

City Council of Peachtree City

Agenda

March 4, 2010

7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Recognize Police Department for CALEA Recognition**
 - Oath of Office for Reserve Police Officer Pete Waldrop**
 - Recognize Becky Kimble for 15 Years Service to City**
 - Proclamation for *Fayette Volunteer***
 - Partnership Proclamation for 2010 Census**
 - Proclamation for DeMolay Week**
- IV. Citizen Comment**

Any member of the public attending the meeting may comment on any issue or item that is not included on the agenda. The time limit is two (2) minutes.
- V. Agenda Changes**
- VI. Minutes**

February 18, 2010, Regular Meeting Minutes
- VII. Monthly Reports**
- VIII. Consent Agenda**
 - 1. Consider Surplus of Fire Department Air Packs**

Request to dispose of surplus equipment in most cost effective manner possible
 - 2. Consider Braelinn Concession Expansion**

Council asked to accept donation from Little League Baseball Association of the addition of a concession stand to existing restroom building at Braelinn Recreation Complex
- IX. New Agenda Items**
 - 03-10-01 Public Hearing – Consider Variance Request to Article IV of the Fire Protection and Prevention Ordinance**

Marksman Properties owns the remaining townhome lots within The Village at Lexington Circle and is requesting a variance from the requirements of the referenced ordinance, which requires the installation of individual fire sprinkler systems within each unit of a multi-family building.
 - 03-10-02 Public Hearing – Consider Adoption of Transmittal Resolution for 2010 Partial Plan Update**

City staff has prepared the 2010 Partial Plan Update to the City's Comprehensive Plan, including an update to the City's Short Term Work Program and the Annual Impact Fee Financial Report for FY 09. These documents will be transmitted to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review.
 - 03-10-03 Consider Addendum to Nonexclusive Curbside Sanitation Franchise Agreement - Frequency of Recycling Pickup**

Republic Services requested the City modify the non-exclusive Franchise Agreement to allow for recycling pickup every other week due to larger recycling container size (increasing from 18-gallon bin to 65-gallon rolling cart). Any change in wording would apply to all franchisees.
 - 03-10-04 Consider Bid for Paschall Path Project**

Council to consider the bid for the construction of the paths to the existing Paschall Road tunnel and for construction of the path to the Post Office.
 - 03-10-05 Consider Bid for City Hall Parking Lot Repaving**

Council to consider bid to resurface the City Hall and Drake Field parking lots
 - 03-10-06 Consider Local Assistance Road Program (LARP) Contract**

Council to consider contract with Georgia Department of Transportation for resurfacing two streets in FY 2011
- X. Council/Staff Topics**

Hot Topics Update
- XI. Executive Session**

City Council of Peachtree City
Minutes of Meeting
February 18, 2010
7:00 p.m.

The City Council of Peachtree City met Thursday, February 18, 2010, in the City Hall Council Chambers. Mayor Don Haddix called the meeting to order at 7:00 p.m. Council Members present: Vanessa Fleisch, Erik Imker, Kim Learnard, and Doug Sturbaum.

Announcements, Awards, Special Recognition

Reserve Officers Phil Jones and Eric Semon were sworn in by Mayor Haddix. Haddix recognized January Employee of the Month Kenneth Ralls. Haddix issued proclamations for World War II Heritage Days and Arbor Day in Peachtree City.

Citizen Comment

Al Yougel of Keep Peachtree City Beautiful reported activity at the drop-off recycling centers for January. He also reported that there were 663 community service hours for the month.

Agenda Changes

There were none.

Minutes

Learnard moved to approve the minutes of the February 2, 2010, workshop as amended and the February 4, 2010, regular meeting, as presented. Sturbaum seconded. Motion carried unanimously.

Consent Agenda

1. Consider Alcohol License – NEW – China Bistro
2. Consider Request to Surplus Public Works Vehicles
3. Consider Budget Amendments – FY 2010

Fleisch moved to approve the Consent Agenda items. Learnard seconded. Motion carried unanimously.

Old Agenda Items

02-10-05 Consider Tree Removal Permit Fee Schedule

Interim Community Development Director David Rast addressed Council, noting that staff had recommended on February 4 to implement a \$25 fee for tree removal permits. The amount was originally recommended in 2004 when the tree removal permit process had been adopted.

Staff had looked at several options, including a single permit to cover all trees to be removed, as well as a sliding scale fee based on the number of trees to be removed. Staff did not recommend the latter because staff time was required to process all permits in the same manner regardless of the number of trees to be removed.

Rast said staff continued to recommend the \$25 permit application fee, and said he was available to answer questions. Haddix noted that they had taken public input on the issue at the last meeting.

Imker said that, while \$25 might not seem like a lot of money, the City had gone for 50 years without such a fee. He felt the City was searching for new revenue sources rather than controlling spending. He felt this was the wrong time to implement this type of fee.

Learnard noted that there was a cost associated for issuing the permit, and felt staff had done a good job on presenting the staff costs associated with the service. She had also supported the idea of giving credit for replanted trees, but upon reflection, felt that would add additional staffing costs. She thought the item should be continued and considered as part of the budget discussions over the coming weeks. If the fee were needed to balance the budget, so be it, but the budget discussions would be ongoing and this topic should be included in those discussions. Imker said he agreed that the item should be discussed at the City Council Retreat.

Fleisch moved to continue the item for discussion at the City Council Retreat. Imker seconded. Haddix noted that the City had cut over \$4 million in spending to help balance the budget, and added that charging fees for services was not a new policy. Haddix said they had to consider whether a service was paid for by all taxpayers or by those receiving the service. Motion carried 3-2, with Haddix and Sturbaum opposed.

01-10-15 Consider Hold on Lake Peachtree Multi-Use Path Bridge Expansion Design

Imker said he had requested this item be placed back on the agenda. He noted that the City had budgeted \$851,000 from the 2004 SPLOST. The City had since learned the construction cost was \$440,000, the design cost was \$76,000, and any work to the approaches would be an additional cost. The City had already spent \$27,000 on the design in FY 2009, with an additional \$3,000 spent to date in FY 2010.

In January, Council chose to move forward with a design option. Imker said he could not see spending additional funding on the bridge, which was a nice "want" versus a need. The City had two other options for the funding – to use it for path maintenance and repairs or for road maintenance, both still within the restrictions of the 2004 Special Local Option Sales Tax (SPLOST). The bridge had been in place for over 20 years and would still be in good condition for 30 more years. He said he would like to place a hold on the design of the bridge and use the money elsewhere. He did not believe the investment to date in the design would be lost because the design could still be used at a later time. The City needed the funding now for other purposes.

Sturbaum said that, with the potential for additional stimulus funding being made available, the City could take advantage of any funding by completing the design and having the project "shovel-ready." Sturbaum also pointed out the City had removed several projects from the SPLOST list to save funding, which had accrued approximately \$1.7 million. He felt moving forward with the design for this project was important so the City could apply for stimulus funding.

Imker said he agreed that having something "shovel-ready" was the right approach, but questioned if and when more funding would exist. He felt that the City would have at least six months lead time to have the project ready for any stimulus funding that might become available. The City was looking at \$3.3 million in unobligated SPLOST funding, and he wanted to save every penny possible to help with the budget.

Learnard asked what the expiration date would be on the bridge design documents. City Manager Bernard McMullen said there was no expiration, as such. The only issue would be future changes in construction code that would require modifications to the design, but this design was primarily a structural issue. Fleisch asked if the six months estimate for shovel-ready projects was accurate. McMullen said he could not provide a definitive answer, but thought the timeline was about 120 days. Sturbaum asked about the inclusion of the bridge on the SPLOST referendum. McMullen confirmed the project was one of the specific projects listed, but agreed with Imker that the current problem was not structural, it dealt with the width of the bridge. The City was upgrading the width of paths in the City to comply with new federal safety guidelines. Sturbaum asked if the federal requirements were mandatory, and McMullen said they were guidelines. He added that he was concerned by watching the variety of users, pedestrians, cyclists, and golf carts, and the age range of the users. Staff prioritized the bridges (SR 74 North, SR 54 East, and this bridge) in the SPLOST, ranking this project first due to the City's budget guidelines, which called for maintaining existing infrastructure before building new, and due to safety relating to the narrow width.

Imker said he agreed the bridge needed to be widened. The structure was sound, and he felt the railings looked pretty firm. The approaches and the bridge only allowed for one cart at a time, and that needed to be fixed eventually. However, he felt other budget priorities necessitated delaying this project for the time being.

Learnard said, with about half of the design dollars spent, should they stop or proceed with the design. Imker agreed, saying it was a \$45,000 decision leading to a half a million dollar decision in the future.

Robert Brown addressed Council saying he had never crossed the bridge in his cart. However, if the design was completed and the bridge was not built, he suspected the cost would be significantly greater. The current economy meant construction companies would take on projects at a lower cost. He was not saying to move forward now, but wanted to be sure they considered the potentially increased costs if the project were delayed to the future.

Andy Jurchenko said he agreed with Imker that, a year after a major lay-off and reducing the retirement benefits of part-time employees, spending this amount of money now was poor fiscal management.

Haddix said delaying would increase the cost of the project, and the City had seen that happen in the past. He felt the design should be completed and ready to go.

Learnard reiterated this discussion was whether to continue the design, and the decision on moving forward with construction was a later issue. She felt this was a decision on whether to stop at \$31,000 on a \$76,000 project or to complete it. Imker emphasized that the \$31,000 already spent was in the development of the three proposals, so the actual design cost was minimal.

Imker moved to approve the hold on the Lake Peachtree Path Bridge expansion design. Haddix seconded. The motion failed 4-1 (Haddix, Sturbaum, Learnard, Fleisch opposed).

New Agenda Items

02-10-06 Public Hearing – Consider Request to Lift Multi-family Moratorium for Tract 8 (4.8 acres) within Lexington Circle

McMullen said the applicant had requested that this item be continued due to some additional work they were doing on the location of their project. Sturbaum moved to continue the request. Learnard seconded. Motion carried unanimously.

02-10-07 Public Hearing – Consider Variance Request for Telecommunications Tower at 403-A Dividend Drive

Tim Powers, the applicant, addressed Council and said he was bringing back a request for a cell tower on his property in the Industrial Park. Powers reviewed the towers in Peachtree City (a copy of the presentation is included in the official meeting file). Powers said he had requested a variance three years ago for the same location. At that time, he had been told that the airport overly district precluded him from having a tower. He said there were approximately 30 square miles in this zone, and there were already towers in the area. He also showed the ordinance and what was required to install a tower under the ordinance adopted in 1998.

Powers contended that precedence had already been set by allowing the other towers. He brought in the Federal Aviation Administration (FAA) letter that did not oppose the tower. He said he had as good a site as was available in the City for a new tower, with the zoning already in place, and in compliance with how the City had been designed.

The site was adjacent to the railroad, in the industrial park, and screened from public view by trees. It had the utilities and a paved road accessing the site. He noted that the Tiernan & Patrylo tower, which was approved after the ordinance was adopted in 1998, exceeded the height he was proposing and was closer to the airport. Powers said the City needed additional towers and felt that his tower was not a safety issue. He asked where Council preferred to locate towers.

Rast then presented the staff opinion, noting that the request was not an application for a new tower, but was a variance request to the height limitations within the Airport Protection Zone identified within the Airport zoning district.

Rast said the tower was proposed for the back corner of the site. The existing ordinance required that tower facilities, including the fenced area at the base of the tower, must be set back 50 feet from any non-residential property line. The design showed the location approximately 24 feet

from one property line and only six or seven feet from another property line. The tower could be shifted to meet the setback requirements.

The ground elevation of the tower would be at 836 feet above sea level, and the top of the tower would be at 1,001 feet above sea level. Rast noted that the Airport zoning district had a series of overlays relating to height. This tower would be in a zone with a height restriction of 958 feet above sea level. The request extended into the restricted air space by 45 feet.

Rast confirmed that telecommunications towers were permitted within the General Industrial zoning district, which this property was, but the property also fell within the Airport Protection Zone, which was established to protect the air space and runway zone of the airport.

Rast clarified that the letter from the FAA was not approval, but was acknowledgement that the tower encroached into the Airport Protection Zone. He added that the Peachtree City Airport Authority (PCAA) did not support the tower encroachment into the air space. The City also received a letter from the Department of Transportation (DOT) to the PCAA regarding encroachments into the approach zone.

Rast said staff was recommending that Council deny the variance due to the PCAA's recommendation and because it would set a precedent for future towers as the City was working to identify appropriate locations for towers.

Rast clarified that the Tiernan & Patrylo tower did encroach into the zone, and staff would be following up with them about that issue. Staff would also be requesting documentation of the height of the tower on Fulton Court.

Robert Brown spoke in favor of the variance, saying the City needed cell phone towers. The only place they could be built was in the Industrial Park, but that was precluded by the Airport Zone. He asked where else they could go, and said that, since there were already towers in the protection zone, this tower should be allowed. He understood this tower was not in a landing/takeoff approach, so would not pose a safety issue.

Jeff Whatley said the zone was in place for safety, especially if a pilot was slightly off on their approach. He said he wanted a tower, but at a lower height.

Juan Matute asked about potential liability if a plane hit the tower and wanted to ensure the City would be protected.

Brian Dingivan asked if the zones extended into Coweta County, and if the City could stop Coweta from infringing in them.

Aviation Director John Crosby addressed Council and said the PCAA opposed the variance. Since 2004, the Authority had opposed anything that imposed on the zones. They did not oppose industries or towers, but those projects needed to abide by the height limits that protected the air space. He said the FAA obstructions division had a clause that noted it was up to the local

sponsor to protect the air space around an airport. Crosby said that, as far as liability, the issue was moot as long as everyone stayed within the restrictions imposed.

Haddix closed the public hearing and asked the City Attorney if the overlay extended into Coweta. City Attorney Ted Meeker said it did not, but the Authority could object to anything that infringed on the air space.

Sturbaum asked about the expiration of the FAA letter in 2007. Powers said he had requested an update, but had come to the City first. He said the last time he requested the letter, it took 18 months.

Learnard asked whether the project would need one or two variances. Rast said this variance request was strictly for the encroachment into the air space. Staff had identified a separate encroachment into the required setbacks, but felt the location of the tower could be shifted to address the setback requirements.

Haddix asked if there were a need for a cell tower in this location. Rast said the only thing staff had received relating to a tower in this location was the request for the variance. The telecommunications ordinance required that applicants provide a study showing a need and the various carriers on the tower, but that was a later step in the process. The applicant would have to submit that before the tower was approved. The previous request for a tower at this location had T-Mobile as the primary carrier, and Rast said he had not heard from them about the site. This area was not in any of the search rings presented by the carriers for areas needing additional coverage.

Robert Brown said that his recollection of the previous weak signal areas, this tower would help cover part of a low signal area.

Haddix said his biggest concern was the City's effort to eliminate precedents, and he was reluctant to set new precedents.

Imker noted that he was the Council liaison to the Airport Authority. He was sympathetic to Mr. Power's request, but the issue was the safety of the airport. Imker felt that requirements for takeoffs and landings would change, and this would add another obstacle for a pilot.

Fleisch moved to deny the variance. Imker seconded. Motion carried unanimously.

Council/Staff Topics

McMullen updated Council on several construction projects, saying that work had begun Tuesday, February 16, on the Flat Creek bridge approaches and should be completed around March 4, depending on the weather. Work was also progressing on the CSX bridge approaches, which were on target for completion by March 16. McMullen continued that Council would be discussing another segment of the necessary right-of-way for the Paschall/Willowbend tunnel connections in executive session that evening, and bids for the project had gone out with a goal of Council awarding a contract on March 4. The SR 54 East landscaping project should finish

shortly, with all the plant material installed and the crew performing some cleanup of kudzu along the newly landscaped section.

Finally, McMullen reported that the City had received no applications to date for new cell phone towers. City staff and representatives from the Planning Commission had a meeting scheduled with some of the carriers to address some of the questions raised in recent meetings.

Imker offered his thanks to the Fire Department for the recently improved ISO rating, noting that he was able to see a \$115 reduction in his homeowners insurance. He encouraged all residents to do the same because the savings equaled close to a one mill reduction in property taxes.

Fleisch moved to enter into executive session at 8:33 p.m. to discuss a personnel matter and a real estate matter. Sturbaum seconded. Motion carried unanimously.

Sturbaum moved to reconvene into regular session at 9:11 p.m. Fleisch seconded. Motion carried unanimously.

Sturbaum moved to approve acquisition of right-of-way from Frank Cawood & Associates (FC&A) for the amount discussed in executive session. Imker seconded. Motion carried unanimously.

There being no further business, Sturbaum moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 9:12 p.m.

Betsy Tyler, City Clerk

Don Haddix, Mayor

2010 City Event Calendar

		<u>March</u>
		3/2 – Council Workshop (Tentative), 6:30 3/4 – City Council Meeting, 7 pm 3/12 & 13 – City Council Retreat, 8 am – 5 pm, City Hall 3/13 – Buy Design Jewelry Show, 10 am – 5 pm, Kedron (new event) 3/18 – City Council Meeting, 7 pm 3/22 – BarlowGirl @ The Fred
<u>April</u>	<u>May</u>	<u>June</u>
4/1 – City Council Meeting, 7 pm 4/6 – Council Workshop (Tentative), 6:30 4/13 – PTC 101 begins 4/15 – City Council Meeting, 7 pm 4/24 – Spring Yard & Garden Show, Shakerag Knoll 4/24 & 25 – WWII Heritage Days, Falcon Field	5/1 – Touch a Truck 5/1&2 – Spring Cleanup 5/4 – Council Workshop (Tentative), 6:30 5/6 – City Council Meeting, 7 pm 5/7 – Open Mic Night @ The Fred 5/15 – Gloria Gaynor/Village People @ The Fred 5/20 – City Council Meeting, 7 pm 5/29 – Memorial Day Tribute @ The Fred 5/31 – Memorial Day (City Offices Closed) Memorial Day Commemoration	6/1 – Council Workshop (Tentative), 6:30 6/3 – City Council Meeting, 7 pm 6/5 – Cheap Trick @ The Fred 6/12 – Flicks @ The Fred Movie Night 6/17 – City Council Meeting, 7 pm 6/26 – Christopher Cross/America @ The Fred
<u>July</u>	<u>August</u>	<u>September</u>
7/1 – City Council Meeting, 7 pm 7/2 – Swingin' Medallions @ The Fred 7/3 – Independence Day Celebration – Parade & Fireworks 7/4 – Independence Day 7/5 – City Offices Closed for Independence Day 7/6 – Council Workshop (Tentative), 6:30 7/10 – Boz Scaggs @ The Fred 7/15 – City Council Meeting, 7 pm 7/24 – The B-52s @ The Fred	8/3 – Council Workshop (Tentative), 6:30 8/5 – City Council Meeting, 7 pm 8/7 – Jose Feliciano @ The Fred 8/14 – Flicks @ The Fred Movie Night 8/19 – City Council Meeting, 7 pm 8/18 – Army Ground Forces Band @ The Fred	9/2 – City Council Meeting, 7 pm 9/6 – Labor Day – City Offices Closed 9/7 – Council Workshop (Tentative), 6:30 9/16 – City Council Meeting, 7 pm 9/18 & 19 – Shakerag Arts & Crafts Festival - Shakerag Bluegrass Festival @ The Fred
<u>October</u>	<u>November</u>	<u>December</u>
10/5 – Council Workshop (Tentative), 6:30 10/7 – City Council Meeting, 7 pm 10/9 & 10 – Great Georgia Air Show, Falcon Field 10/21 – City Council Meeting, 7 pm 10/23 – Civitan Chili Cookoff - Storytelling @ The Fred 10/31 – Halloween	11/2 – Council Workshop (Tentative), 6:30 11/4 – City Council Meeting, 7 pm 11/18 – City Council Meeting, 7 pm 11/25 & 26 – Thanksgiving Holiday, City Offices Closed	12/2 – City Council Meeting, 7 pm 12/5 – Pearl Harbor Remembrance – Falcon Field 12/7 – Council Workshop (Tentative), 6:30 12/4 – Hometown Holiday @ The Fred 12/16 – City Council Meeting, 7 pm 12/23 & 24 – Christmas Holiday, City Offices Closed

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

Updated 2/24/2010

ADMINISTRATIVE SERVICES MONTHLY REPORT

For Month of: January 2010

	<u>December-09</u>	<u>January-10</u>	<u>FY 2010 YTD</u>	<u>FY 2009 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	2	3	8	11
City Vehicle / Equipment Accidents	1	1	5	7
Employee Turnover Rate ***	0.00%	0.410%	1.640%	0.760%
Lawsuit Legal Fees	\$9,703.20	\$429.00	\$13,038.60	\$29,464.52
*** Of the 8 terminations (excludes those due to reduction in force) in FY 2009, 3 were retirements. Of the 1 termination year-to-date in FY 2010, 0 have been retirements.				

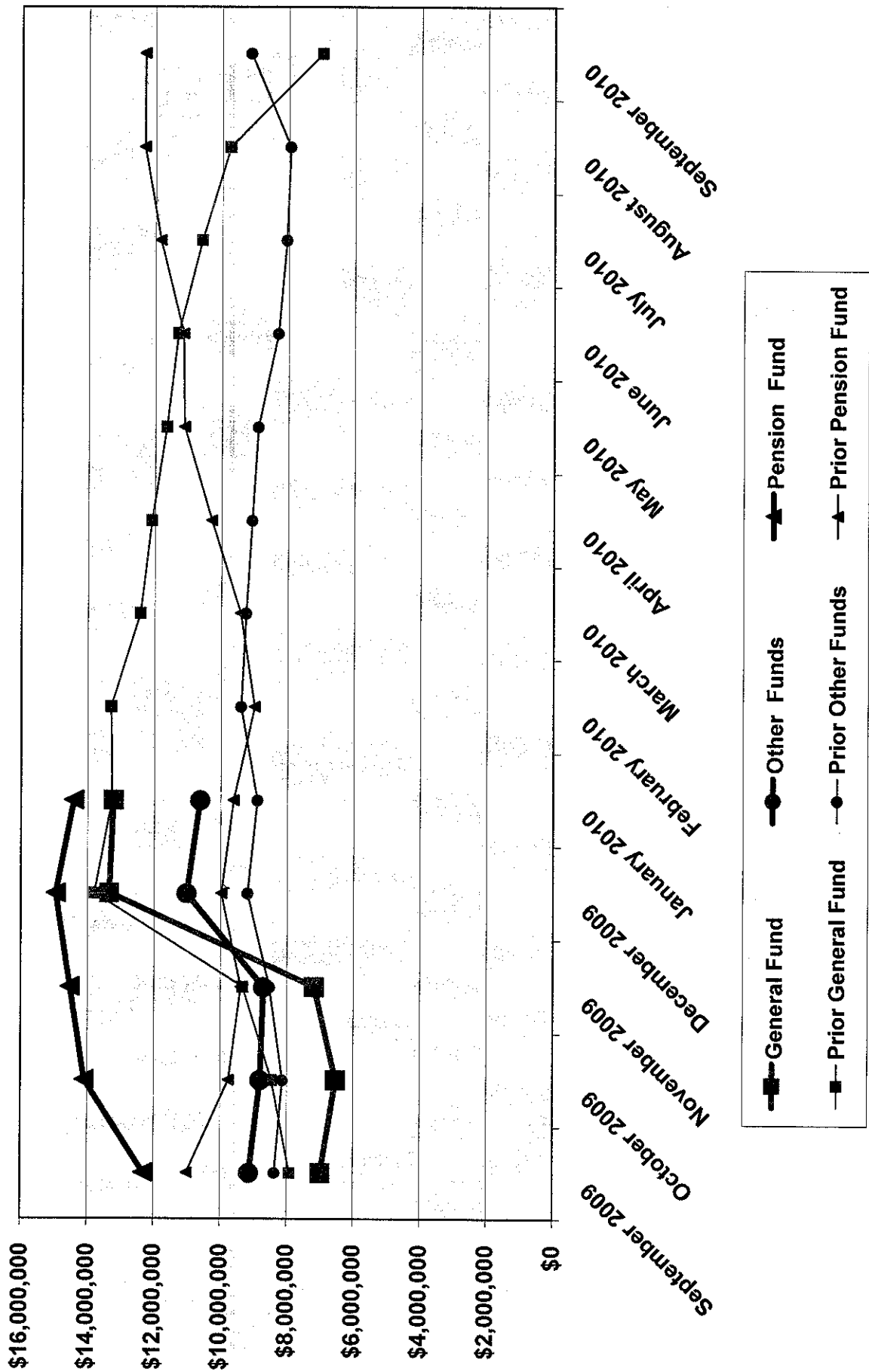
Municipal Court

Fines Collected*	\$102,209.00	\$144,811.29	\$469,307.79	\$517,377.00
Online Transactions	96	234	607	580
Citations Closed	228	574	1,603	1,890
Community Svc Hrs for KPTCB	476	660	2,202	
People on Probation (3)	404	389	1,618	
Jail Fund Balance **	-\$2,330.96	\$678.26	\$84,737.41	\$154,492.82
* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State				
** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed				

Public Information

New Businesses Registered	26	24	84	71
Public Contacts, Questions & Complaints	136	155	594	282
This includes 2 complaints against Comcast Cable Company, 2 sanitation company complaint, and 1 Open Records/Discovery Requests.				

CITY OF PEACHTREE CITY
FISCAL YEAR 2010 (with prior year comparison)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



**CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR YEAR ENDED JANUARY 31, 2010**

PERCENTAGE OF BUDGET YEAR COMPLETED 33.3%

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 10,033,147	\$ 8,861,404	\$ (1,171,743)	88.32%
Franchise Taxes	2,536,080	125,475	(2,410,605)	4.95%
Local Option Sales Tax	6,350,841	2,090,832	(4,260,009)	32.92%
Other Sales & Use Taxes	685,494	241,418	(444,076)	35.22%
Business Taxes	2,313,321	2,003,181	(310,140)	86.59%
Licenses & Permits	767,569	344,200	(423,369)	44.84%
Intergovernmental/Grants	434,801	84,000	(350,801)	19.32%
Charges for Services - Other	933,344	233,089	(700,255)	24.97%
EMS Billings	376,200	149,983	(226,217)	39.87%
Fines & Forfeitures	1,127,852	315,585	(812,267)	27.98%
Investment Income	198,513	17,257	(181,256)	8.69%
Other Revenue	15,883	39,548	23,665	249.00%
Other Financing Sources	306,054	127,251	(178,803)	41.58%
Total General Fund Revenues	\$ 26,079,099	\$ 14,633,223	\$ (11,445,876)	56.11%
Surplus Carryover	462,193	-	(462,193)	0.00%
Total General Fund	\$ 26,541,292	\$ 14,633,223	\$ (11,908,069)	55.13%

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 390,444	\$ 96,455	\$ 293,989	24.70%
Administrative Services	1,114,504	382,655	731,849	34.33%
Financial Services	1,081,878	351,159	730,719	32.46%
Police Services	6,483,568	2,127,781	4,355,787	32.82%
Fire/EMS Services	6,280,609	2,114,225	4,166,384	33.66%
Public Works	3,257,420	975,140	2,282,280	29.94%
Leisure Services	4,380,079	1,317,704	3,062,375	30.08%
Community Services	1,099,709	371,555	728,154	33.79%
Non-Divisional:				
Unemployment Insurance	35,640	-	35,640	0.00%
Council Contingency	50,000	-	50,000	0.00%
Non-Profit Organizations	28,130	23,130	5,000	82.23%
Transfer to Development Authority	35,000	35,000	-	100.00%
Development Authority Debt Service	140,109	116,332	23,777	83.03%
Transfers to Other Funds	2,383,281	532,931	1,850,350	22.36%
Liability Insurance	91,610	48,263	43,347	52.68%
Litigation Services	125,675	13,039	112,636	10.38%
General Administration/Miscellaneous	44,725	-	44,725	0.00%
Budgeted Savings	(481,089)	-	(481,089)	0.00%
Total General Fund	\$ 26,541,292	\$ 8,505,369	\$ 18,035,923	32.05%

HOTEL/MOTEL FUND REVENUES

Description	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 768,163	\$ 246,957	\$ (521,206)	32.15%

HOTEL/MOTEL TRANSFERS OUT

Type	2010 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 256,054	\$ 82,319	\$ 173,735	32.15%
Transfer to Tourism Association	512,109	164,638	347,471	32.15%
Total Hotel/Motel Transfers Out	\$ 768,163	\$ 246,957	\$ 521,206	32.15%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF JANUARY 31, 2010

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER JANUARY 2010			
Description	Vendor	Award	Date
Change Order to Street Striping	Mid State Construction	\$ 11,689.00	01/20/2010
NPDES Phase 2 Sampling	Integrated Science & Engineering	39,790.00	01/27/2010

PURCHASING REPORT FOR MONTH ENDED JANUARY 31, 2010 AND JANUARY 31, 2009		
Activity	Fiscal Year 2010	Fiscal Year 2009
Purchase Orders / Requisitions Processed	225	233
City Store Requisitions Processed	13	10
Sealed Bids Requested	3	7
Requests for Proposals	0	2
Bids Awarded	1	0
Requests for Proposals Awarded	0	2
Contracts Prepared	1	2
Electronic Auction	26	0
Fixed Assets Purchased	3	5

**CITY OF PEACHTREE CITY
DONATIONS RECEIVED
JANUARY
2010**

POLICE

Paul & Duane Fischer	Vest Fund	\$200.00
Steven & Anna Ivory	Junior Police Academy	\$208.00
Fit & Balanced	CERT	\$125.00
Alan & Colette Walsh	CERT	\$40.00
Olga & JJ & Mark Born	CERT	\$50.00
Ralph & Ruth Eberspacher	CERT	\$60.00
Thomas & Alma MacCallum	CERT	\$25.00
Hawaiian Mikes	CERT	\$125.00
Lar Massages	CERT	\$125.00
Lizard Thicket	CERT	\$125.00

CITY HALL

Rotary Club	Historical Marker	500.00
Bruce Farr	Historical Marker	5,000.00
Stephen & Jan Boone	Historical Marker	250.00
Paul & Frances Meaders	Historical Marker	250.00
Gordon & Christine Fleming	Historical Marker	1,000.00

TOTAL MONTH OF JANUARY 2010

\$8,083.00

**PEACHTREE CITY FIRE/EMS DEPARTMENT
2010 MONTHLY REPORT**

	Dec. 09	Jan. 10	2010 FY-T-D	2009 FY-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	2	3	7	11
Actual Business/Industrial Fires	1	0	2	4
Rescue/EMS Assist	157	142	630	574
Vehicle/Golfcart Accidents	12	12	57	82
False Alarms	17	29	112	85
¹Other	25	45	116	119
Total Engine Response	214	231	924	875
 Dispatched Fire Calls	 43	 81	 243	 220
 Response Time Fire	 5:21	 4:37	 4:52	 4:53
 RESCUE/EMS				
Trauma	24	33	121	136
Medical	140	118	548	530
Total # Patients	164	151	669	666
 Patients Transported	 90	 81	 378	 345
 Dispatched EMS Calls	 167	 150	 676	 661
 ²Total Medic Response	 184	 201	 796	 829
 Response Time EMS	 4:25	 4:36	 4:36	 4:30
 Dispatched Fire/EMS Total	 210	 231	 919	 881
 EMS BILLING				
Patients Billed	90	81	375	342

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

²Includes Fire Assist Responses

LEISURE SERVICES MONTHLY REPORT

Jan-10

<u>Activity Description</u>	<u>Unit</u>	<u>January-10</u>	<u>FY 2010 YTD</u>	<u>FY 2009 YTD</u>
Library				
Books Circulated	number	37,620	147,803	141,375
Internet Usage	visits	3,052	12,133	13,172
Computer Lab Use	hours	0*	0	38
<i>*Lab closed due to hour reductions</i>				

Recreation

Class/Program Revenue	\$	\$3,620	\$15,881	\$10,006
Playing Field Preparations	hours	480	1,655	1,649
Building Maintenance	hours	393	1,666	1,658
Litter Removal	hours	228	1,073	1,070
Complaints answered	number	2	8	5
Amphitheater Rentals, commercial		0		0
Amphitheater Rentals, nonprofit*		*1	1	1

** Hudson Family Foundation concert - November 2009*

Kedron Revenue Update

	<u>January-10</u>	<u>FY 2010 YTD</u>	<u>FY 2009 YTD</u>
Classes/Programs	\$2,236.00	\$10,374.00	\$4,373.00
Pool Revenue	\$4,769.00	\$23,830.00	\$22,605.00
Rentals	\$840.00	\$1,560.00	\$925.00
Total	\$7,846.00	\$35,763.00	\$27,903.00

FY 2008 YTD FY2007 YTD

\$4,442.00	\$4,362.00
\$14,627.00	\$6,482.00
\$920.00	\$1,240.00
\$19,989.00	\$12,084.00

The Recreation staff is also planning the following revenue-generating actions at Kedron: Bring to City Council in early 2010 new or revised fee rates for open gym, rentals and other selected fees; actively promote Kedron for specialized rentals and special events during low use times, to include in-house developed brochure and active promotion to target audiences; develop and promote sponsorship program that will include display areas in the facility.

PEACHTREE CITY POLICE DEPARTMENT

2010 MONTHLY REPORT

	JANUARY 2010	DECEMBER 2009	2010 Calendar Year to Date	2009 Calendar Year to Date
PART I CRIMES				
Criminal Homicide	0	0	0	0
Forcible Rape	0	0	0	0
Robbery	0	1	0	1
Aggravated Assault	0	1	0	4
Arson	0	0	0	0
Motor Vehicle Theft	7	6	7	3
Theft	35	39	35	41
Burglary	3	2	3	7
TOTAL PART I CRIMES	45	50	45	56
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	16	9	16	15
DUI – ADULT	14	9	14	13
DUI – UNDERAGE	2	0	2	2
MINOR IN POSSESSION OF ALCOHOL	9	11	9	11
DRUG ARRESTS:				
MARIJUANA	13	5	13	10
METHAMPHEDIMINE	0	0	0	0
COCAINE	0	0	0	1
OTHER (opium, heroin, etc)	0	0	0	0
ARRESTS				
PROPERTY CRIMES	22	19	22	13
PERSON CRIMES	12	6	12	14
CITY ORDINANCES	48	36	48	37
TRAFFIC OFFENSES	42	90	42	61
OTHER	27	36	27	28
AVERAGE RESPONSE TIME	8.32	8.13	8.32	6.09
CALLS ANSWERED	4,587	4,760	4,587	5,216
PULLOVERS	2,139	1,529	2,139	1,115

TRAFFIC

CITATIONS ISSUED	1,075	739	1,075	627
WARNINGS	1,376	864	1,376	688
ACCIDENTS	84	105	84	83

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	6
HWY 54 / PEACHTREE PARKWAY	4
HWY 54 / WILLOWBEND ROAD	3
HWY 54 / HUDDLESTON ROAD	2
HWY 54 / COMMERCE DRIVE	2

**PUBLIC SERVICES MONTHLY REPORT
JANUARY 2010**

<u>Activity Description</u>	<u>Unit</u>	<u>January-10</u>	<u>FY2010 YTD</u>	<u>FY2009 YTD</u>
Street Patching	Hrs.	54	689	0
Street Crack Sealing	Hrs.	213	282	224
Street Crack Sealing	Mi.	1.95	2.00	1.08
Street General Miantenance	Hrs.	369	2,029	1,643
Storm Water Maintenance	Hrs.	352	1,485	2,168
Cart Path Paving	Ft.	947	2,982	1,378
Cart Path Prepped for Paving	Ft.	0	~~~	~~~
Cart Path Litter Removal	Hrs.	45	511	694
Cart Path Drainage Maintenance	Hrs.	59	619	765
Cart Path General Maintenance	Hrs.	578	2,379	1,799
Subdivision Sign Maintenance	Hrs.	9	55	87
Traffic Sign Maintenance	Hrs.	181	662	600
Vandalism Repairs	Hrs.	16	104	144
Vandalism Repairs	Dls.	\$300.00	\$2,574.00	\$2,988
Citizen Complaints Answered	Num.	120	392	244
Community Service	Hrs.	660	2,199	160

RECYCLING SITE

Manhours	Hrs.	52	208	675
Participants:				
Recycling	Num.	888	3,390	1,071
Composting	Num.	846	3,319	3,364
Mulch Pick UP	Num.	0	22	61
Streets Adopted for Litter Pickup	Miles	7.35		
Cart Paths Adopted for Litter Pickup	Miles	68		

COMMISSION/AUTHORITY ATTENDANCE RECORD

Planning Commission

January 2010

Board name

Report Date: Month Year

Name & Date of Appointment	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Patrick Staples 10/01/2006	14	14	14	0		100%
Theo Scott 10/01/2004	14	14	14	0		100%
Larry Sussberg 10/01/2008	14	14	13	1	05/11/09	93%
Joe Frazar 10/17/2008	14	14	13	1	12/14/09	93%
Lynda Wojcik 02/23/2009	14	12	12	0		100%
Lisa Curtis 10/01/2009	14	4	1	3	11/09/09, 12/14/09, 1/11/10	25%

COMMISSION/AUTHORITY ATTENDANCE RECORD

RECREATION COMMISSION

January 25, 2010

Name & Date of Appointment	Meetings Held Past 12 Months*	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Mark Ballard 01-Jan-08	13	13	11	2	12/14/2009 12/16/2009	85%
Joe Keubler 01-Jan-10	13	2	2	0		100%
Vince Obsitnik 01-Jan-08	13	13	12	1	12/14/2009	92%
Eric Snell 01-Jan-10	13	2	2	0		100%
Shayne Robinson 01-Jan-09	13	13	13	0		100%
Nicole File Alternate 01-Jan-10	13	2	1	1	01/25/2010	50%
Kim Learnard Council Liaison 01-Jan-10	13	2	2	0		100%

*Special Mtg 12/16/09 & 1/12/09

COMMISSION/AUTHORITY ATTENDANCE RECORD

PTC Water & Sewerage Authority

Jan-10

Board name

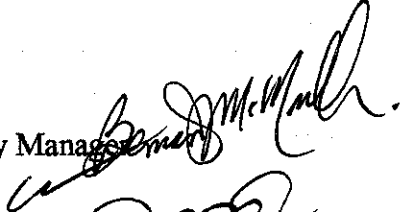
Report Date: Month Year

Name & Date of Appointment	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Wade Williams 01/01/2007	12	12	11	1	10/05/2009	92%
Tim Meredith 01/01/2008	12	12	11	1	07/27/2009	92%
Jeff Prellberg 01/01/2006	12	12	9	3	07/06/2009 07/27/2009 11/18/2009	75%
Phil Mahler 10/19/2007	12	12	12	0	0	100%
Michael Harman 01/01/2009	12	12	10	2	02/02/2009 04/02/2009	83%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor Don Haddix
Peachtree City Council

VIA: Bernard McMullen, City Manager 
Ed Eiswerth, Fire Chief

FROM: Joe O'Connor, Assistant Chief 
Operations Division

DATE: February 26, 2010

SUBJECT: Surplus of Obsolete and Out of Service Self Contained Breathing Apparatus (SCBA)

Recommendation:

Recommendation that Council approve and provide direction to the City Purchasing Agent to effectively sell or dispose of a lot of Self Contained Breathing Apparatus in the most cost effective manner possible.

Background:

The Fire Department has, with the consistent support of City Council, replaced all Self Contained Breathing Apparatus that no longer met the up-to-date National Fire Protection Association (NFPA) standard for breathing apparatus. The below listed items pre-date this standard and could not be brought into compliance. Furthermore, six noted air packs are inoperable and cannot be repaired.

Specifically the air packs to be sold or disposed of are identified by serial numbers:

01	99110054	41	NC021201745882
02	99110247	43	NC021202745881
04	99110108	44	NC021202345881
05	99110243	45	NC021200145882
31	99110062	46	NC021203445881
32	99110065	NA	RED 0404006871AA
33	99110265	NA	RED 0404006962AA
34	99110093	NA	RED 0404006919AA
35	99110061	NA	RED 0404006863AA
39	99110051	NA	RED 0404006929AA
40	99110268		

The inoperable air packs are identified as:

20 99119942
27 99110245
36 99110049
37 99110053
40 NC021200245882

Plus one additional frame lacking identifying marks

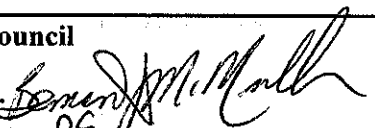
Budget Impact:

Any funds recouped as a result of this sale shall be returned to the General Fund.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 
Finance Director 
Leisure Services Director 

DATE: February 25, 2010

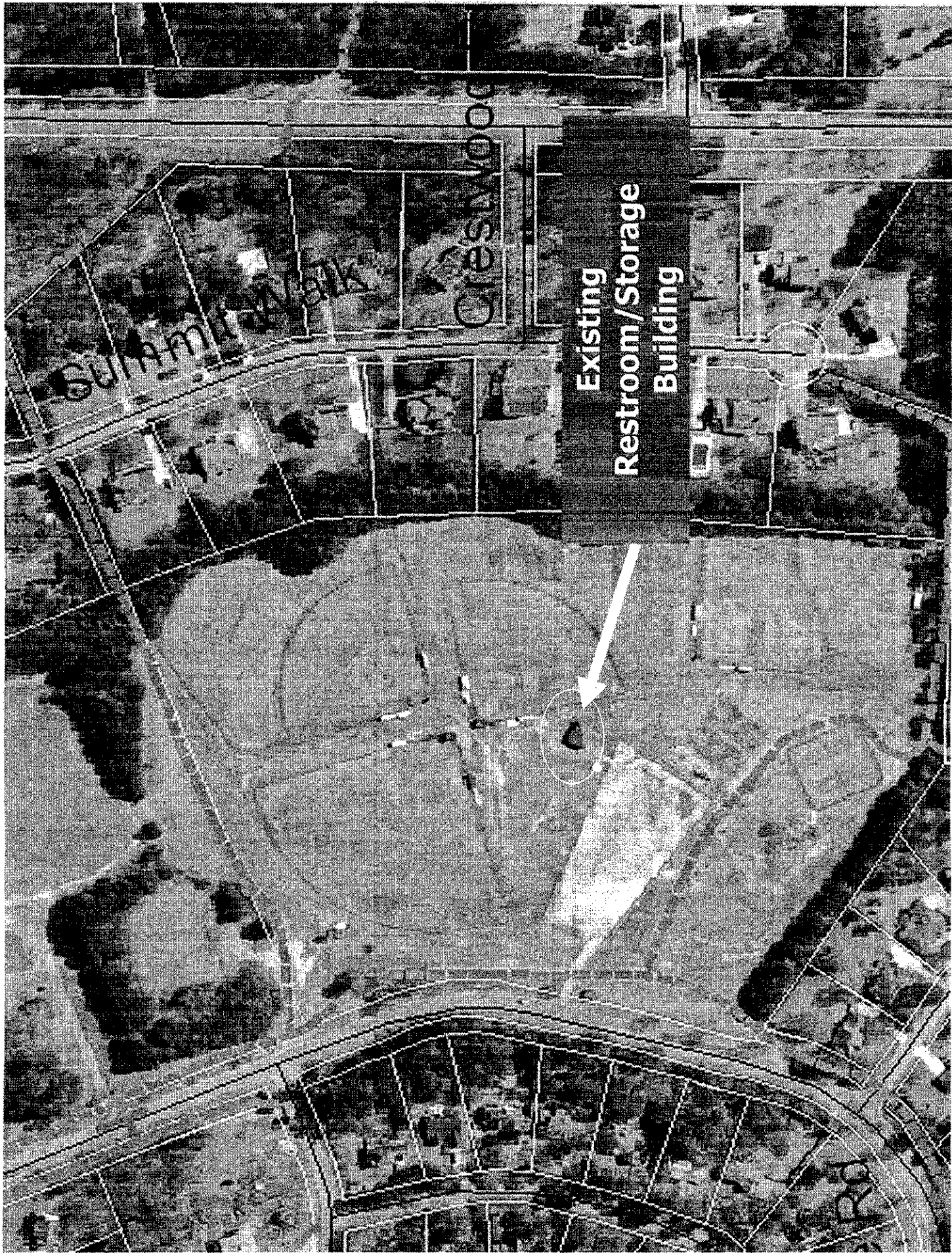
SUBJECT: Consider Acceptance of Concession Stand Addition, Braelinn Recreation Complex
For City Council Meeting March 4, 2010

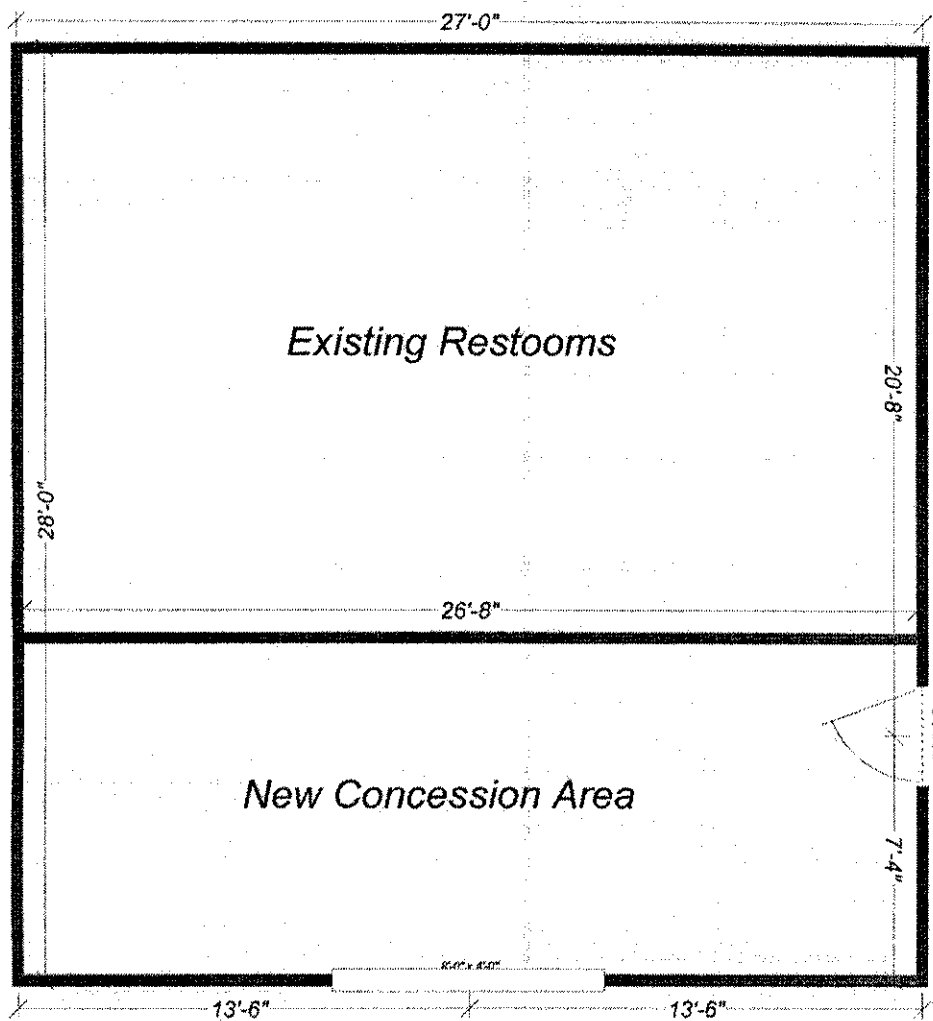
Recommendation:

That Council considers and approves donation from the Little League Youth Baseball Association of an addition consisting of a concession area to the existing restroom building at Braelinn Recreation Complex.

Discussion: Attached is a letter from Peachtree City Little League requesting approval to add a concession area to the existing restroom/equipment storage structure. The cost of construction will be approximately \$5,000 and would be funded solely by the association. The association would like to begin selling microwave popcorn and corn dogs; using George Foreman grills for hamburgers and hot dogs; and possibly on special occasions (i.e. their Opening Day) to use large outside grills for other foods. The association acknowledges that upon completion of the concession stand, the addition would be donated back to the City of Peachtree City. The city would have the responsibility of paying for the electricity and water needed for this addition. Currently the water and electricity for the existing restroom is already budgeted in the Recreation Department's budget. The association also realizes their concession operation will need to be approved by the County Health Department Inspector prior to beginning operation. In their letter they state the date of completion for this project will be seven days after final approval is given. Having a concession stand at this complex would be an asset for the participants as well as the spectators.

Budget Impact: The cost for additional water and electricity needed for the concession addition is estimated to be less than \$1,000 per year.





2 x 4 stud walls with plywood interior
and T-111 plywood siding

Braelinn Ballfields
Log House Road
Peachtree City, GA

Doug Sturbaum, President
Cindy Neeley, VP Administration



P.O. Box 2543
Peachtree City, Ga. 30269
Phone: 678-701-6001
Fax: 888-222-2321

Danny George, VP Baseball
Phil Consolino, VP Marketing & Finance

To Whom It May Concern,

Peachtree City Little League would like to build a concessions stand at the Braelinn Fields on Log House Road. This stand would be used to provide concessions for Little League Baseball and Softball games, and also could be used during any baseball/softball tournaments played at the Braelinn Fields.

To do this project, we would expand on the existing bathroom/equipment storage structure, thereby utilizing the existing electrical and plumbing systems. The cost of this project will be approximately \$5,000.00 and all work will be completed by Jones, Ethridge & Tomlinson contractors. Jones, Ethridge & Tomlinson have already applied for the appropriate permits from the City of Peachtree City for this project, and understand that if approved, the permit fees will be waived. The date of completion for the project will be seven days after final approval is given.

Upon completion of the concession stand, Peachtree City Little League will donate the structure back to the City of Peachtree City.

If you have any further questions regarding this project please contact Cindy Neeley, Vice President of Administration at 770-294-9473 or via email at cindymneeley@gmail.com.

Sincerely,

Cindy Neeley
VP Administration, PTCLL

POSITION PAPER

Proposed Variance: The Village at Lexington Circle
Lexington Circle

Interim Community Development Director
February 25, 2010

David J. McMiller
David

Situation:

The Building Permit for units 23-34 within The Village at Lexington Circle townhome development was issued to Corbett Holdings on January 30, 2007. However, the developer did not pick up the Building Permit until June 29, 2007, which becomes the effective date of the permit. In accordance with the stipulations identified on the actual Building Permit, the *"permit becomes null and void if the work or construction authorized is not commenced within 6 months or if construction of work is suspended or abandoned for a period of 6 months at any time after work is started."*

Corbett Holdings submitted a letter to the Building Official on November 14, 2007 requesting that the permits for these units be extended to June 29, 2008. The Building Official approved this request on November 21, 2007.

Corbett Holdings declared bankruptcy and 14 partially completed units and 12 undeveloped lots went into foreclosure and receivership with a bank (name unknown); the bank was eventually seized by the Federal Deposit Insurance Company (FDIC).

On March 6, 2008, City Council adopted amendments to the Fire Protection and Prevention Ordinance that require installation of automatic fire sprinkler systems in specific categories of facilities. Section 38-102 of this ordinance defines the categories of facilities as:

Buildings of any type construction or occupancy of 5,000 square feet or more of the total floor space for commercial buildings, including parking garages, and all assembly occupancies where seating is available for 100 or more persons or where entertainment is planned or allowed, all bars and nightclubs, and residential occupancies, (definition of R3 in the International Building Code), which meet the criteria below:

Multifamily buildings to include those multifamily structures identified within the city zoning ordinance, appendix A zoning, article VI definitions, which are defined as care home, multi-family dwelling, apartment, condominium, townhouse, two-family dwelling, hotels, and also to include nursing and assisted living homes and row houses.

Within his memo to City Council, the Fire Marshal identified the developments that were currently under review and recommended that the ordinance change *"be inclusive of all new*

The Village at Lexington Circle

February 25, 2010

Page 2

developments that are currently in the review process including but not limited to the noted site plan reviews on file and all of those developments that have not yet applied for building permits." It should be noted The Village at Lexington Circle townhome development was not included on the list of projects identified by the Fire Marshal as the Building Permit had already been issued. Again, that Building Permit expired on June 29, 2008.

Marksman Construction, Inc. purchased the remaining units from the FDIC on April 9, 2009, and completed the 14 units already under construction. According to the Applicant, 12 of these units have already been sold.

The building plans for the overall development were approved with a 2-hour rated fire wall separating each unit, which complied with city ordinances at the time. The initial 34 units were approved and constructed in this manner.

The Applicant is now ready to move forward with construction of the remaining (and final) 12 townhome units. Because of the amendments to the Fire Protection Prevention Ordinance, these units must be equipped with automatic fire sprinkler systems.

The Applicant is requesting that they be allowed to construct the remaining units based on the original plans. In order to permit this construction, the Applicant must secure a variance from Section 38-102(a) of the Automatic Fire Sprinkler System Ordinance. The variance application is included as Attachment "A".

Facts:

1. The final site plan for The Village at Lexington Circle townhome development was approved on October 24, 2004. Site development started shortly thereafter and the first townhome buildings were constructed once site development was complete.
2. The Building Permits for Units 23-34 were issued on January 9, 2007, but were not picked up by the contractor until June 29, 2007 (Attachment "B"). These permits would have expired on December 29, 2007.
3. The former owner of the property (Corbett Holdings) submitted a letter to the Building Official on November 14, 2007 requesting that the permit expiration date be extended to June 29, 2008 (Attachment "C"). This request was approved by the Building Official on November 21, 2007.
4. Corbett Holdings filed for bankruptcy and the remaining units and undeveloped lots went into foreclosure and receivership with a bank (name unknown); the bank was eventually seized by the Federal Deposit Insurance Company (FDIC).

The Village at Lexington Circle

February 25, 2010

Page 3

5. Based on a recommendation from the Fire Marshal, City Council amended the Fire Protection and Prevention Ordinance on March 6, 2008, to require the installation of an automatic fire protection system in all multi-family residential units (Attachment "D").
6. The Applicant purchased the 14 partially completed units and the 12 undeveloped lots from the FDIC on April 9, 2009. The Applicant then completed construction of the 14 units and put them on the market for sale. Twelve of these units have been sold.
7. The Applicant began discussions with the Building Official and the Fire Marshal about permitting the remaining units for construction. Because of the amendments to the Fire Protection and Prevention Ordinance, the remaining 12 units must be equipped with an automatic fire sprinkler system.

Discussion:

The Fire Protection and Prevention Ordinance requires the installation of automatic fire sprinkler systems in a variety of structures, including multi-family residential development. The city's Land Development Ordinance defines multi-family as *"care home, multi-family dwelling, apartment, condominium, townhouse, two-family dwelling, hotels, and also to include nursing and assisted living homes and row houses."*

The building plans for The Village at Lexington Circle were initially approved with a 2-hour rated fire wall separating each unit, which complied with the ordinances adopted at that time. Thirty-four units within the overall 46-unit development were constructed based on these plans and do not include an automatic fire sprinkler system.

Because the initial Building Permit has expired, the Applicant must apply for a new Building Permit for the remaining residential units. Because of the amendments to the Fire Protection and Prevention Ordinance, these units must comply with Section 38-102(a), which stipulates the buildings must be equipped with an automatic fire sprinkler system.

Review criteria:

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

- (a) **There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;**

The Village at Lexington Circle

February 25, 2010

Page 4

Staff findings:

- *The final site plan for the overall townhome development was approved on October 25, 2004. That plan identified all utilities, including underground water lines and fire hydrant locations that would be required to provide service to the development. As a part of the site development, all underground utilities as well as curb and gutter were installed.*
- *The Building Permit application for the overall townhome development was submitted on January 9, 2007. The accompanying building plans were reviewed in accordance with current ordinances and a Building Permit was issued on January 30, 2007. The construction plans were approved with a 2-hour firewall separating each residential unit.*
- *The Building Permit for the subject units was extended to and ultimately expired on June 29, 2008.*
- *The Fire Protection and Prevention ordinance was amended on March 6, 2008 to require automatic fire sprinkler systems on all new multi-family development.*

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

Staff findings

- *The construction plans for the overall townhome development were approved with a 2-hour firewall separating each unit, and 34 of the overall 46 units were constructed in this manner.*
- *The infrastructure for the remaining 12 units has already been installed as a part of the overall site development.*
- *In order to install individual fire sprinkler systems in each unit, the Applicant has indicated they would have to install a separate water line and associated meter into each unit which would increase construction costs.*

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

Staff findings

- *The Building Permit was issued to Corbett Holdings who was the primary developer of the townhome development. Corbett Holdings filed for bankruptcy and the remaining units and undeveloped lots went into foreclosure and receivership with a bank (name*

The Village at Lexington Circle

February 25, 2010

Page 5

unknown); the bank was eventually seized by the Federal Deposit Insurance Company (FDIC).

- Marksmen Construction purchased the remaining units (14) and undeveloped lots (12) from the FDIC on April 9, 2009, and completed the unfinished units. Because these units were already under construction, Marksmen was not required to install an automatic fire sprinkler system in each unit. Twelve of these 14 units have been sold.*
- Out of the 46 total units within the overall development, 34 have been constructed without an automatic fire sprinkler system.*

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

Staff findings

- The LUC-16 zoning ordinance permits no more than 80 multi-family units within the overall Lexington Circle development. The only Building Permit application for multi-family housing that has been received to date is for The Village at Lexington Circle, which includes a total of 46 townhome units.*
- Out of the 46 total units, 34 have been constructed without an automatic fire sprinkler system. These units include a 2-hour firewall as shown on the approved construction plans.*

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

Staff findings

- The amendments to the Fire Protection and Prevention Ordinance were adopted to comply with the requirements identified in Section 38-102. Automatic fire sprinkler systems, as defined in those sections of the National Fire Protection Association, Fire Codes.*
- Although it can be argued that 34 of the 46 units were permitted for construction without an automatic fire sprinkler system, it should be noted that the ordinance was amended to require automatic fire sprinkler systems in all new development.*
- Because the Building Permit for the remaining 12 units has expired, the Applicant must apply for a new Building Permit for these units and the building plans must comply with all city ordinances.*

The Village at Lexington Circle

February 25, 2010

Page 6

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

Staff findings:

- *The Peachtree City Fire Department is responsible for providing fire protection and emergency services for the city. The goal of the department is to provide the most efficient and cost-effective fire and EMS service possible. To obtain this goal, the department must have a strong fire prevention and suppression program.*
- *As with all departments, the Fire Department continually researches and makes recommendations regarding ordinance amendments to bring our ordinances into compliance with state and national standards.*

Recommendation:

Staff recommends that the proposed variance not be approved based on the following:

1. *Because the Building Permit for the remaining 12 units within The Village at Lexington Circle expired on June 29, 2008, the Applicant must submit a new application to the Building Department along with construction plans that comply with all city ordinances. One of these requirements stipulates that all multi-family development be equipped with an automatic fire sprinkler system.*
2. *Townhome units are classified as multi-family.*
3. *The incremental increase in the cost of installing an automatic fire sprinkler system does not outweigh the health, safety and welfare of the current and future residents of this development as well as those of the adjoining neighborhoods.*

Attachments "A" – "D"



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

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

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

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00

Variance Fee: ~~\$250.00~~

Receipt # 165447

Date Filed 1/20/10

Case # V-2010-02

Office Use Only

VARIANCE LOCATION	Street Address <u>500 LEXINGTON VILLAGE</u> <u>PEACHTREE CITY GA</u>	PROPERTY OWNER	Name <u>MARKSMEN CONSTRUCTION</u>
	Zoning District: ☒ Residential ☒ Multi-Family ☒ Commercial/Industrial/Office		Phone <u>770-461-7661</u>
APPLICANT	Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	PROPERTY INFO	Subdivision: <u>LEXINGTON LOFTS</u>
	Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☐ Zoning <u>ORDINANCE (Chapter 38) FENCE</u>		Phase: _____ Lot #: _____
APPLICANT	Name <u>MARKSMEN CONSTRUCTION</u>	SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☐ Site plan (with property lines and proposed work) ☐ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs / Renderings (CO or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)
	Address <u>180 WALTER WAY</u> City, State, Zip <u>FAVEHEVILLE GA 30214</u> Phone # <u>770-461-7661</u> Email _____		

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

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

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

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

Signature of Owner/Agent: [Signature]Date 1/20/10

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions
SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: <u>David E. Rant</u>	Date of Acceptance: <u>01-20-10</u>	Date of Public Hearing: <u>03-04-10</u>



January 13, 2010

Pam Dufresne
Deputy City Clerk
151 Willowbend Road
Peachtree City, GA 30269

RE: Village at Lexington Circle Townhomes

Dear Sirs & Madams,

Marksmen Construction respectfully requests permission to complete the final 12 townhomes with the same method of construction as the first 34. Specifically without fire sprinklers.

We are aware of the ordinance adopted by council that applies to apartment multifamily, etc. During the last 3 months we have discussed this matter with PTC building department, fire department and the city manager. While all departments were supportive of our position, the city attorney determined this issue should be brought before council.

Marksmen purchased 14 partially complete homes from FDIC in the 1st quarter of 2009 along with 12 undeveloped lots. We completed all 14 homes and have sold 12 to date. Our price point at \$199,000 has enabled PTC to continue adding to its tax base. While we certainly are satisfied with the brisk sales in a difficult economy, this subdivision was built and approved with fee simple townhomes divided by 2 hr. rated firewalls. To retrofit the last 12 homes with fire sprinklers places Marksmen and prospective buyers in an unfair economic position. The life safety of our buyers is paramount to us. We feel that our fire alarm/& monitoring provided by us, along with 2 hr. firewalls & proximity of fire hydrants make our subdivision as safe or safer than any neighborhood in PTC.

We look forward to discussing this matter at the council meeting Feb. 4th. Thank you for your consideration.

Sincerely,

Pete Love

Marksmen Construction, Inc.

Kenwood Business Park • 180 Walter Way, Suite 116 • Fayetteville, GA 30214

Phone: 770-461-7661 • Fax: 770-460-9597

RECEIVED JAN 19 2010

404-886-5356

CITY OF PEACHTREE CITY

FOUNDATION SURVEY REQUIRED

Prior to any subsequent construction.

153 WILLOWBEND ROAD
Peachtree City, GA 30269

Phone (770) 487-8901

Inspection Request Line (770) 631-2588 Ext. 222

BUILDING PERMIT

PERMIT#: 070028

DATE APPLIED: 1/09/2007

PERMIT TYPE: SF

JOB ADDRESS: 510 LEXINGTON VILLAGE CIRCLE
SUBDIVISION: LEXINGTON VILLAGE

LOT: 23

ISSUED TO: LEXINGTON LOFTS I
ADDRESS: 11205 ALPHARETTA HWY
ROSWELL GA 30076

PHONE#: 770-251-1529

CONTRACTOR: LEXINGTON LOFTS I
ADDRESS: 11205 ALPHARETTA HWY
SUITE I-2
ROSWELL GA 30076

PHONE#:

C/W all redline notes on
approved plansWORK: 2868/4.5 BTHS/BMNT/1 FP/1 OF 6
BLDG USE:HT SQ FT: 2,388.00
SQ FT:

MINIMUM SETBACKS

FRONT:

SIDE:

REAR:

CORNER:

STORIES:

ZONED:

VALUATION: \$ 119,400.00

FEES DUE: \$ 597.00

FEES PAID: \$ 0.00

VARIANCE GRANTED BY: _____	DATE: _____
EROS PLAN APPROVED BY: _____	DATE: _____
APPROVED FOR ISSUANCE BY: _____	DATE: 1-30-07
PLANS CHECKED BY: _____	DATE: 1-29-07

***** N O T I C E *****

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, FIREPLACE VENTILATION, AIR CONDITIONING.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

CONTRACTOR/OWNER SIGNATURE

DATE

BUILDING DEPT. REPRESENTATIVE

DATE

Attachment "B"

Handwritten: *Party 11-21-07*
Approved

11-14-07

Tom Carty
Peachtree City Building Department
153 Willowbend Road
Peachtree City, GA 30269

VIA: Hand Delivered

Re: Building Permit Extension Request

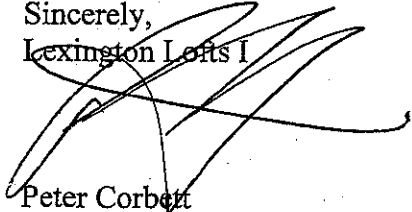
Dear Tom:

This shall serve as a request from the Lexington Village/Lexington Lofts I development to extend the following permits an additional 6 months until June 29th 2008:

<u>Unit</u>	<u>Address (all Lexington Village/Lexington Lofts I)</u>	<u>Permit Number</u>
23	510	07-0028
24	508	07-0029
25	506	07-0030
26	504	07-0031
27	502	07-0032
28	500	07-0033
29	611	07-0034
30	609	07-0035
31	607	07-0036
32	605	07-0037
33	603	07-0038
34	601	07-0045

Thank you for your assistance in this matter.

Sincerely,
Lexington Lofts I


Peter Corbett

Attachment "C"

**EXCERPT FROM APPROVED MEETING MINUTES
CITY COUNCIL**

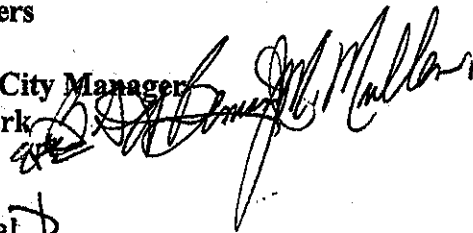
March 6, 2008

03-08-04 Consider Ordinance – Fire Sprinklers (Commercial/Industrial/Multi-family)
John Dailey reviewed the ordinance to require fire sprinklers in commercial, industrial, and multi-family buildings in new construction. Plunkett moved to approve the ordinance. Haddix seconded. The motion carried unanimously.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Mr. Bernard McMullen, City Manager
Ms. Betsy Tyler, City Clerk
Ed Eiswerth, Fire Chief 

FROM: John Dailey, Fire Marshal 

DATE: February 11, 2008

SUBJECT: Proposed Automatic Fire Sprinkler Ordinance for
Commercial and Multifamily Structures
March 6, 2008 City Council Meeting

Recommendation:

That council approve the attached ordinance requiring automatic fire sprinklers in new construction for all commercial buildings that include actual square footage of 5000 or greater and multifamily structures (including: Care Home, Multifamily Dwelling, Apartment, Condominium, Townhouse, Two-Family Dwelling, Hotels, nursing and assisted living homes, and row houses.)

Discussion:

During two recent council workshops we have addressed and demonstrated through data resources, photographs and video the ability of fire sprinklers to save lives and property. The lives protected and saved are expected to include many walks of life including residents, visitors, workers, and firefighters. Fire sprinklers are a proven resource to contain and extinguish fires while still in a relatively small stage. Fires that take place in any business or residence can significantly and unexpectedly result in very high dollar losses not only to the physical structure and safety of those individually affected by the fire but also impact the loss of business. The impact on businesses, lives, and livelihood, can result in months of displacement, business losses, and personal anxieties for the victims.

Many buildings already are required by fire and/or building codes to have a sprinkler system installed, however, the requirement is typically mandated from the NFPA 101, (National Fire Protection Association), Life Safety Code which is responsible for subjecting certain buildings to

requirements directly affecting emergency egress conditions and the absolute safety of occupants. This does not necessarily mandate the fire suppression requirements for the purpose of fire loss, the fire safety of a building or structure, or the safety of firefighters.

Therefore, the Peachtree City Fire Department respectfully request that council approve the attached ordinance change and cause it to be inclusive of all new developments that are currently in the review process including but not limited to the noted site plan reviews on file and all of the those developments that have not yet applied for building permits.

Plans currently on file at the Fire Department for plan review status:

<u>Development</u>	<u>Proposed Fire Sprinklers</u>
Fairfield Inn and Suites	Yes
Hilton Garden Inn	Yes
Comfort Inn and Suites	Yes
Shoppes at Village Piazza	Yes
Somerby / Wilshire Village	Yes
Omni Consulting	Non Committed
Southside Church	Yes
Line Creek Retail	Yes
Walgreens	Yes
Homeland Self Storage	No
The Shoppes at Braelinn	No
Peachtree 74 Business Center	No
Guthrie Industrial Subdivision	No
K W Contracting	Yes
Northlake Professional Building	No
New gate Townhomes	Proposed Partial
Hannon Sports Institute	No

Budget Impact:

There will be additional permitting fees revenue from developers.

ORDINANCE NO: _____

AN ORDINANCE TO AMEND SECTION 38 OF THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, SO AS TO ESTABLISH REQUIREMENTS FOR AUTOMATIC FIRE SPRINKLER SYSTEMS; AND FOR OTHER PURPOSES.

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

Section 1. Chapter 38 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding Article IV as follows:

Article IV. Automatic Fire Sprinkler Systems

Sec. 38-100. Definitions.

Automatic fire sprinkler systems shall be required as noted in section A. Automatic fire sprinkler systems are defined in those sections of the National Fire Protection Association, Fire Codes, specifically:

NFPA 13 Standard for the Installation of Sprinkler Systems

NFPA 13D Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes

NFPA 13R Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height

NFPA 14 Standard for the Installation of Standpipe and Hose Systems 2003 Edition

Sec. 38-101. Authority

The Fire Chief or Fire Marshal or the fire department designated representative for the authority having jurisdiction shall have the authority to require water valves, sprinkler control valves, and / or standpipe connections where in his/her opinion it would benefit firefighters in controlling a fire in any structure. A sprinkler control valve and water flow device shall be provided for each floor. This is not to restrict the fire marshal having jurisdiction from requiring the installation of a water-based fire protection system and/or smoke detection system if, in the opinion of the fire marshal, and for the public interest, the health and welfare of the firefighters, and the protection of human life, such a system would serve to benefit all parties that may be affected by the type of construction, hazard of content, limited access to the structure, and for other purposes. Based on the type of construction and the tenants' ability to evacuate, the fire marshal shall have the authority to designate which system is best suited in each situation, but not less than the standard set by the requirements of the National Fire Protection Association.

Sec. 38-102. Requirements

(a) Buildings of any type construction or occupancy of 5000 square feet or more of the total floor space for commercial buildings, including parking garages, and all assembly occupancies where seating is available for 100 or more persons and / or where live entertainment is planned or allowed, all bars and nightclubs, and residential occupancies, (definition of R3 in the International Building Code), which meet the criteria below:

(1) Multifamily buildings to include those multifamily structures identified within the Peachtree City Ordinance, Appendix A Zoning*, Article VI Definitions, which are defined as Care Home, Multifamily Dwelling, Apartment, Condominium, Townhouse, Two-Family Dwelling, Hotels, and also to include nursing and assisted living homes and row houses.

(b) Existing buildings, when required to have automatic sprinkler protection by Section (a) above, shall be retrofitted for automatic sprinklers as required by the fire marshal in accordance with NFPA Standards when the cost of remodel or renovation exceeds 50 percent of the latest approved assessed value of the building. These buildings shall be required to upgrade to meet all current codes, standards, and ordinances as applicable for required fire protection and life safety systems.

*Section: International Building Code 1996 Edition; Section 3403.1

(c) Historical buildings may require an equivalency concept and working through of the process in conjunction with the historical society and NFPA 914 Code for Fire Protection of Historic Structures

(d) The owner or occupant of any building shall be responsible for having the system inspected and tested in accordance with NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2002 Edition.

Sec. 38-103. Maintaining Existing Fire Sprinkler Systems or Shutting Off Fire Sprinkler Systems.

(a) Any existing fire sprinkler system in any structure shall be maintained to the extent recognized by the NFPA (National Fire Protection Association).

(b) No person shall shut off, disable, or disarm any automatic fire sprinkler system except for the following purposes:

(1) In order to perform required or necessary service or maintenance to such system. Any such maintenance may be conducted after notice has been given to the fire department.

(2) In the event of accidental damage to the system that causes undo water flow.

(c) In the event that a fire sprinkler system must stay off for an extended time due to repair or maintenance a fire watch may be required during that period. If required the fire watch is to remain in effect until such time that the system is returned to its full capacity.

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

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any

provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

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

This _____ day of _____ 2008.

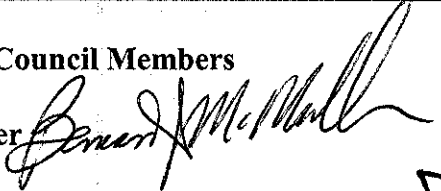
Harold K. Logsdon, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager  David

FROM: Interim Community Development Director

DATE: February 26, 2010

SUBJECT: Consider adoption of Transmittal Resolution regarding Comprehensive Plan
- Partial Plan update (2010)
March 4, 2010 City Council Agenda

Recommendation:

That Council approve the attached Transmittal Resolution and authorize Staff to forward this document, along with the Partial Plan Update, to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA).

Discussion:

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

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

Budget Impact:

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

Attachments

**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 _____, 2010.

Don Haddix, Mayor

Attest:

City Clerk

CITY OF PEACHTREE CITY
Short Term Work Program (2010 - 2014)

Project or activity	Calendar Year					Responsible party	Cost estimate	Funding source
	2010	2011	2012	2013	2014			
Community facilities								
Budget for long-term sustainability of all city facilities	X	X	X	X	X	All departments	Staff time	City
Implement recommendations of SR 54 W corridor study	X	X	X	X	X	City Staff	Staff time	City
Update Multi-use Path System master plan	X	X	X	X	X	Planning, Engineering	Staff time	City/ SPLOST
Update Recreation master plan			X			Planning, Recreation	Staff time	City
Update Community Facilities master plan			X			Fire/EMS, Police	Staff time	City
Update Comprehensive Plan (full update)			X			Planning	Staff time	City
Update Solid Waste Management Plan			X			Engineering	Staff time	City
Economic development								
Continue to research and apply for grant funding through GDOT, ARC and other state agencies to assist in implementing transportation, aesthetic and planning enhancements throughout the city	X	X	X	X	X	Planning, Engineering	Staff time	City/ SPLOST
Continue to work with GDOT on the widening of SR 74 South and the realignment of Rockaway Road to ensure integrated multi-use paths, sidewalks and landscaping	X	X	X	X	X	Engineering, Planning, Public Works	Staff time	City
Develop plan and ordinances for redevelopment of aging residential and retail areas	X	X	X			Planning	Staff time	City
Update Land Development and Zoning ordinances to encourage redevelopment opportunities	X	X	X			Planning	Staff time	City
Housing								
Evaluate Housing Study to determine what types of housing opportunities might be needed within the city.						Planning	Staff time	City

Project or activity	Calendar Year					Responsible party	Cost estimate	Funding source
	2010	2011	2012	2013	2014			
Land use								
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds	X	X	X	X	X	Engineering	Staff time	City
Coordinate with Fayette County and surrounding jurisdictions to develop strategy for monitoring growth, traffic, land use and transportation issues	X	X	X	X	X	Planning, Engineering	Staff time	City
Develop standards for the redevelopment of existing retail and commercial areas to include the inclusion of mixed-use and housing components	X	X	X			Planning	Staff time	City
Update Zoning Map and Land Use Map in accordance with current residential densities	X	X	X			Planning, Engineering, IT	Staff time	City
Update Land Use Map based on inventory of property throughout the city	X	X	X			Planning, Engineering, IT	Staff time	City
Natural and historic resources								
Update floodplain and watershed maps	X	X	X	X	X	Engineering	Staff time	City
Coordinate with Fayette County on future construction of Lake McIntosh reservoir	X	X				Engineering	Staff time	City
General planning								
Update STWP and CIE to ensure compliance with state mandates	X	X	X	X	X	Planning	Staff time	City
Encourage training for Planning Commission members	X	X	X	X	X	Planning	Staff time	City
Evaluate file retention system based on state requirements	X	X	X	X	X	All departments	Staff time	City
Coordinate with ARC, GRTA, GCA and local jurisdictions regarding planning and transportation-related issues	X	X	X	X	X	Planning	Staff time	City

CITY OF PEACHTREE CITY
Capital Improvements Element (2010 - 2014)

Project or activity	Fiscal Year				Responsible party	Cost estimate	Funding source
	2010	2011	2012	2013	2014		
Public Services							
Equipment							
Gasoline/ diesel fuel system	X					Public Services	General fund
'821' radios and chargers (20 @ \$1,500)	X					Public Services	General fund
Flat Creek/ Northlake Drive bridge guardrail	X					Public Services	General fund
F350 dump truck		X				Public Services	General fund
555G track loader			X			Public Services	General fund
C80A motor grader (replace)				X		Public Services	General fund
Front end wheel loader (replace)				X		Public Services	General fund
LT9000 tandem dump truck				X		Public Services	General fund
Leisure Services							
'821' radios and chargers (14 @ \$1,500)	X					Leisure Services	General fund
Kedron Fieldhouse - small pool resurfacing		X				Leisure Services	General fund
Kedron Fieldhouse - large pool resurfacing			X			Leisure Services	General fund
Kedron Fieldhouse - pool bubble replacement			X			Leisure Services	General fund
Public Safety Services							
Fire/ EMS							
SCBA's upgrades/ replacement/ Ultrox system	X					Fire	General fund
Ford Expedition - replace (Ass't. Ops./ EMS)		X				Fire	General fund
Medic 84 (replace)		X				Fire	General fund
Rescue 8 - replace		X				Fire	General fund
Ford F-150 - replace (Fire Marshal)			X			Fire	General fund
Ford Expedition - replace (Fire Chief)			X			Fire	General fund
Ford Expedition - replace (Asst. Chief/ Operations)			X			Fire	General fund
TACV F350 - replace			X			Fire	General fund
Ford Expedition - replace (Ass't. Chief/ Training)				X		Fire	General fund
Medic remount				X		Fire	General fund
Ford F-150 - replace (Ass't. Fire Marshal)					X	Fire	General fund

Project or activity	Fiscal Year					Responsible party	Cost estimate	Funding source
	2010	2011	2012	2013	2014			
Police								
Vehicle fleet replacement (4 @ \$44,500)	X					Police	\$267,000	General fund
Police motorcycle lease (2)	X					Police	\$11,400	General fund
Vehicle fleet replacements (8 @ \$46,000)		X				Police	\$368,000	General fund
Automated finger printing system		X				Police	\$63,000	General fund
Vehicle fleet replacement (11 @ \$47,000)			X			Police	\$517,000	General fund
Special Response Team vehicles			X			Police	\$40,000	General fund
Firearms training equipment (FATS)			X			Police	\$140,000	General fund
Mobile data systems upgrades			X			Police	\$195,000	General fund
Police motorcycle (2)			X			Police	\$40,000	General fund
Vehicle fleet replacement (9 @ \$49,000)					X	Police	\$441,000	General fund
Ford F-250 truck replacement					X	Police	\$42,000	General fund
Financial Services								
Replace and upgrade City Hall telephone system		X				Finance	\$150,000	General fund
Administrative Services								

City of Peachtree City

Capital Improvements Project Update for FY 2009

Public Facility: Service Area:	Roads/Bridges			Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2009	Impact Fees Encumbered through FY 2009	Status/ Remarks
	Project Start Date	Project End Date	Estimated Cost of Project					
Project Description								
Pedestrian Paths & Bridges	1993	1998	\$ 175,888	54.06%	City	\$ -	\$ -	Reimburse Expenditures
Brown Road Improvement	1993	1993	218,315	34.64%	City	-	-	Reimburse Expenditures
Highway 54 Underpass	1992	1992	246,000	41.70%	City	-	-	Reimburse Expenditures
Highway 74 Bike Path Bridge	1993	1996	354,048	49.23%	City	-	-	Reimburse Expenditures
Crabapple Lane West	1997	1998	571,307	22.07%	City	-	-	Reimburse Expenditures
Sumner Road	1998	2001	251,199	2.70%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 1,816,757			\$ -	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2009

Public Facility: Service Area:	Parks/Recreation			Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2009	Impact Fees Encumbered through FY 2009	Status/ Remarks
	Project Start Date	Project End Date	Estimated Cost of Project					
Recreation Land	1993	1994	\$ 1,332,413	94.93%	City	\$ -	\$ -	Reimburse Expenditures
Recreation Facilities	1993	1995	3,089,333	90.09%	City	-	-	Reimburse Expenditures
Recreation Administration Building	1993	1996	362,425	15.64%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 4,784,171			\$ -	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2009

Public Facility: Service Area:	Library		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2009	Impact Fees Encumbered through FY 2009	Status/ Remarks
	Project Start Date	Project End Date						
Project Description								
Library Expansion	1993	1995	\$ 564,283	22.83%	City	\$ -	\$ -	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 564,283			\$ -	\$ -	

Capital Improvements Project Update for FY 2009

Public Facility: Service Area:	Police			Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2009	Impact Fees Encumbered through FY 2009	Status/ Remarks
	Project Start Date	Project End Date	Estimated Cost of Project					
Police Expansion I	1993	1993	\$ 57,259	27.00%	City	\$ -	\$ -	Reimburse Expenditures
Police Expansion II	1993	1993	34,090	60.46%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 91,349			\$ -	\$ -	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Administrative Services Director

FROM: Public Information Officer / City Clerk 

DATE: February 24, 2010

SUBJECT: Consider Addendum to Non-Exclusive Solid Waste Franchise Agreement
regarding frequency of recycling pickup
March 4, 2010, City Council Meeting

Recommendation:

That Council approve the attached addendum to the non-exclusive franchise agreement for curbside sanitation companies regarding the frequency of recycling pickup and authorize the City Manager to sign for each of the five companies serving Peachtree City.

Discussion:

In April 2009, the Mayor and Council adopted an amendment to the Solid Waste ordinance requiring residential curbside sanitation companies to sign a non-exclusive franchise agreement with the City. The ordinance and agreement both require that franchisees provide both garbage collection and recycling as part of their base rate. The franchise agreement further stipulates that these services will be provided on a minimum basis of weekly collection.

Of the five providers currently under franchise agreement with the City, those that provide recycling bins to their customers provide the 18-gallon "tote" style bin that must be carried to the curb.

In April, Republic Services, which serves the majority of Peachtree City residents, will be implementing a new partnership with Recycle Bank. This program provides points to customers each time their recycling is collected, and those points can be redeemed with local merchants. The program uses 65-gallon rolling carts imbedded with a computer chip that is read by a device on the truck as the bin is emptied.

Due to the start-up costs of the program, which is designed to dramatically increase recycling participation city-wide, and the significantly increased size of the recycling container, Republic has requested an addendum to the Franchise Agreement that would allow them to collect recyclables once every two weeks instead of weekly (letter attached).

Monica Mosley, with Republic, has indicated that, although Republic's standard size bin would convert to the 65-gallon cart, they would allow those customers who wanted to retain the 18-gallon bins to do so. If the bi-weekly pickup became a problem, they would provide additional bins as needed at no additional charge. The language in the attached addendum reflects this commitment

Although requested specifically by Republic, the addendum would apply to all franchisees serving the City who wish to increase recycling container size. The Franchisees have all been provided an advanced copy of the language and were invited to attend the March 4 meeting.

Because the Recycle Bank program should help to increase recycling participation, both staff and Keep Peachtree City Beautiful are supportive of Republic and any other providers implementing this type program.

Budget Impact:

This item should have no budgetary impact.



2-8-2010

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

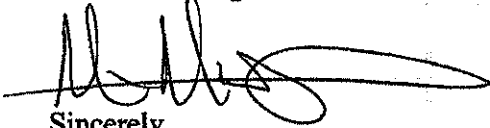
RE: ARTICLE III. SOLID WASTE MANAGEMENT

Mayor and Council,

Republic Services is requesting consideration to service current Republic Services curbside recycling residents currently 1 x per week to every other week. The request is based upon the implementation of Recycle Bank Incentive Rewards Program (www.recyclebank.com)

for our current curbside recycling residential customers. The current Republic Services curbside recycling residents will receive mid -March - 65 gallon carts for single stream recycling which will allow our residential curbside recycling customers to store more recyclable materials in the 65 gallon carts vs. the current 18 gallon containers currently used. This will also allow for Republic Services to decrease the amount of trips currently traveled on the roads of the City of Peachtree City from 1x per week to every other week. The launch date for the Recycle Bank Incentive Rewards Program is April 1st 2010. At that time Republic Services request to service our Republic Services curbside recycling residents every other week.

Please do not hesitate to contact should you have question I may be reached at 404-202-1536 or mmoseley@republicservices.com or will be available to attend work session or council meeting. Look forward to hearing from you.



Sincerely,
Monica Moseley
Republic Services

323 Marble Mill Road
Marietta, GA 30060
770.514.2910 • Fax 770.514.0290
www.republicservices.com

Recycle Bank

Local/Area Rewards Partners

(per a 30269 search at RecycleBank.com Rewards Catalog)

Some of the local and online partners are:

Amazon.com
Artrageous Potter
Barnes & Noble online
Bed, Bath & Beyond
Best Buy
Calendars.com
Coca-Cola
CVS Pharmacy
Dasani
Dick's Sporting Goods
Drugstore.com
e-toys.com
Footlocker.com
FTD
Georgia Aquarium
GAP
GNC
Harry & David
iTunes
Mellow Mushroom
MillerCoors
Omaha Steaks
Planet Smoothie
Rite Aid
Ruby Tuesday
Sams Club
ShoeBuy.com
Shutterfly
Smoothie King
Staples
The Home Depot
Wal-Mart
Zales
Zoo Atlanta

**ADDENDUM #2
TO THE SOLID WASTE COLLECTION AGREEMENT**

By and between the City of Peachtree City, Georgia, (the "CITY") and _____ (the "FRANCHISEE") dated _____ (the "Agreement"). In the event of a conflict between any provision contained in the Agreement and this Addendum, the terms of this Addendum shall prevail.

3. Residential Waste, Recycling, and Yard Debris Collection Services

3.1 Commencing on the Effective Date, FRANCHISEE shall collect and dispose of in a workmanlike manner Residential Refuse and Recycling placed at curbside at each subscribing Residential Unit located within the Service Area at a minimum of once weekly. All Residential Refuse placed in carts must be bagged. Recycling will be comingled in a separate container. FRANCHISEE will provide one rolling cart to each subscribing Residential location and one recycling container, upon request of the customer. The first refuse cart and recycling container for each subscribing Residential location shall be free of charge. If the Resident requests an additional cart or container, FRANCHISEE will provide additional carts at the FRANCHISEE's published rate.

3.1.1 Should FRANCHISEE provide, as their standard, recycling containers with a capacity greater than 40 gallons, Franchisee may, at its discretion, provide recycling collection on a bi-weekly basis. The customer may choose between the larger container, 40 gallons or greater, or a smaller container. If the customer chooses the smaller container, Franchisee must provide additional containers, as needed and at no additional cost, to adequately hold recyclables for bi-weekly collection.

3.1.2 The CITY retains the right to evaluate any bi-weekly recycling collection program on an annual basis to determine whether, based on overall recycling volumes and participation, bi-weekly recycling collection adequately addresses the recycling needs of the community or if weekly recycling collection should be reinstated. Notice of any change shall include a 90-day implementation period for FRANCHISEE.

Dated as of the ____ day of _____, 2010.

FRANCHISEE

CITY OF PEACHTREE CITY, GEORGIA

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Bernard J. McMiller*
Financial Services Director *P.S.*
Assistant Financial Services Director *J*
Purchasing Agent *one*
Interim Community Development Director *David*

FROM: City Engineer *David A. Borkowski*

DATE: February 23, 2010

SUBJECT: Paschall Path Project
March 4, 2010 City Council Agenda

Recommendation:

That Council award the construction for the Paschall Path Project to JHC Corporation, for their lump sum bid amount not to exceed **\$346,000.00**. If approved by Council, staff will authorize construction of phase 1 to begin. If all right-of-way is secured within 60 days of the bid opening, staff will then authorize phase 2.

Discussion:

On January 12, 2010 the City of Peachtree City solicited bids from qualified contractors (Pre-Qualified with DOT) for the construction of ramps to the existing Paschall Road Tunnel and for building the path to the Post Office according to the design documents. In addition to e-mail solicitations, the City advertised the Invitation to Bid on the City web site and in the City's legal organ. Seventeen contractors attended the mandatory pre-bid meeting held on January 28, 2010. Seven bids were received, opened, and reviewed on February 23, 2010. The bid results were as follows:

<u>BIDDER</u>	<u>PHASE 1</u>	<u>PHASE 2</u>	<u>LUMP SUM</u>
JHC Corporation	\$ 208,000.00	\$ 166,000.00	\$ 346,000.00
Southeast Grading & Hauling	\$ 246,231.80	\$ 113,287.10	\$ 359,518.90
Johnson Landscapes, Inc.	\$ 249,754.94	\$ 124,597.06	\$ 374,352.00
Triscapes Inc.	\$ 245,266.00	\$ 133,575.00	\$ 378,841.00
GA Development Partners	\$ 258,552.00	\$ 141,125.00	\$ 399,677.00
Lambert Sand & Gravel Co.	\$ 378,712.00	\$ 151,532.00	\$ 539,244.00
Massana Construction, Inc.	\$ 475,000.00	\$ 90,000.00	\$ 565,000.00

All permitting has been completed except for an encroachment permit. Staff has submitted the paperwork for an encroachment permit from the Georgia Department of Transportation (GDOT) and expects a permit within the next couple of weeks.

A Georgia Power utility relocation is required for phase 1 of this project. We are working with Georgia Power to perform this relocation and expect to have it completed prior to commencement of construction.

Staff has negotiated the right-of-way for all of the construction of phase 1 and has signed easement documentation. For the construction of phase 2, staff has negotiated right-of-way from the Schultz tract and has signed easement documentation. Staff is processing payment for the Frank Cawood tract and is awaiting confirmation that the offers on the last two easement areas are acceptable.

Approximately \$94,000 has been spent on design and right-of-way acquisition for this project. The tunnel has been constructed under State Route 74 and \$150,000 has been committed to the GDOT for our share of the construction. In addition to the money and infrastructure already invested, staff recommends moving forward with this project in order to reconnect the residential subdivisions on the east side of SR 74 to the industrial park and retail areas on the west side of SR 74. GDOT has informed the City that it will not permit an at-grade path crossing at this location since the tunnel was installed for that purpose.

Budget Impact:

If approved by City Council, funds totaling \$738,310 are available in SPLOST Fund (Account 320-4110-54-1416, Project S07) for the construction of phase 1 (ramps to tunnel). Funds totaling \$229,528 are available in PIP Fund (Account 359-4110-54-1465 Project 226 for the easements and the construction of phase 2 (path to Post Office). There are adequate funds in these two accounts to cover the cost of the construction and easements for both phases. Any surplus funds not used in the SPLOST Account could be re-allocated to other SPLOST projects, and any surplus funds not used in the PIP Account could be re-allocated to other general fund needs. Current projected excess SPLOST funds are \$380,310, projected excess PIP funds are \$33,528, not including necessary funding for unanticipated change orders.

cc: File

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Bernard J. McCalla*
Financial Services Director *P.S.*
Assistant Financial Services Director *J*
Purchasing Agent *one*
Interim Community Development Director *David*
Interim Public Works Director *David A. Botonski*

FROM: City Engineer

DATE: February 18, 2010

SUBJECT: City's Parking Lot Resurfacing Project
March 4, 2010 City Council Meeting

Recommendation:

Staff recommends that City Council award the City's Parking Lot Resurfacing Project to On-Site Paving, Inc, for their lump sum amount of **\$145,002.05**.

Discussion:

On January 15, 2010 the City of Peachtree City solicited bids from experienced and well-equipped contractors for labor, materials and equipment for the City's Parking Lot Resurfacing project. In addition to mail solicitations, the City advertised the Invitation to Bid on the City web site and in the City's legal organ. Eight (8) bid proposals were received, opened, and reviewed on February 18, 2010. Staff evaluated the eight (8) bids based on the Invitation to Bid amount and supporting documentation. The lump sum results of their bids were as follows:

On-Site Paving	\$145,002.05
Cecil Key Paving	\$149,979.83
American Contracting	\$153,478.72
Atlanta Paving & Concrete	\$158,235.70
Shepcos Paving	\$166,935.10
B & J Paving INC.	\$168,276.70
Silverline Paving & Construction	\$191,773.70
CW Matthews Construction CO.	\$242,843.95

The references for On-Site and all paperwork are in order, therefore, staff recommends that City Council award the construction to On-Site Paving Inc.

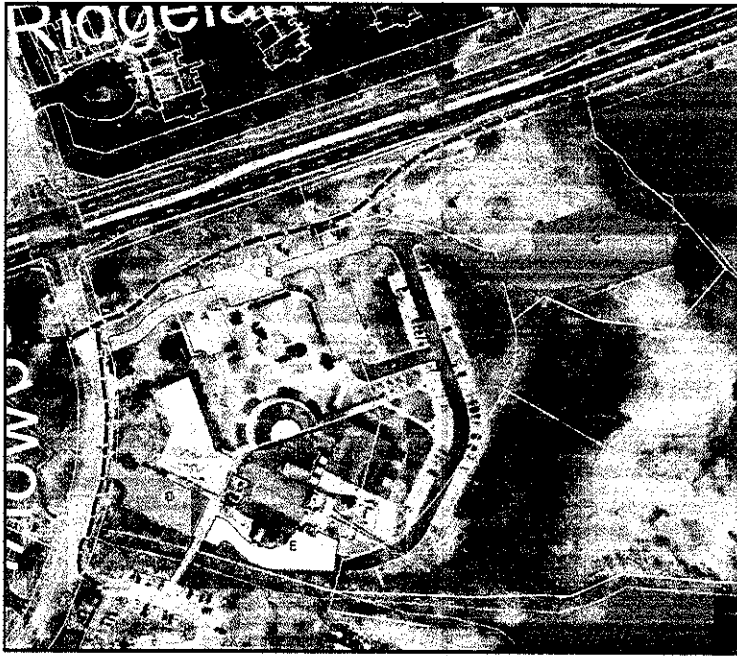


Figure 1. City Hall Paving Areas

Figure 1 above shows the areas to be re-paved. Areas D and E were constructed around 1990 which makes them at least 20 years old. Areas A and B appear to be original pavement from when the library and previous City Hall were constructed around 1986, which make this pavement at least 24 years old. The exact age of the pavement in Area C is unknown, but it is older than 24 years. The area around the library expansion was built in 2004 and is in good condition and is not included in the re-paving.

The industry accepted life span of asphalt under ideal conditions is approximately 13 to 15 years. This means that somewhere in this time frame the pavement is going to need some maintenance to keep it in good condition, otherwise the pavement will continue to deteriorate. Since this pavement is well past the 15 year time frame areas have experienced significant alligator cracking and other signs of wear and tear.

Staff has prepared this project in the 2009 Bricks and Mortar loan because the pavement is in need of maintenance. If this project is not done then more areas will continue to deteriorate and require much more complete replacement (full depth replacement) in the future, rather than just milling and repaving. Delaying this project will cost the City more in the future, therefore staff recommends City Council award this project to On-Site Paving.

Page 3
City's Parking Lot Resurfacing Project
March 4, 2010 City Council Meeting

Budget Impact:

If approved by City Council, sufficient funds are available in the PIP fund 359.1511.54.1210 project 233. The budgeted amount of this project was \$229,025.

Attachment
Bid Tab

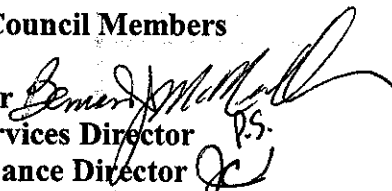
cc: Public Works
Engineering

<u>VENDOR</u>	<u>BID</u>
ON-SITE PAVING INC	\$ 145,002.05
CECIL KEY PAVING INC	\$ 149,979.83
AMERICAN CONTRACTING	\$ 153,478.72
ATLANTA PAVING & CONCRETE	\$ 158,235.70
SHEPCO PAVING	\$ 166,935.10
B & J PAVING INC	\$ 168,276.70
SILVERLINE PAVING & CONSTRUCTION	\$ 191,773.70
C W MTTHEWS CONTRACTING CO	\$ 242,843.95

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Financial Services Director P.S.
Assistant Finance Director 

FROM: Interim Public Services Director 

DATE: February 25, 2010

SUBJECT: Local Assistance Road Program (LARP) Contract
March 4, 2010 City Council Agenda

Recommendation:

Staff recommends that the City enter into a contract with the Georgia Department of Transportation (GDOT) for resurfacing of the following two streets in fiscal year 2011 and authorize the Mayor to sign the Local Assistance Road Program (LARP) contract:

S012017-LAU

STREET

LENGTH (MILES)

1. Dividend Drive (TDK Blvd to SR74)	0.960
2. Kelly Green (Dividend Drive to Terrane Ridge)	0.390

Total Miles: 1.350

Discussion:

Staff has reviewed the Georgia Department of Transportation (GDOT) Local Assistance Road Program (LARP) contract S012017-LAU which is a standard GDOT contract. This contract is available for review should Council desire to do so.

The contract amount of **\$74,158.59** is the approximate cost of materials only and does not include labor, equipment, or delivery costs for the installation of the asphalt paving. Staff will solicit bids for the resurfacing of these streets.

Budget Impact:

The total estimated cost of these paving projects is **\$195,700**. The Finance Department generally projects the revenue from the LARP reimbursement at about 80% of the contract or approximately **\$59,327**. The balance of **\$136,373** to be expended in fiscal year 2011 is expected to come from the reallocation of SPLOST projects to be discussed at the 2010 Council Retreat.

cc: City Engineer

PEACHTREE CITY BUILDING DEPARTMENT

FY 2010

	Dec-09	Jan-10	Fiscal Y-T-D 2010	Fiscal Y-T-D 2009
DEVELOPMENT PERMITS:	1	0	8	12
BUILDING PERMITS:				
Single Family Residential	0	1	11	6
Multi-Family Residential	0	0	0	0
Misc.-Pools/fences/additions	64	50	295	122
Commercial/Industrial	10	10	43	44
TOTAL INSPECTIONS:	229	157	926	1,570
CERTIFICATE OF OCCUPANCY:				
Residential	4	4	19	24
Commercial	4	4	22	24
Multi-Family Residential	0	0	0	146
CODE ENFORCEMENT:				
Confiscated Signs	75	54	400	653
New Rehab	8	14	37	18
Rehab Inspections	4	12	71	34
Tree Removal Permits	40	49	247	213
Code Violation Cases	70	62	291	577
Assessments	66	0	494	7
Citations	0	3	11	29
Architect Review Board Permit Approval	25	12	70	103
PERMIT FEES COLLECTED:	14,864	11,434	67,186	199,064
POPULATION:	36,758	36,766	36,766	36,653
Based on 2.09 persons per new completed dwelling unit				

03-10-02

City of Peachtree City							Annual Impact Fee Financial Report - Fiscal Year 2009						
Public Facility		Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL						
Service Area													
Impact Fee Fund Balance at September 30, 2008		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Impact Fees Collected in Fiscal Year 2009													
Accrued Interest		-	-	-	-	-	-						
(Administrative/Other Costs)		-	-	-	-	-	-						
(Impact Fee Refunds)		-	-	-	-	-	-						
(Project Expenditures)		-	-	-	-	-	-						
Impact Fee Fund Balance at September 30, 2009		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Impact Fees Encumbered		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						

Note: No impact fees were received in the fiscal year ended September 30, 2009.