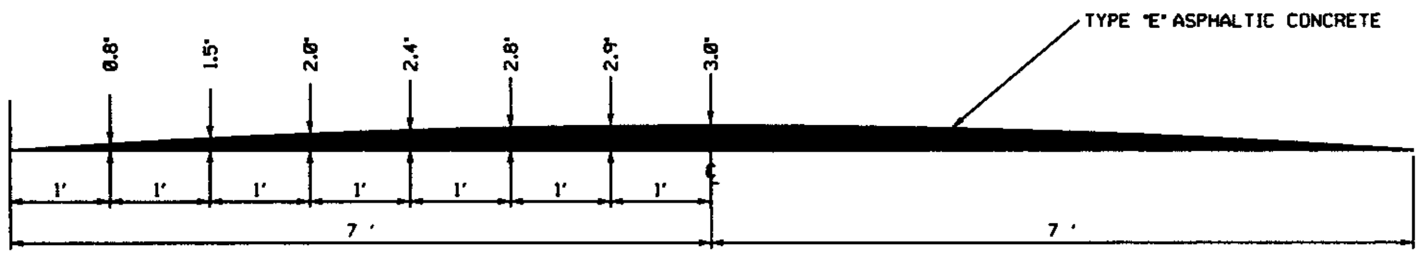
Vertical Deflection Warrants:

Warrant		Residential	Neighborhood Collectors
1	Minimum Volume	>850 vpd / 85 vph	>1250 vpd / 125 vph
2	Cut-through traffic	35%	50%
3	85th percentile speed	5 mph over speed limit	10+ mph over speed limit
4	Accidents per year	3	5

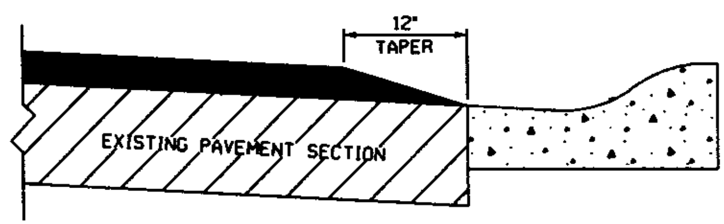


f:\TROY\TRAFFIC\CALMING\TC4.DGN 04/10/02 10:52:18 AM





SECTION A-A
PARABOLIC CROWN



SECTION B-B
CURB DETAIL

NO SCALE

CITY OF PEACHTREE CITY		
14' LOCAL SPEED HUMP – TRAFFIC CALMING DETAIL		
APPROVED:	DRAWN BY:	TYPE II

The Great Georgia Air Show
At Peachtree City
P.O. Box 2035
Peachtree City, GA 30269

April 12, 2002

Honorable Mayor and Council Members of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Dear Mayor and Council,

We are pleased to announce the dates for the Air Show in Peachtree City this year are September 14th and 15th, 2002. The Air Show name has been changed to better reflect the overall region being represented and will be The Great Georgia Air Show. This year's theme will be "Wings of Remembrance" and will encapsulate a sense of patriotism and national security.

As in the past 4 years, the Air Show positively impacts the local economy by providing economic benefit to area businesses, hotels, restaurants, gas stations, etc. while providing much needed charitable dollars that last year supported 38 local charities.

Through planning and execution with Peachtree City Public Safety Officers and the Air Show Board, this event has not only provided quality family oriented entertainment but also has done so with the support and management of the Peachtree City Fire and Police Departments. To put it succinctly these professionals have public safety related to this event down to a science.

Having received funding to offset the expense of compensating these officers for their work in the past, we are requesting like compensation for this year's Air Show to be used to pay these police and fire personnel. That amount being at or about $21,000 and paid directly to the officers.

I will be happy to appear before you during a council meeting to answer any questions you may have regarding this request.

Sincerely,

Greg L. Hall

Greg L. Hall
Air Show Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

FROM: **City Manager**

DATE: **April 12, 2002**

SUBJECT: **Jail Impact Fee Resolution**

Attached is a draft resolution for your consideration requesting that discussions on a Jail Impact Fee Agreement begin again.

Attachment

:pd

RESOLUTION

WHEREAS, the governing bodies of Fayette County, Town of Tyrone ("Tyrone"), City of Fayetteville ("Fayetteville"), and the City of Peachtree City ("Peachtree City") have previously worked together for the passage of an agreement regarding the imposition of impact fees for the construction of the Fayette County jail as permitted by law ("Jail Impact Fee Agreement");

WHEREAS, final passage of the Jail Impact Fee Agreement was delayed pending a resolution of the Inmate Housing Agreement between the respective governmental bodies;

WHEREAS, Fayette County now has entered into an Inmate Housing Agreement with Tyrone, Fayetteville, and Peachtree City;

WHEREAS, sound planning practices and fiscal responsibility mandate the equitable distribution of the costs of constructing the Fayette County jail amongst the current residents of the entire county and the future residents of the county, and the adoption of the Jail Impact Fee Agreement will assist in the final passage of the necessary ordinances to so equitably distribute these costs.

NOW, THEREFORE, be it resolved as follows:

SECTION 1. Peachtree City requests that Fayette County begin the process for implementing a Jail Impact Fee Agreement which will be entered by the County and Tyrone, Fayetteville, and Peachtree City.

SECTION 2. Peachtree City requests that the governing bodies of the County, Tyrone and Fayetteville join it in stating their intent to enter into a Jail Impact Fee Agreement and pass the necessary ordinances to meet the requirements of law.

SECTION 3. Peachtree City requests that the process for reviewing, creating, and implementing the Jail Impact Fee Agreement commence promptly.

SECTION 4. A copy of this Resolution shall be sent to Fayette County, Tyrone, and Fayetteville.

PASSED, ADOPTED AND APPROVED by the City Council of Peachtree City this 18th day of April, 2002.

Steve Brown, Mayor
City of Peachtree City

ATTEST:

Jane Miller, City Clerk

Peachtree City

Georgia

DATE: March 27, 2002

TO: Mayor and Councilmembers

VIA: City Manager
Director of Developmental Services

FROM: City Planner David

SUBJECT: Livable Centers Initiative Implementation Program
Commitment to provide local match and transmittal of grant application

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City Staff received notification from the Atlanta Regional Commission (ARC) that additional funding was available this fiscal year within their LCI Implementation Program. Specifically, ARC has allocated approximately $83,000 to assist LCI recipients implement portions of their adopted plans.

City Staff has prepared a grant application requesting funding to develop the GA 54 West Corridor Design Guidelines. These guidelines will utilize the recommendations of the Overlay Committee and formulate them into specific design standards for development within this corridor. Ultimately, these guidelines will be incorporated into the GA 54 West Zoning Overlay District.

Additionally, these funds will be used to develop an overall landscape enhancement plan for the GA 54 West corridor. Once this plan is established, City Staff will solicit additional LCI implementation funds from ARC and other state and federal grant programs to assist in implementing this plan.

The anticipated cost for this study is $25,000.00, and we are requesting funding in the amount of $12,500.00 from ARC. The attached Resolution commits the City to providing the local match, which would be 50% of the total cost or $12,500.00.

Staff recommends that City Council adopt the attached Resolution committing the local match to this grant program and authorize Staff to transmit the grant application to ARC.

Attachment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY REGARDING THE COMMITMENT TO PROVIDE THE LOCAL MATCH FOR THE LIVABLE CENTERS INITIATIVE STUDY IMPLEMENTATION PROGRAM

BE IT HEREBY RESOLVED THAT:

The Mayor and Council of the City of Peachtree City, Georgia, do hereby commit to provide the local match for the City's Livable Centers Initiative Study Implementation Program application and authorize the transmittal of this document to the Atlanta Regional Commission.

SO RESOLVED, this 18th day of April, 2002.

____
Stephen D. Brown, Mayor

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Attest: ____________________________
City Clerk