

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

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Proclamation – Donate Life Month**
 - Proclamation – Confederate History and Heritage Month**
 - Proclamation – World War II Heritage Days**
 - Presentation of Annual Audit – Mauldin & Jenkins, CPAs, LLC**
- IV. 10-Minute Talk – Joan Velsmid, The Clothes Less Traveled**
- V. Public Comment**
- VI. Agenda Changes**
- VII. Minutes**
 - March 21, 2013, Regular Meeting Minutes**
- VIII. Consent Agenda**
 - 1. Consider Amendment #1 to Sprint Lease Agreement**
 - 2. Consider FY 2013 Budget Amendments**
- IX. Old Agenda Items**
 - 03-13-02 Public Hearing – Consider Variance to Floodplain Management/ Floodplain Protection Ordinance, Somerby Project, Rockaway Road**
 - 03-13-04 Consider RFP for Library Roof Installation**
 - 03-13-10 Public Hearing – Consider Amendments to the City Charter (Final Adoption) – Oath of Office**
- X. New Agenda Items**
 - 04-13-01 Public Hearing – Consider Adoption of Transmittal Resolution Authorizing Staff to Forward STWP/CIE to Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for Review**
 - 04-13-02 Public Hearing – Consider Step One Annexation Request – SR 54 East – Several Properties**
- XI. Council/Staff Topics**
 - Hot Topics Update**
- XII. Executive Session**

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director
Beverly Waldrip, Assistant Finance Director *BW P.S.*
Randy Smith, Accounting Manager *R.S.*

DATE: March 27, 2013

SUBJECT: Annual Audit and Comprehensive Annual Financial Report for the
Fiscal Year Ended September 30, 2012

April 4, 2013 City Council Agenda

Recommendation:

N/A

Discussion:

The Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2012, will be placed in your City Hall mailbox by Monday April 1, 2013. The City's auditing firm, Mauldin & Jenkins, LLC, has issued an unqualified report (clean opinion) on these financial statements and no material weaknesses have been reported.

A representative from Mauldin & Jenkins will be at the April 4, 2013, City Council meeting with a brief presentation and will also be available to answer any questions that you may have regarding the fiscal year 2012 audit process and/or CAFR.

As required, the CAFR will be submitted to the State of Georgia Department of Audits for review and to the Electronic Municipal Market Access (EMMA) system to meet continuing bond disclosure requirements. The CAFR will also be submitted to the Government Finance Officers Association (GFOA) for consideration for the Certificate of Achievement for Excellence in Financial Reporting. The CAFR will be placed on the City's web site and a copy will be available at the Library and in the lobby of City Hall.

If you have any questions regarding the CAFR or the annual audit process, please contact Paul Salvatore or Randy Smith.

Budget Impact

There is no budget impact. Costs associated with the audit of the 2012 financial statements are within the 2013 annual budgeted amount.

City Council of Peachtree City
Meeting Minutes
March 21, 2013
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, March 21, 2013. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Haddix recognized Art Sivertsen of the Recreation Department for 10 years of service.

Matt Forshee & Emily Poole, FCDA Update

Forshee, President/CEO of the Fayette County Development Authority (FCDA), and Emily Poole, FCDA's Business Retention and Expansion Manager, presented the quarterly update on economic development. Forshee noted there were 15,139 jobs currently in the City, and the estimated population was 34,757. He gave an overview of the geographic locations of the jobs, as well as a breakdown of the positions by sector. Forshee pointed out that 2,450 residents were employed in the 15,139 current jobs in the City, with 12,689 travelling to work in the City from other locations compared to 12,587 residents who left the City each day to work in other locations. Forshee said the incentive was to get people to live and work in the City, to build wealth in the City and keep it here.

Forshee and Poole discussed the recruitment of Calpis, which made an enzyme that was used in cattle feed, and Kiddy, a German-based manufacturer of children's car seats and strollers. Poole was working with Calpis on moving into office space and their groundbreaking, which would be held in May. Kiddy was moving its U.S. headquarters and distribution facility located on the north side of Atlanta to the City.

Poole continued that she had worked with several companies, providing assistance for training, real estate expansion/relocation, business services support, telecommunications infrastructure, job tax credits, City permits, staffing, Post Office services, film location scouting, social media consultant identification, technical colleges, and energy audits.

Imker noted that nothing on the City's homepage jumped out at businesses looking to relocate. He asked for the FCDA's assistance with the website. He asked for an update on the recently announced Pinewood Studios project in the County. Forshee said the studio was currently going through the rezoning process at the County level, which was one reason people would not see any news about Fayette County on the studio's website. If the property was not rezoned, then the project would go away. Once the requested rezoning was approved, the contract on the property would be closed. The Board of Commissioners were scheduled to hold a public hearing on the rezoning on March 28. The studio's goal was to have Phase 1A in operation by January 2014.

10-Minute Talk – Pam Young, Southern Conservation Trust

Young, Executive Director of Southern Conservation Trust (SCT), gave a brief overview of SCT and its programs. Young said SCT was a nonprofit, community land trust founded in the City in 1993. It served the southern arc of metro Atlanta, providing tools for landowners and partners to ensure vibrant communities. SCT's goals were to preserve land and the rural character, protect habitat and natural resources, and to enhance greenspace for education and passive recreation. The trust protected land by accepting land donations and holding conservation easements. Public lands were managed and improved through volunteer and community engagement, including scout and civic project opportunities. Natural resources were conserved by focusing on stream and wetland acquisitions. SCT also connected people to nature. Young said conservation in the community encouraged healthy lifestyles, focused on quality of air and water, increased real estate values, and promoted economic development in a balanced environmental approach.

SCT's portfolio included 1,632 acres – ownership of 259 acres, management of 891 public nature areas, and easements for 481 acres. The public nature areas included Line Creek Nature Area, Flat Creek Nature Area, Sams Lake Sanctuary, Morgan Grove Nature Area, and a new nature area known as The Ridge. Nesmith Preserve was an environmental education site. Private land conservation included property protected forever with a conservation easement. Funding came through community support of memberships, donations, sponsorships of events and programs, and grants.

Minutes

March 7, 2013, Regular Meeting Minutes

Fleisch moved to approve the March 7, 2013, regular meeting minutes as written. Learnard seconded. Motion carried unanimously.

Monthly Reports

Haddix noted there was an additional document on the dais – the Recreation report for February 2013.

Consent Agenda

1. Consider Stormwater Fund Budget Amendment
2. Consider Purchase of Self Contained Breathing Apparatus & Cylinders – Municipal Emergency Services
3. Consider Capital Improvement to the Batting Cages at Baseball/Soccer Complex
4. Consider Confirmation of Emergency Expenditure for AV Equipment Repair & Upgrade – Sound Principles – Council Chambers
5. Consider Grant Application for Metro Atlanta Traffic Enforcement Network (MATEN)

Fleisch moved to approve Consent Agenda items 1 – 5. Learnard seconded. Motion carried unanimously.

Old Agenda Items

- 03-13-02 Public Hearing – Consider Variance to Floodplain Management/ Floodplain Protection Ordinance, Somerby Project, Rockaway Road
- 03-13-04 Consider RFP for Library Roof Installation

Haddix noted the applicant requested continuance of 03-13-02, and staff requested continuance of 03-13-04.

Learnard moved to continue the two Old Agenda items until April 4. Imker seconded. Motion carried unanimously.

New Agenda Items

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

Fleisch said she had brought up the proposed amendment to the Oath of Office last year, saying she felt the oath needed more polish after attending the Fire Department's installation ceremony. She continued that the current oath in the Charter lacked what was required by Georgia law. Rather than continuing with an oath that might not be legal, Fleisch said she reworked it to include the legal requirements and portions of the firefighters' oath. Approval of the amendment would meet the legal requirements and would be more pleasant to the ear.

City Attorney Ted Meeker clarified that there had been nothing wrong with the way the oath had been changed in the past. It had been legally adopted, and there were changes made based on what the state had required. The oath in the Charter had been legally adopted, but the changes needed to be added to it. The new wording mandated by the state was in the middle paragraph. The new oath included the following wording:

I do solemnly swear or affirm that I will faithfully execute my duties of (OFFICE) of the City of Peachtree City, Georgia. I will uphold my responsibilities with integrity, dedication, and diligence to serve our citizens to the best of my ability. I will support and defend the Constitution of the United States of America, the Constitution of the State of Georgia, and the Charter of the City of Peachtree City.

I do further swear that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office or trust under the government of the United States, any other state, or any foreign state which, by the laws of the State of Georgia, I am prohibited from holding; and that I am otherwise qualified to be a public officer according to the Constitution and Laws of the State of Georgia.

I duly affirm that I will act at all times in a manner befitting the trust and confidence placed in me by those I serve; I will take pride in all my endeavors; and will treat my subordinates, peers, and constituents with respect.

So Help Me God.

Haddix asked if there was a legal reason to change the oath as it was currently written. Meeker said the proposed amendments would polish it and clean it up, adding the middle paragraph was required by state law. Haddix clarified that the proposed amendments were housekeeping, adding that if the reason for the changes were unclear to him, then it would be unclear to others. Meeker confirmed that Haddix was correct.

Haddix opened the public hearing. No one spoke for or against the proposed amendments to the Charter. The public hearing closed.

Meeker explained that the amendments had to be adopted twice, per the state's legal requirements for charter changes under Home Rule powers. He added that a copy of the proposed changes had been filed with the Clerk of Superior Court.

Fleisch moved to amend the City Charter for the initial adoption of the Oath of Office. Learnard seconded. Motion carried unanimously.

Meeker said the final adoption would be on the April 4 agenda.

03-13-11 Consider RFP for BCS Pond Repairs (Stilling Basin) – Crawford Grading & Pipeline

Imker said he was aware of the issue with the Bradford/Creekside/Southside (BCS) Pond, and he was ready to vote unless there was additional information that had not been included in the packet. Dienhart agreed. Haddix said he would like a brief description.

Public Services Director Mark Caspar said the project was the repair of the stilling basin at the BCS Pond, adding there was a significant amount of erosion at the toe of the dam that needed repair. Staff recommended Council accept the bid from Crawford Grading and Pipeline, Inc., for \$85,223.

Fleisch asked if the City had used the contractor before. Caspar said the company had been used before, and he had also received excellent references.

Learnard moved to award the bid for the BCS Pond stilling basin to Crawford Grading and Pipeline, Inc., for their lump sum of \$85,223. Imker seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics Update

City Manager Jim Pennington pointed out the temporary sound system that had been set up in Council Chambers, adding that the system had crashed during the Municipal Court session the week before. Staff had contacted the audio company used by the Amphitheater, and the company had provided a reasonable estimate for replacement of the system and the use of a temporary system. Pennington added it would take approximately 30 days to get a new system installed, noting that the prior system had been over 20 years old. He added staff would also have someone look at the projectors, since what was on the two screens appeared different.

Pennington continued that the City had closed on the Public Facilities bonds ((Stormwater) that week.

Pennington continued that the Personnel Policy was in the final draft stage. Meeker had looked it over, and had made a few changes. The next step was to send it to Elarbee Thompson for legal review. Pennington continued that some policies in the City Administrative Regulations and City Administrative Manual (CARs & CAMs) were included in the draft, including some things that had never been officially adopted by Council. The document was 130 pages.

Learnard noted the Library would be closed after 9:00 p.m. that night, and it would be closed until Monday, March 25.

Imker said the bubble had been taken down at Kedron Fieldhouse, which meant the pools would not be open until April 1. Pennington reported the bubble had come down beautifully and in a short time compared to the past. The crews had done a fantastic job.

Fleisch said the exterior of the Convention & Visitors Bureau (CVB) Welcome Center had been painted during the last week. The walls had been painted, and the tiles had been put in at the Recreation Administration building, noting the floor was still open and it looked that they were working on bracing. Community Services Director Jon Rorie said the bracing was for the elevator shaft, adding that the project was slightly behind schedule.

Learnard moved to convene in executive session to discuss pending or threatened litigation and personnel at 7:59 p.m. Fleisch seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 8:15 p.m. Learnard seconded. Motion carried unanimously.

There being no further business to discuss, Imker moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 8:16 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager
Financial Services Director *PS*
Assistant Financial Services Director *BW*
Accounting Manager *PS*
Purchasing Agent *PS*
Public Services Director

FROM: City Engineer *David A. Bokas*

DATE: March 27, 2013

SUBJECT: Ammendment #1 to Sprint Telecommunications Lease
April 4, 2013, City Council Meeting

Recommendation:

Staff recommends approval of the attached lease amendment with Sprint for the equipment at the City Library Cell Tower.

Discussion:

Staff has been working with Sprint for the last several months to negotiate a new lease agreement that will allow Sprint to add and/or swap out equipment at the aforementioned location. The approval is subject to Staff approval of construction drawings and a structural report. Staff has also negotiated a rent increase of \$1,800/ year.

Budget Impact:

If Council accepts this lease agreement, the annual revenues from the tower will increase from \$26,226 to \$28,026.

Attachment
Lease Ammendment

FIRST AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT

This First Amendment to Peachtree City Ground Lease Agreement (this "**First Amendment**"), effective as of the date last signed below ("**Effective Date**"), amends a certain Peachtree City Ground Lease Agreement between SprintCom, Inc., a Kansas corporation ("**Lessee**"), and the City of Peachtree City, Georgia, an incorporated municipality of the State of Georgia ("**Lessor**"), dated January 6, 2005 (the "**Lease**").

BACKGROUND

WHEREAS, Lessee desires to modify its installation on the Leased Premises by adding or swapping out antennas and other equipment to the Lessee's Facilities, as more particularly described in Exhibit A2(a), Exhibit A3(a) and Exhibit B1 annexed hereto, and Lessee and Lessor desire to modify the provisions of the Lease as provided below.

AGREEMENT

For good and valuable consideration the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. **Modification to the Lessee's Facilities.** Exhibit A2, Exhibit A3 and Exhibit B to the Lease are hereby amended to include the modifications identified on Exhibit A2(a), Exhibit A3(a) and Exhibit B1, copies of which are attached and made a part hereof. Exhibit A2(a), Exhibit A3(a) and Exhibit B1 supplements Exhibit A2, Exhibit A3 and Exhibit B to the Lease, and shall not be deemed to supersede or otherwise modify Exhibit A2, Exhibit A3 and Exhibit B or any part thereof except to the extent specifically set forth in Exhibit A2(a), Exhibit A3(a) and Exhibit B1. Upon full execution of this First Amendment, and upon City approval of official construction drawings and structural report, Lessee is permitted to do all work necessary to prepare, maintain and alter the Leased Premises to install or otherwise modify the Lessee's Facilities, all as more fully described and contemplated in Exhibit A2(a), Exhibit A3(a) and Exhibit B1.

2. **Frequency Use.** Provided that any frequencies used by Lessee will not cause interference with the properly licensed and permitted pre-existing frequencies in use or in operation at the Lessee's Facilities and notwithstanding anything to the contrary contained herein, Lessee may operate the Lessee's Facilities at any frequencies for which it has all requisite permits, leases or licenses.

3. **Modification to Rent.** As additional consideration for the modification and other rights set forth in this First Amendment, starting on the date that is 30 days after the start of construction of the modifications to the Lessee's Facilities, the monthly rent will be increased by One Hundred Fifty and 00/100 (\$150.00) Dollars.

4. **General Terms and Conditions.**

a. All capitalized terms used in this First Amendment, unless otherwise defined herein, will have the same meaning as the terms contained in the Lease.

b. In case of any inconsistencies between the terms and conditions contained in the Lease and the terms and conditions contained in this First Amendment, the terms and conditions herein will control. Except as set forth below, all provisions of the Lease are ratified and remain unchanged and in full force and effect.

c. This First Amendment may be executed in duplicate counterparts, each of which will be deemed an original.

d. Each of the parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this First Amendment.

SIGNATURES ON FOLLOWING PAGE

The parties have executed this First Amendment as of the Effective Date.

Lessor:

The City of Peachtree City, Georgia,
an incorporated municipality of the State of Georgia

Lessee:

SprintCom, Inc.,
a Kansas corporation

By: _____

Printed Name: _____

Title: _____

Date: _____
(Date must be completed)

By: _____

Printed Name: _____

Title: _____

Date: _____
(Date must be completed)

Exhibit A2(a)

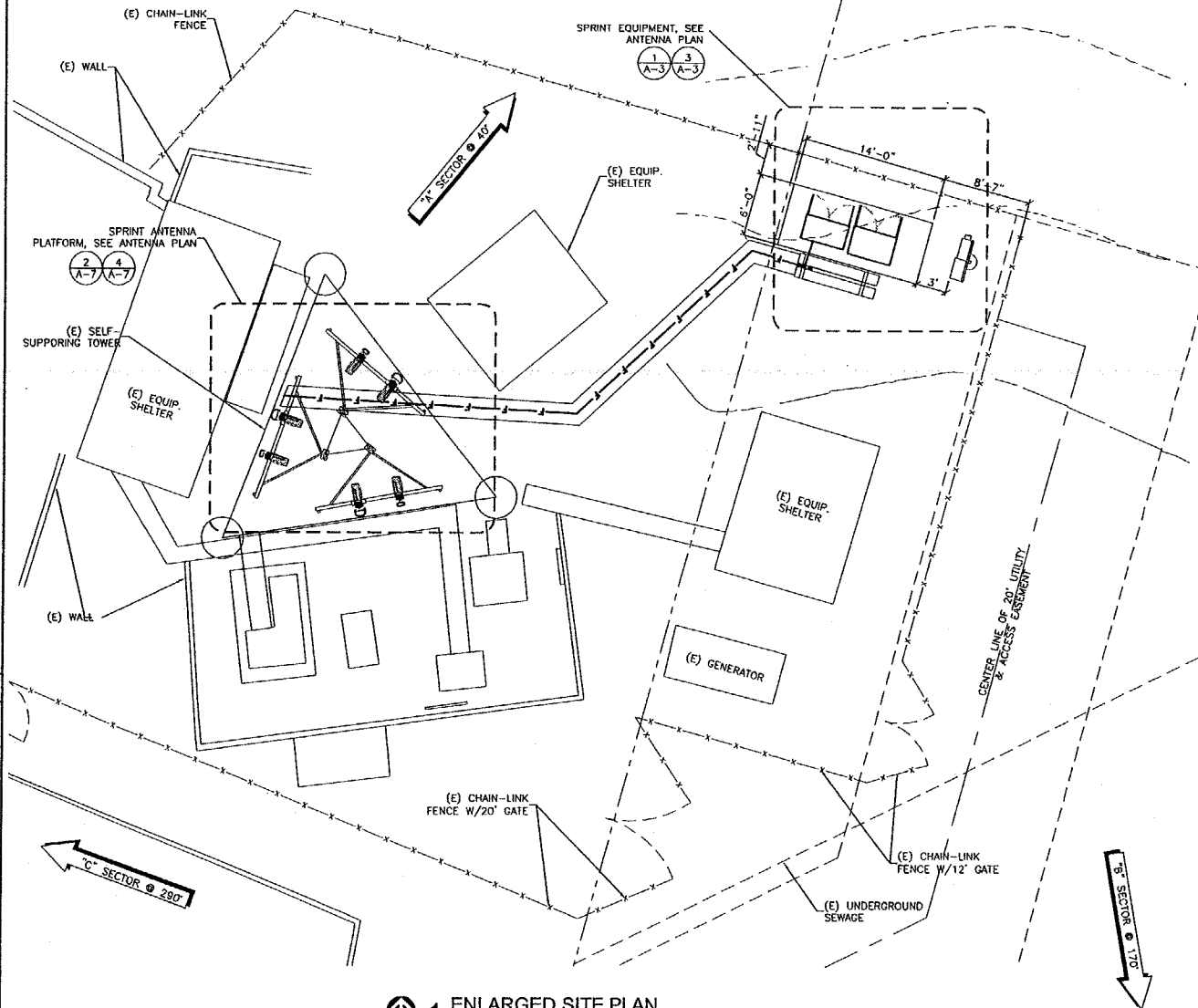
[see attached]

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BTS	BASE TRANSMISSION STATION
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
FT	FOOT (FEET)
EOB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
F	FIBER
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
PFC	POWER PROTECTION CABINET
RBS	RADIO BASED STATION
RRU	REMOTE RADIO UNIT
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S) or #	POUND(S)
SF	SQUARE FOOT
STL	STEEL
TP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

SYMBOLS

	REVISION
	WORK POINT
	UTILITY POLE
	BRICK
	COMPRESSED STONE
	CONCRETE
	EARTH
	GRAVEL
	MASONRY
	STEEL
	CENTERLINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOOD FENCE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC/TELEPHONE



1 ENLARGED SITE PLAN

FULL SIZE PLOT: SCALE: 3/16" = 1'-0"
HALF SIZE PLOT: SCALE: 3/32" = 1'-0"

PREPARED FOR:



SPRINT/NEXTEL
PROPERTY SERVICES
MAILSTOP KSOPH0101-22650
6391 SPRINT PARKWAY
OVERLAND PARK, KANSAS
66251-2650
NOC: 800-400-6040

CONSULTANT:



5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
WWW.SIO.WIRELESS
760.795.5200

SITE NAME:
**PEACHTREE CITY/
CITY HALL TOWER**
SITE NUMBER:
AT60XC134-A

SITE ADDRESS:
153 WILLOWBEND ROAD
PEACHTREE, GA 30269
FAYETTE COUNTY, GA

STAMP:
I CERTIFY THAT THESE DRAWINGS WERE
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION & CONTROL & TO THE
BEST OF MY KNOWLEDGE & BELIEF
COMPLY WITH THE REQUIREMENTS OF
THE INTERNATIONAL BUILDING CODE,
2006 EDITION.



2/1/2012

DRAWN BY:	VD
APPROVED BY:	SW
DATE DRAWN:	08/27/11
REVISION	
NO DESCRIPTION	BY DATE
Δ SUBMISSION: 80% CD	VD 08/27/11
Δ SUBMISSION: 100% CD	SL 12/22/11
Δ SUBMISSION: 100% CD	DC 2/1/12

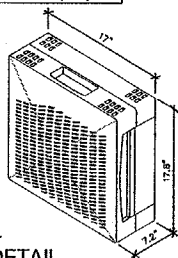
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

Exhibit A3(a)

[see attached]

ERICSSON RRU-11
 -DIMENSIONS: (1" x W x D):
 17.8" x 17.0" x 7.2" (INCLUDES SUNSHIELD)
 -WEIGHT: 55 LBS
 -CLIMATE: -40°C TO +55°C
 (SELF CONVECTION SILENT, NO FANS, IP55)
 -POWER CONSUMPTION: 200 WATTS (TYP.)

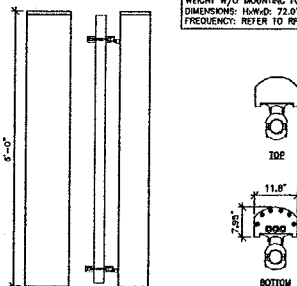


NOTE:
 RRU CAN ONLY BE
 PAINTED ON SOLAR SHIELD.

4 RRU-11 DETAIL
 SCALE: N.T.S.

3 NOT USED
 SCALE: N.T.S.

MANUFACTURER: RFS
 MODEL: APX900R18-C
 WEIGHT: 8/10 MOUNTING HARDWARE: 55 LBS
 DIMENSIONS: HxWxD: 72.0"x11.8"x7.95"
 FREQUENCY: REFER TO RF DATA SHEET



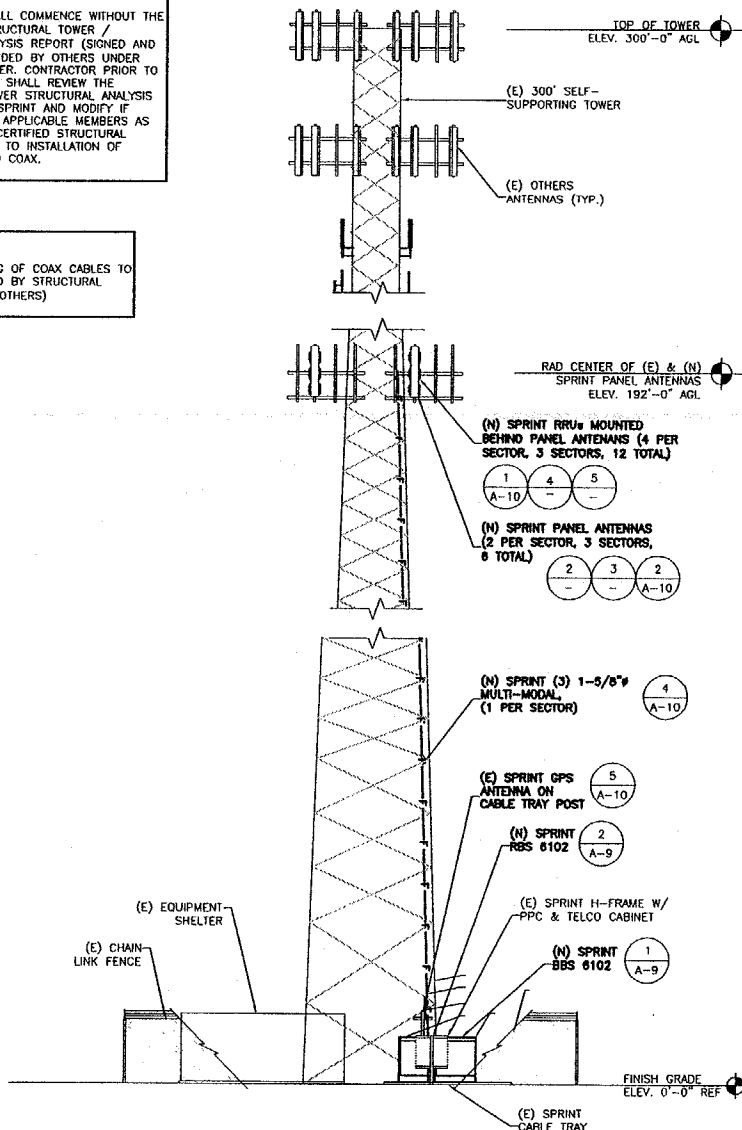
2 ANTENNA DETAIL (800/1900 MHz)
 SCALE: N.T.S.

NOTE:

NO WORK SHALL COMMENCE WITHOUT THE
 APPROVED STRUCTURAL TOWER /
 ANTENNA ANALYSIS REPORT (SIGNED AND
 SEALED) PROVIDED BY OTHERS UNDER
 SEPARATE COVER. CONTRACTOR PRIOR TO
 CONSTRUCTION SHALL REVIEW THE
 APPROVED TOWER STRUCTURAL ANALYSIS
 SUPPLIED BY SPRINT AND MODIFY IF
 REQUIRED ALL APPLICABLE MEMBERS AS
 INDICATED IN CERTIFIED STRUCTURAL
 REPORT PRIOR TO INSTALLATION OF
 ANTENNAS AND COAX.

NOTE:

EXACT ROUTING OF COAX CABLES TO
 BE DETERMINED BY STRUCTURAL
 ANALYSIS (BY OTHERS)



1 SITE ELEVATION
 SCALE: 1"= 10'-0"

COAXIAL ANTENNA CABLE NOTES:

1. THE ANTENNA COAXIAL CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING SPRINT WITH 3 TYPEWRITTEN SWEEP TESTS (ANTENNA RETURN LOSS TEST). THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PARAMETERS OUTLINED BY THE SPRINT RADIO FREQUENCY (RF) ENGINEER. THIS TEST SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
2. THE COAXIAL ANTENNA CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING SPRINT WITH 3 TYPEWRITTEN TIME DOMAIN REFLECTOMETER (TDR) TESTS TO VERIFY CABLE LENGTH AND TO CHECK FOR WATER DAMAGE.
3. VAPOR WRAP WILL BE USED TO SEAL ALL CONNECTIONS.
4. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE WILL BE 1/2" JUMPERS AND SHALL NOT EXCEED 6'-0". MAXIMUM LENGTH FOR THE JUMPERS AT WIMAX BTS UNITS WILL BE 6'-0".
5. IF COAX IS BEING RE-USED FOR THIS INSTALLATION, PRE AND POST ANTENNA LINE SWEEPS ARE REQUIRED.

ANTENNA MOUNTING NOTES:

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/AIA-222; APPENDIX B FOR WIND LOADING; "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES" OR APPLICABLE LOCAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIPPED GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED SNUG TIGHT.
6. MINIMUM HORIZONTAL SPACING SHALL BE 2'-0" BETWEEN ALL ANTENNAS.
7. UPON COMPLETION, PROVIDE A HEIGHT VERIFICATION DEPICTING RAD CENTER AND TOP OF ANTENNA.

CONTRACTOR NOTES:

1. CONTRACTOR TO FIELD VERIFY ANTENNA CABLE LENGTHS.
2. ALL MAIN CABLES WILL BE COLOR CODED AT THREE (3) LOCATIONS.
3. COLOR CODE ALL ANTENNA AND COAX WITH 2" WIDE BANDS OF COLORED TAPE WITH 1" SEPARATION BETWEEN BANDS - SEE SHEET A-8 & A-9
4. COLOR CODE ALL TOP AND BOTTOM GROUND KITS WITH 1" WIDE BANDS OF COLORED TAPE WITH 1/2" SEPARATION BETWEEN BANDS.
5. START COLOR BANDS 2" BEYOND WEATHERPROOFING.
6. START SECTOR COLOR NEXT TO END CONNECTOR.
7. ALL MAIN CABLES WILL BE GROUNDED W/ COAXIAL CABLE GROUND KITS AT:
 • THE ANTENNA LEVEL
 • MID LEVEL IF TOWER IS OVER 200'
 • BASE OF TOWER PRIOR TO TURNING HORIZONTAL
 • TERMINATION OF COAX LINES TO JUMPERS
8. ALL NEW GROUND BAR DOWNLOADS ARE TO BE CADWELDED TO THE EXISTING ADJACENT GROUND BAR DOWNLOADS A MINIMUM DISTANCE OF 4FT BELOW GROUND BAR
9. PROVIDE BUSS BAR NEAR BTS FOR ATTACHMENT OF WIMAX COAX GROUND KITS

GENERAL NOTES:

1. ALL AZIMUTHS ARE TO BE ESTABLISHED CLOCKWISE FROM THE TRUE NORTH HEADING.
2. CONTRACTOR SHALL VERIFY PROPOSED ANTENNA RAD CENTER AND ORIENTATIONS WITH SPRINT PCS PRIOR TO INSTALLATION OF ANTENNAS.
3. PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, EXISTING TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.
4. CONTRACTOR SHALL REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

PREPARED FOR:

Sprint

SPRINT/NEXTEL
 PROPERTY SERVICES
 MAILSTOP KSOPH10101-22650
 6391 SPRINT PARKWAY
 OVERLAND PARK, KANSAS
 66251-2650
 NOC: 800-400-6040

CONSULTANT:

SC
 WIRELESS

5865 AVENUE ENCINAS
 CARLSBAD, CA 92008
 www.scw.com
 760.785.5200

SITE NAME:
**PEACHTREE CITY/
 CITY HALL TOWER**

SITE NUMBER:
AT60XC134-A

SITE ADDRESS:
 153 WILLOWBEND ROAD
 PEACHTREE, GA 30289
 FAYETTE COUNTY, GA

STAMP:
 I CERTIFY THAT THESE DRAWINGS WERE
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION & CONTROL & TO THE
 BEST OF MY KNOWLEDGE & BELIEF
 COMPLY WITH THE REQUIREMENTS OF
 THE INTERNATIONAL BUILDING CODE,
 2008 EDITION.



2/1/2012

DRAWN BY:	VD
APPROVED BY:	SW
DATE DRAWN:	08/27/11
REVISION	
NO DESCRIPTION	BY DATE
Δ SUBMISSION: 90% CD	VD 08/27/11
Δ SUBMISSION: 100% CD	SL 12/22/11
Δ SUBMISSION: 100% CD	DC 2/1/12
SHEET TITLE:	SITE ELEVATION & ANTENNA DETAILS
SHEET NUMBER:	A-4

Exhibit B1**TOWER:**

- (3) APXVERR18-C Antenna
- (9) ACU-A20-N RETs
- (3) 1 1/4" Hybrid Line
- (3) RRUS11 Single @ 800 MHz
- (6) RRUS11 Single @ 1900 MHz
- (3) RRUS A2 Modules
- (3) 800 ESMR Filter

GROUND:

- (1) 6102 BBS Cabinet
- (1) 6102 RBS Cabinet
- (1) GPS

FREQUENCIES:

Tx (MHz)	Rx (MHz)
863.525-864.775	818.525-819.775
1940.625-1949.375,	1860.625-1869.375,
1940.625-1949.375,	1860.625-1869.375,
1990.000-1995.000	1910.000-1915.000

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Beverly Waldrip, Assistant Finance Director 

DATE: March 28, 2013

SUBJECT: Fiscal Year 2013 Budget Amendments
April 4, 2013 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendments to the fiscal year 2013 budget resolution.

Discussion:

Attached please find budget amendment 13-011 and 13-012 for fiscal year 2013 submitted for your approval. Budget amendment 13-011 re-allocates the Buildings & Grounds Department part-time labor expenditure budget to the Library cleaning services expenditure budget.

Budget amendment 13-012 adjusts the previously approved Stormwater budget related to the receipt of 2013 series Stormwater bonds to the actual amount received at closing.

Budget Impact:

The re-allocation between Departments has no overall budget impact.

The adjustment to the amount of bonds proceeds received increases the Stormwater budget by \$138,103.

Attachment

**CITY OF PEACHTREE CITY
BUDGET AMENDMENT**

DATE 3/7/2013

NUMBER 13-011

ACCOUNT	DESCRIPTION	INCREASE	DECREASE
100-1566-511200	Building & Grounds - PT Salaries		11,550
100-6510-522100	Library - Cleaning Services	11,550	
Total Revenue		-	-
Total Expense		11,550	11,550

Re-allocate the part-time labor budget from the Buildings & Grounds Department to Library cleaning services.

NUMBER 13-012

ACCOUNT	DESCRIPTION	INCREASE	DECREASE
521-4250-393105	Stormwater Bond Proceeds	138,103	
521-4250-541947	Pipe lining program / misc. projects	138,103	
Total Revenue		138,103	-
Total Expense		138,103	-

Adjust previous Stormwater 2013 bond proceeds budget amendment to reflect the actual amounts in the closing documents.

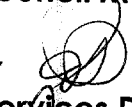
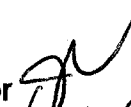
Budget Totals

	Current Budget	Proposed Amendments	Adjusted Budget
General Fund Revenue Budget	\$ 28,401,197	\$ -	\$ 28,401,197
General Fund Expenditure Budget	28,401,197	-	28,401,197

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Community Services Director 
City Engineer 

FROM: Planning and Zoning Administrator

DATE: March 29, 2013

SUBJECT: Proposed Variance – Dominion Partners (V-2013-03)
April 4, 2013 City Council agenda

Staff is recommending this item be continued until the April 18, 2013 City Council meeting. We are still awaiting resubmittal from the Applicant.

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: James L. Pennington, City Manager 

FROM: Jonathan N. Rorie, Community Services Director

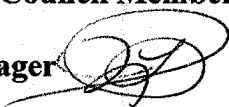
DATE: March 29, 2013

SUBJECT: Consider RFP for Library Roof Installation
April 4, 2013, City Council Meeting

Staff is still waiting for information from the manufacturer. The agenda item may need to be continued until the next meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
FROM: City Manager 
DATE: March 29, 2013
SUBJECT: Consider Charter Amendment – Oath of Office
April 4, 2013, City Council Meeting

Recommendation:

That Council enact final adoption of the amendment.

Discussion:

Several months ago, Council Member Fleisch asked to have the City's Oath of Office amended to reflect some of the elements used in the firefighter oath. The oath in the Charter also needed updating to reflect language mandated by State law.

Council approved the initial adoption at the March 21 meeting.

Budget Impact:

This item should have no budgetary impact.

AN ORDINANCE TO AMEND THE MUNICIPAL CHARTER OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, TO PROVIDE FOR THE OATH OF OFFICE FOR THE ELECTED OFFICIALS OF THE CITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

Section 1. Article II, Section 2.7, subparagraph of the City Charter, as amended, be further amended as follows:

Sec. 2.7. - Date of municipal general election; election of mayor and councilmembers, post designation; assuming office; term; oath.

(f) Candidates elected to office shall on or before the day of assuming office qualify by taking and subscribing before the municipal judge, the mayor, or some other officer authorized by law to administer oaths, the following oath:

~~"I do solemnly swear or affirm that I will well and truly perform the duties of (mayor) (mayor pro tem) (councilmember) of Peachtree City by adopting such measures as in my judgment shall be best calculated to promote the general welfare of the inhabitants of Peachtree City and that I will support and defend the Charter and ordinances thereof as well as the constitution and laws of the State of Georgia and of the United States of America. So help me God."~~

"I do solemnly swear or affirm that I will faithfully execute my duties of (OFFICE) of the City of Peachtree City, Georgia. I will uphold my responsibilities with integrity, dedication, and diligence to serve our citizens to the best of my ability. I will support and defend the Constitution of the United States of America, the Constitution of the State of Georgia, and the Charter of the City of Peachtree City.

I do further swear that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office or trust under the government of the United States, any other state, or any foreign state which, by the laws of the State of Georgia, I am prohibited from holding; and that I am otherwise qualified to be a public officer according to the Constitution and Laws of the State of Georgia.

I duly affirm that I will act at all times in a manner befitting the trust and confidence placed in me by those I serve; I will take pride in all my endeavors; and will treat my subordinates, peers, and constituents with respect.

So Help Me God.

Said oath shall include any additional language prescribed by state law.

Such oath shall be filed with the city clerk, who shall record the same upon the minutes of the meeting of the council of Peachtree City and as provided by state law, next following such

filing, unless such oath is filed during a regular meeting of the said council in which latter case such oath shall be recorded upon the minutes of the meeting then in session.

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

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

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

This _____ day of _____ 2013.

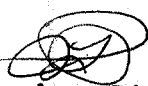
Don Haddix, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Community Services Director 
Financial Services Director

FROM: Planning and Zoning Administrator 

DATE: March 26, 2013

SUBJECT: Comprehensive Plan – Partial Plan Update (2013)
April 4, 2013 City Council Agenda

Recommendation:

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

Discussion:

Staff has completed an update to our Short Term Work Program (STWP), Capital Improvements Element (CIE) and an Annual Impact Fee Financial Report as required by the Georgia Planning Act of 1989. These documents will supplement the information submitted in 2007 as a part of our Partial Plan update.

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

Budget Impact:

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

Attachment

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

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

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

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

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

SO RESOLVED, this ____ day of _____, 2013.

Don Haddix, Mayor

Attest:

City Clerk

CITY OF PEACHTREE CITY
Short Term Work Program (2013 - 2017)

Project or activity	Calendar Year					Responsible party	Cost estimate	Funding source
	2013	2014	2015	2016	2017			
Community facilities								
Budget for long-term sustainability of all city facilities	X	X	X	X	X	All departments	Staff time	General Fund
Implement recommendations of SR 54 W corridor study	X	X	X	X	X	City Staff	Staff time	General Fund
Update Multi-use Path System master plan	X				X	Planning, Engineering	Staff time	General Fund
Update Impact Fee Methodology Report and Impact Fee Ordinance	X					Planning, Engineering	Staff time	General Fund
Update Recreation master plan	X				X	Planning, Recreation	Staff time	General Fund
Update Community Facilities master plan	X				X	Fire/EMS, Police	Staff time	General Fund
Update Comprehensive Plan (full update)				X	X	Planning	Staff time	General Fund
Update Solid Waste Management Plan				X	X	Engineering	Staff time	General Fund
Economic development								
Continue to research and apply for grant funding through GDOT, ARC and other state agencies to assist in implementing transportation, aesthetic and planning enhancements throughout the city	X	X	X	X	X	Planning, Engineering	Staff time	General Fund
Develop plan and ordinances for redevelopment of aging residential and retail areas	X	X				Planning	Staff time	General Fund
Update Land Development and Zoning ordinances to encourage redevelopment opportunities	X	X				Planning	Staff time	General Fund
Housing								
Evaluate Housing Study to determine what types of housing opportunities might be needed within the city.					X	Planning	Staff time	General Fund

Project or activity	Calendar Year					Responsible party	Cost estimate	Funding source
	2013	2014	2015	2016	2017			
Land use								
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds	X	X	X	X	X	Engineering	Staff time	General Fund
Coordinate with Fayette County and surrounding jurisdictions to develop strategy for monitoring growth, traffic, land use and transportation issues	X	X	X	X	X	Planning, Engineering	Staff time	General Fund
Develop standards for the redevelopment of existing retail and commercial areas to include the inclusion of mixed-use and housing components	X	X				Planning	Staff time	General Fund
Natural and historic resources								
Update floodplain and watershed maps	X	X	X	X	X	Engineering	Staff time	General Fund
General planning								
Update STWP and CIE to ensure compliance with state mandates	X	X	X	X	X	Planning	Staff time	General Fund
Encourage training for Planning Commission members	X	X	X	X	X	Planning	Staff time	General Fund
Evaluate file retention system based on state requirements	X	X	X	X	X	All departments	Staff time	General Fund
Coordinate with ARC, GRTA, GCA and local jurisdictions regarding planning and transportation-related issues	X	X	X	X	X	Planning	Staff time	General Fund

CITY OF PEACHTREE CITY
Capital Improvements Element (2013 - 2017)

Project or activity	Fiscal Year					Responsible party	Cost estimate	Funding source
	2013	2014	2015	2016	2017			
Public Services								
Asphalt spreader - cart paths (replace)	X					Public Services	\$65,000	General fund/ lease purchase
Kubota track hoe	X					Public Services	\$64,000	General fund/ lease purchase
Mechanical lift	X					Public Services	\$27,000	General fund/ lease purchase
Sand Pro #5308 - drag infields (replace)	X					Public Services	\$23,000	General fund/ lease purchase
Public Works breakroom and restroom upgrades	X					Public Services	\$7,228	Facilities Bond
Public Works fuel canopy replacement	X					Public Services	\$55,000	Facilities Bond
Bulk oil storage facility upgrades	X					Public Services	\$13,680	Facilities Bond
Sand Pro #5323 - drag infields (replace)		X				Public Services	\$23,000	General fund/ lease purchase
Tractor with loader (replace)		X				Public Services	\$25,000	General fund/ lease purchase
F350 dump truck (replace)		X				Public Services	\$42,000	General fund/ lease purchase
Street/ cart path resurfacing		X				Public Services	\$7,500,000	General fund/ lease purchase
L9000 tandem dump truck (replace)			X			Public Services	\$120,000	General fund/ lease purchase
Leeboy asphalt spreader (replace)				X		Public Services	\$75,000	General fund/ lease purchase
Bituminous tack distributor				X		Public Services	\$35,000	General fund/ lease purchase
Tractor (replace)					X	Public Services	\$21,500	General fund/ lease purchase
F-150 pick-up (replace)					X	Public Services	\$25,000	General fund/ lease purchase
Community Services								
Gathering Place improvements	X					Community Services	\$59,394	Facilities Bond
Recreation Administration building upgrade	X					Community Services	\$549,918	Facilities Bond
BMX tower upgrade	X					Community Services	\$3,741	Facilities Bond
S 74 BSC irrigation pump (replace)	X					Community Services	\$62,013	Facilities Bond
Braelinn Field upgrades	X					Community Services	\$18,500	Facilities Bond
Cast House upgrades	X					Community Services	\$10,114	Facilities Bond

Project or activity	Fiscal Year					Responsible party	Cost estimate	Funding source
	2013	2014	2015	2016	2017			
City-wide tennis court upgrades	X					Community Services	\$213,480	Facilities Bond
Tennis Center improvements	X					Community Services	\$239,662	Facilities Bond
Amphitheater improvements	X					Community Services	\$130,000	Facilities Bond
McIntosh sanitary sewer	X					Community Services	\$269,000	Facilities Bond
Meade Field electrical upgrades	X					Community Services	\$12,777	Facilities Bond
Kedron - large pool resurfacing	X					Community Services	\$29,475	Facilities Bond
Kedron - small pool resurfacing	X					Community Services	\$20,000	Facilities Bond
Kedron - pool bubble replacement	X					Community Services	\$667,505	Facilities Bond
Library - exterior sealing	X					Community Services	\$104,000	Facilities Bond
Library - building repairs	X					Community Services	\$56,596	Facilities Bond
Library - roof replacement	X					Community Services	\$185,500	Facilities Bond
Playgrounds (Wilksmoor Village)		X				Community Services	\$5,000	General fund/ Impact fees (90%)
Public Safety Services								
Fire/ EMS								
Vehicle - Battalion 8 Command (replace)	X					Public Safety Services	\$35,000	General fund/ lease purchase
Medic Unit (replace)	X					Public Safety Services	\$153,094	General fund/ lease purchase
Rescue boat	X					Public Safety Services	\$35,000	General fund/ lease purchase
Station 81 - driveway and parking lot improvements	X					Public Safety Services	\$25,055	Facilities Bond
Station 81 - exterior sealing	X					Public Safety Services	\$27,000	Facilities Bond
Station 82 - exterior sealing	X					Public Safety Services	\$22,897	Facilities Bond
Fire Department training facility upgrades	X					Public Safety Services	\$60,069	Facilities Bond
Station 83 - sanitary sewer connection	X					Public Safety Services	\$62,931	Facilities Bond
Ford F-150 - Assistant Fire Marshal (replace)		X				Public Safety Services	\$36,750	General fund/ lease purchase
Ford Expedition - Assistant Fire Chief/ Operations (replace)		X				Public Safety Services	\$36,750	General fund/ lease purchase
Vehicle - Assistant Operations/ EMS (replace)		X				Public Safety Services	\$36,750	General fund/ lease purchase
Replace 2 pick-up w 1 SUV (Training and Fire Marshal)		X				Public Safety Services	\$36,750	General fund/ lease purchase
Fire Engine 87 (replace)		X				Public Safety Services	\$617,980	General fund/ lease purchase
Medic unit remount		X				Public Safety Services	\$163,339	General fund/ lease purchase

Project or activity	Fiscal Year					Responsible party	Cost estimate	Funding source
	2013	2014	2015	2016	2017			
Quint (replace)			X			Public Safety Services	\$1,035,822	General fund/ lease purchase
Mini pumper (replace)			X			Public Safety Services	\$300,000	General fund/ lease purchase
Ford Expedition - Assistant Fire Chief/ Training (replace)			X			Public Safety Services	\$38,588	General fund/ lease purchase
Ford F-150 - Assistant Fire Marshal (replace)			X			Public Safety Services	\$38,588	General fund/ lease purchase
Ford F-150 - Fire Marshal (replace)				X		Public Safety Services	\$40,517	General fund/ lease purchase
B/ C training vehicle				X		Public Safety Services	\$40,517	General fund/ lease purchase
Medic 82 - remount				X		Public Safety Services	\$183,528	General fund/ lease purchase
Tower 8 - replace				X		Public Safety Services	\$1,291,596	General fund/ lease purchase
Ford Expedition - Fire Chief (replace)					X	Public Safety Services	\$42,543	General fund/ lease purchase
Medic unit remount					X	Public Safety Services	\$194,540	General fund/ lease purchase
Haz-Mat 8 (replace)					X	Public Safety Services	\$500,000	General fund/ lease purchase
Police								
Vehicle fleet replacement (7 at \$49,000)	X					Public Safety Services	\$346,500	General fund/ lease purchase
Command Vehicle (replace)	X					Public Safety Services	\$41,000	General fund/ lease purchase
Police vehicle video replacement (5 @ \$6,000)	X					Public Safety Services	\$30,000	General fund/ lease purchase
Motorcycle - 2nd unit (new)	X					Public Safety Services	\$45,000	General fund/ lease purchase
Police Department HVAC upgrades	X					Public Safety Services	\$96,000	Facilities Bond
Vehicle fleet replacement (9 at \$49,500)		X				Public Safety Services	\$445,500	General fund/ lease purchase
Records Management System		X				Public Safety Services	\$285,000	General fund/ lease purchase
Unmarked police vehicle replacement		X				Public Safety Services	\$29,500	General fund/ lease purchase
Vehicle fleet replacement (9 at \$49,500)			X			Public Safety Services	\$445,500	General fund/ lease purchase
Unmarked police vehicle replacement (2 @ \$29,500)			X			Public Safety Services	\$59,000	General fund/ lease purchase
Vehicle fleet replacement (10 at \$49,500)				X		Public Safety Services	\$495,000	General fund/ lease purchase
Unmarked police vehicle replacement (3 @ \$29,500)				X		Public Safety Services	\$88,500	General fund/ lease purchase
Transport van with insert				X		Public Safety Services	\$54,000	General fund/ lease purchase
Vehicle fleet replacement (6 at \$49,500)					X	Public Safety Services	\$297,000	General fund/ lease purchase
Administrative Services								

Project or activity	Fiscal Year					Responsible party	Cost estimate	Funding source
	2013	2014	2015	2016	2017			
Phase II Technology Implementation	X					Administrative Services	\$220,181	General fund
Phase III Technology (wireless upgrades)	X					Administrative Services	\$48,707	General fund
Citywide phone system replacement	X					Administrative Services	\$165,000	General fund
Economic Development Incentive (SANY Corporation)	X					Administrative Services	\$50,000	General fund

CITY OF PEACHTREE CITY
Annual Impact Financial Report - FY 2012
(as of March 19, 2013)

Project	Paid by	Parks/ Rec.	Libraries	Police	Fire	Admin. Fees	Total
Balance at 9/30/2011				\$ 40,164.05	\$ 272,803.35	\$ -	\$ 312,967.40
Impact fees collected							
8/2/2012	Dividend Court - warehouse expansion	Precision Metal Buildings, Inc.		758.50	5,157.80	151.70	6,068.00
8/16/2012	Lot #3 Guthrie Way	MEJA Construction, Inc.		757.55	4,969.78	172.87	5,900.20
9/20/2012	RaceTrac (SR 54 West)	Mountainprize, Inc.		414.96	2,845.44	118.56	3,378.96
9/28/2012	Hearthside at PTC (Newgate Road)	Morris, Manning & Martin, LLP	149,243.52	15,968.64	9,887.04	67,214.40	249,582.72
Total collected in FY2012			149,243.52	15,968.64	11,818.05	7,712.25	264,929.88
Interest income		22.51	2.41	7.84	53.25	1.16	87.18
Administrative costs / transfers to GF						-	-
Impact Fee refunds						-	-
Project expenditures						-	-
Balance at 9/30/2012			\$ 149,266.03	\$ 15,971.05	\$ 51,989.94	\$ 7,713.41	\$ 577,984.46
Impact fees collected							
11/29/2012	Somerby (Phase I)	Dominion Partners, LLC		2,445.12	16,622.40	572.16	19,639.68
Interest income						115.05	115.05
Administrative costs / transfers to GF						-	-
Impact Fee refunds						-	-
Project expenditures						-	-
Balance at 9/30/2013			\$ 149,266.03	\$ 15,971.05	\$ 54,435.06	\$ 8,400.62	\$ 597,739.19

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Community Services Director 

FROM: Planning and Zoning Administrator 

DATE: March 25, 2013

SUBJECT: Consider Step One annexation application from Foot Pain, LLC for the 4.398-acre Peachtree Professional Center tract and other tracts on SR 54 East
April 4, 2013 City Council Agenda

Recommendation:

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

Background information:

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

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

Consider Step One annexation application – Foot Pain, LLC tracts

March 25, 2013

Page 2

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

Overview:

On December 6, 2012, City Council accepted the Step One annexation application from Foot Pain, LLC, for the 4.398-acre Peachtree Professional Center tract on SR 54 E. The Applicant desired to annex the recently completed 46,000 SF Peachtree Professional Center building and associated parking into the city limits of Peachtree City and to zone the property for office use.

The Applicant submitted their Step Two annexation application on February 19, 2013. The information was then presented to the Planning Commission in a Public Hearing on March 11, 2013, at which time the Planning Commission tabled the item and encouraged the Applicant to try and secure additional properties to include with their annexation request, the intent being to create a larger tract of land for consideration as opposed to a single tract.

The Applicant contacted several of the adjoining property owners and assembled a total of four tracts, including the Peachtree Professional Building tract, the Paper Rose Studio tract, the Bost tract and The Paletta Group tract. In total, the combined acreage is approximately 7.36 acres.

The Peachtree Professional tract, the Paper Rose Studio tract and the Bost tract are zoned C-C Community-Commercial and designated as COM Commercial on the County's Land Use Map. The Paletta Group tract is zoned OI Office Institutional and is designated as Office on the County Land Use Map.

The Applicant desires to annex the combined acreage into the city limits of Peachtree City and to zone the parcels for office use.

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

Budget impact:

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

Step One: Initial annexation information

CONTACT INFORMATION

Owner of property 1: Foot Pain LLC
Mailing address: 1100 Commerce Drive, Suite A
City, State, Zip: Peachtree City, GA 30269
Telephone: 770-487-4978
Fax: 770-631-6685
E-mail address: chuck@south-tree.com

Owner of property 2: Paper Rose Studio Inc.
Mailing Address: 101 Lantern View
City, State, Zip: Peachtree City, GA 30269
Telephone:
Fax:
E-mail address:

Owner of property 3: Bost H. Cliff Jr.
Mailing Address: 1999 Hwy 54 West
City, State, Zip: Fayetteville, GA 30214
Telephone:
Fax:
E-mail address:

Owner of property 4: The Paletta Group, LLC
Mailing address: 156 East Peachtree Center 230
City, State, Zip: Peachtree City, GA 30269
Telephone: 678-364-1140
Fax: 678-364-1150
E-mail address:

Agent(s) for owner(s): Chuck Ogletree
Mailing address: 1100 Commerce Drive, Suite A
City, State, Zip: Peachtree City, GA 30269
Telephone: 770-487-4978
Fax: 770-631-6685
E-mail address: chuck@south-tree.com

PROJECT INFORMATION

Gross acreage:

Property 1: 4.36 acres
Property 2: 1 acre
Property 3: 1 acre
Property 4: 1 acre

Acreage of lakes, floodplain, wetland, streams and associated buffers:

Property 1: 0 acres
Property 2:
Property 3:
Property 4:

Net developed acreage:

Property 1: 3.4 acres
Property 2:
Property 3:
Property 4:

Current zoning classification: (include copy of appropriate zoning ordinance and current Zoning Map of general vicinity)

Property 1: C-C Community Commercial
Property 2: C-C Community Commercial
Property 3: C-C Community Commercial
Property 4: O-I Office Institutional

Current Land Use designation: (include copy of appropriate land use description and current Land Use Map of general vicinity)

Property 1: Medical office building
Property 2: Office building
Property 3: Office building
Property 4: Office building

Location of property: (Note: A Legal Description and a Boundary Survey identifying the relationship between the current city limits and the property being considered for annexation must be submitted as a part of this application.)

Property 1: 1975 Highway 54 West, Fayetteville, GA 30215
Property 2: 1991 Highway 54 West, Fayetteville, GA 30215
Property 3: 1999 Highway 54 West, Fayetteville, GA 30215
Property 4: 2011 Highway 54 West, Fayetteville, GA 30215

Brief description of the project: (Note: Identify type of development or uses, such as commercial, industrial, residential, etc.; and provide projected size of development, such as floor area in square feet, number of employees, number of lots or housing units, etc.)

Property 1:

This development is a 45,000 square foot multi-tenant medical facility. Phase 1 of the project, the 25,000 square foot northern side of the facility was completed in 2011. The second phase, a 20,000 square foot addition, is currently under construction with an anticipated completion date of April 1, 2013.

Existing tenants include Ankle & Foot Centers of Georgia, Southern Vein Care a Piedmont Physician Service, Southern Spine and Pain Care, Medical Management, and Physical Therapy Centers of Georgia. Future tenants include a large Piedmont internal medicine practice.

The architecture of the project is an aesthetically pleasing style, in keeping with the City's high standards while also complementing the existing businesses and homes.

Property 2: Property contains a 2,355 square foot, 1½ -story building built in 1983.

Property 3: Property contains a 2,262 square foot, 1-story building built in 1982.

Property 4: Property contains a 2,002 square foot, 1-story building built in 1973.

RELATIONSHIP TO COMPREHENSIVE PLAN

Provide a brief overview as to how the annexation request and proposed development may or may not be compatible with the established goals within the City's Comprehensive Plan:

Housing: Not Applicable

Commercial: Through the annexation of these tracts, the City can maintain control of the gateway into Peachtree City. The O&I zoning classification will bring the zoning more in line with the City's zoning standards and they will be able to provide direction for future development on this site.

Economic Development: The proposed use is of several existing county-based business including a chiropractic practice, podiatry practice, Ankle & Foot Centers of GA; a physical therapy group, Georgia Physical Therapy; a vascular care practice, Southern Vein Care; a pain management practice, Southern Spine and Pain Care, an ambulatory surgical center, a medical book keeping company, Medical Management; and a future Piedmont Physicians Group internal medicine practice.

Transportation: The proposed annexation would not require any additional transportation facilities. However, we intend to provide for a multi-use cart path connection.

Recreation: The proposed annexation is an O-I development and will have no impact on the recreation programs of the city.

Land Use: This proposed annexation and zoning request are consistent with the long-range land use designation.

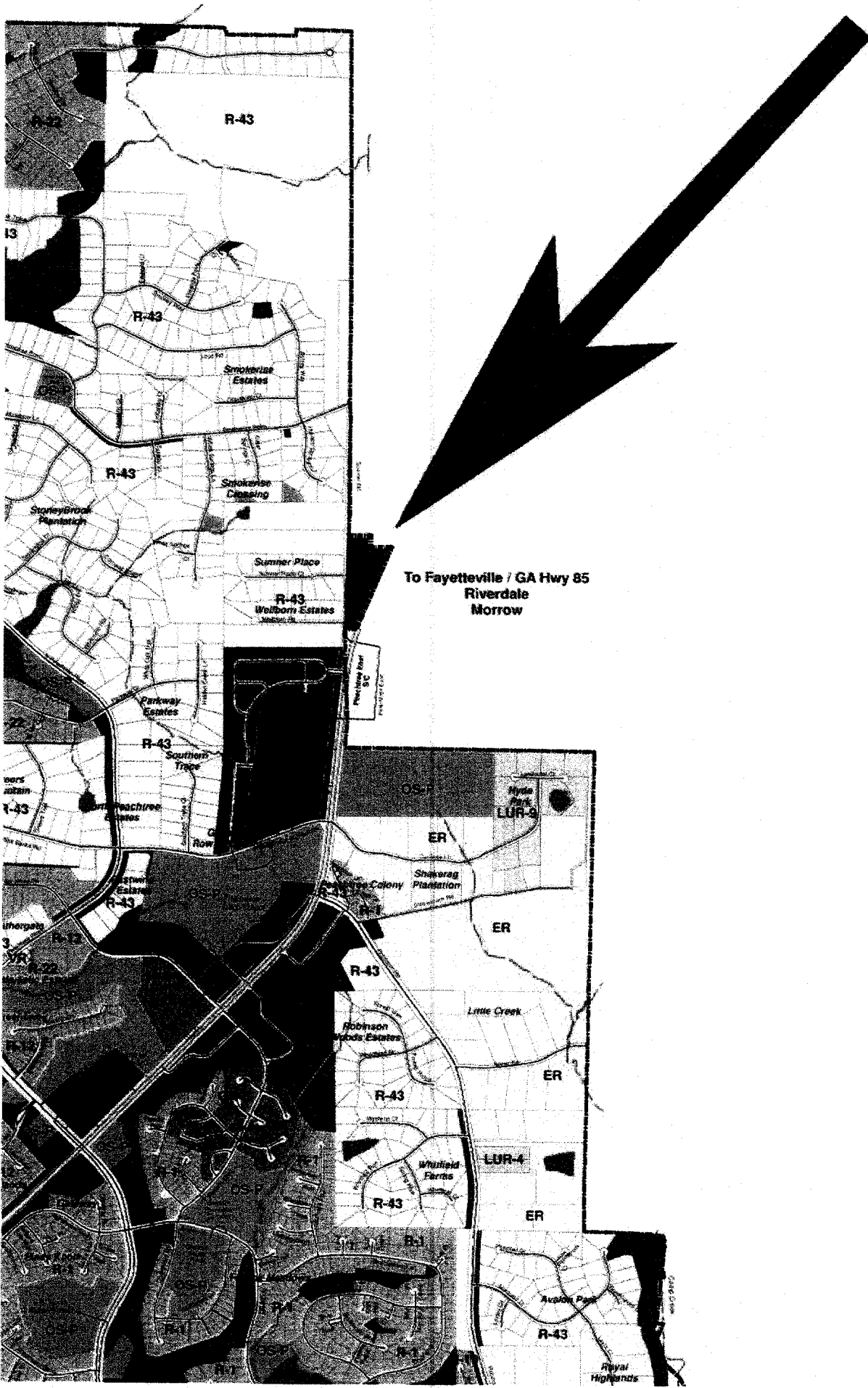
Natural Resources: Through the development of this property, the City will be able to maintain the buffer along Sumner Rd. Through the accessibility of sewer, we will be able to eliminate the private septic systems that now serve this property.

Community Service and Facilities: The proposed annexation of these existing properties should have no impact on emergency services or on sanitary sewer and water services

Community Aesthetics: As existing facilities the subject properties do preserve and enhance the visual image and appearance of the community.

Planning: While the major portion of this property has been developed, we will continue to work and seek input with the adjoining residential neighbors to address their concerns. We understand their concern not to allow access to Sumner Rd. and the

impact of adding a cart path system to access this property. We intend to meet with them and allow them to help steer the direction of any cart path accessibility.



To Fayetteville / GA Hwy 85
Riverdale
Morrow

Peachtree City Line

1

2

3

4

