City Council of Peachtree City
REVISED AGENDA
February 5, 2015
7:00 p.m.

I. **Call to Order**

II. **Pledge of Allegiance**

III. **Announcements, Awards, Special Recognition**
FCDA Report – Emily Poole

IV. **Public Comment**

V. **Agenda Changes**

VI. **Minutes**
January 9, 2015, Retreat Minutes
January 15, 2015, Regular Meeting Minutes

VII. **Consent Agenda**
1. **Consider Increase in Administrative Fee for Municipal Court**

VIII. **Old Agenda Items**

03-14-04	**Discuss Subdivision Entrance Sign Replacement Policy**
11-14-02	**Consider Dredging of Lake Peachtree**

IX. **New Agenda Items**

02-15-01 **Public Hearing – Consider Step One Annexation Application for Two Tracts of Land on HWY 54 East (Bradshaw Family, LLLP)**
Applicant desires to annex +/- 28-acres into the City limits and rezone property for residential, commercial and office use

02-15-02	**Public Hearing – Consider Variance to Front Building Setback, Braelinn Village Office Park**
02-15-03	**Consider Amendment to Municipal Court Ordinance – Failure to Appear Fee**
02-15-04	**Consider Amendments to Convention & Visitors Bureau Bylaws**
02-15-05	**Consider Contract Award – Meade Field Restroom**
02-15-06	**Consider Contract Award – Facility Bond Fire Protection Systems Replacements**
02-15-07	**Consider Lake Peachtree Dam/Spillway Expenses**

X. **Council/Staff Topics**

XI. **Executive Session**

XII. **Adjourn**

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor and Council Members**
VIA:	**James L. Pennington, City Manager**
FROM:	**Paul J. Salvatore, Financial Services Director** P.S. **Jonathan Rorie, Community Services Director** **Dave Borkowski, City Engineer** DAB
DATE:	**February 3, 2015**
SUBJECT:	**Consider Lake Peachtree Dam/Spillway Expenses** ***February 5, City Council Agenda***

Recommendation

Approve an amendment to the FY 2015 budget in the amount of $300,000 to cover expenses associated with the Lake Peachtree Dam and Spillway. Also approve contract with Integrated Science & Engineering (ISE) in the amount of $44,650 to conduct a Geological Evaluation.

Discussion:

During FY 2014, City Council had appropriated $100,000 towards expenses associated with the Lake Peachtree Dam & Spillway project. The actual expenses in FY 2014 exceeded budget by $6,758. No additional funds had been appropriated in the FY 2015 budget for this project, but another $38,497 in expenses has been incurred to date, bringing the total project deficit to $45,255. Staff is requesting that Council appropriate a total of $300,000 from General Fund cash reserves for FY 2015 to cover this deficit and additional anticipated costs for the project Following is a summary of known and estimated expenses that the $300,00 budget adjustment will cover:

Deficit as of 2/5/2015	$45,255
Geotechnical Evaluation	$44,650
Schnabel Engineering	$38,840
Emergency Action Plan	$37,730
Dam Alternatives Analysis	$33,840
Bathymetric Survey	$17,752
Estimated Legal & Other	$81,933
Total:	$300,000

Staff also seeks Council's approval to authorize ISE to proceed with the $44,650 Geotechnical Evaluation listed above. This will involve borings in the areas adjacent to the dam and spillway.

Budget Impact

The FY 2015 Public Improvement Plan (PIP) budget will be increased by $300,000, and General Fund reserves will be decreased by 300,000.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 15-010

DATE 02/03/2015

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
334-000-391358		Operating Transfer from Fund 100	300,000	
334-4110-541904		Infrastructure - Lake Peachtree Dam	300,000	
100-0000-389025		Surplus Carryover	300,000	
100-1505-611350		Operating Transfer to PIP Funds	300,000	

Budget Amendment
To Increase Public Improvement Project Fund budget for Lake Peachtree Dam Project.
The funding budget increase is coming from General Fund reserve

This is on the February 5, 2015 Council Agenda

Entered __________

Approved __________

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2015 CITY COUNCIL RETREAT
MINUTES
January 9, 2015
Hilton Garden Inn, Peachtree City

Mayor Vanessa Fleisch called the meeting to order at 9:15 a.m. Council Members present: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

Fleisch read a proclamation for National Law Enforcement Appreciation Day, which was accepted by Capt. Stan Pye.

Presentation by Alan Durham - Fayette County Development Authority, and Ted Meeker - City Attorney, regarding opportunities for establishing a TAD or other redevelopment methodologies in accordance with Georgia Law
Durham, the new president and CEO of the Fayette County Development Authority (FCDA), briefly explained what a tax allocation district (TAD) and community improvement district (CID) were, then answered questions. He noted a voter referendum was required to put a TAD in place. A consultant would be needed to develop the plan. It would cover a specific geographical boundary, and there must be approval/agreements with the Board of Commissioners and the Board of Education. The TAD would pledge future increases in the tax values to re-pay the bonds needed for the TAD.

City Manager Jim Pennington, who also served as the facilitator for the Retreat, said there were areas in the community that could be considered, including the Huddleston Road area, which had no sewer and was one of the last areas in the City for major economic development. There were also residential neighborhoods that would benefit from redevelopment. He wanted Council to be aware of the methodology, as well as staff discussions.

Durham clarified that the City would be giving up future increases in the millage rate, saying the bond issue was normally 20 – 25 years. The biggest problem in Fayette County was it was running out of office space. A TAD could be used to convert outdated retail space to an Office-Institutional (OI) use. Citizen input was important. The FCDA would help promote the TAD and bring in occupants. Once the TAD was passed, Council would set the boundaries. There was no risk to taxpayers.

With a CID, 75% of the property owners in the specified area would vote to assess an additional millage on themselves, Durham said.

Imker asked if the TAD had a limit on the amount of funding, $1 million or $100 million. Durham said it depended on the property, but no more than 10% of the tax digest could be issued for the bonds.

Meeker said two referendums would be needed. The first could be as early as the November election, and it would be for the voters to give redevelopment powers back to the City. The second referendum would be for the TAD itself. Durham added the voters and particularly the Board of Education would need to be educated.

Meeker said the City would not sign full faith and pledge behind this type of bonds. The bond buyers took the risk. The FCDA and the Chamber of Commerce could advocate for the TAD. A request could be sent to the legislative delegation asking to add the referendum to the November ballot.

Council direction was to add an item on the January 15 agenda regarding a referendum.

Value Statements – review and discuss the plans for use in 2015
The following were committed to by Council in 2014, and Pennington asked if they wanted to pursue the same actions/values for 2015:

1. Continue to honor the different roles and responsibilities of the council and manager. Be clear in your expectations of one another.
2. Continue to build trust and confidence in one another through open, honest, and civil communications. You are a team and must be able to depend upon one another.
3. Focus on the big picture and develop a vision for your community. Make plans to turn your vision into a reality. Continue to conduct annual planning and goal setting meetings to monitor your progress and establish new goals.

Fleisch said a goal for this year should be to adhere to the value statements.

King and Ernst both noted they had tripped up on statement 2. Both said they would work harder at it and asked the other Council Members to do the same.

King asked that, once Council made a decision, no matter what the vote, that everyone support it. If the vote on an issue was split, then it should not be brought up again for the six months required by the City's ordinances.

Learnard said written communication, e-mail, had been very helpful to her in keeping up with that was going on, especially since she had started her current job, which kept her very busy. She asked that the e-mails include more information and be sent more often.

Imker pointed out it was campaign season and all decisions would be reviewed. Fleisch preferred that Council meetings not be used for campaigning. Imker said they should not be used as a forum to announce a run for office. The consensus among the members was that Council meetings would not be used as a forum for campaigning.

Council – Staff Roles in the coming year
The following guidelines with regard to Council – Staff roles were determined in 2014:

1. All communications from members of the city council to city staff shall go through the city manager.
2. The consent agenda shall be reserved for operational and routine agenda items.
3. When a member of the city council desires an item to be added to the agenda they will email the city manager and copy other members of the city council.
4. All items being proposed for the regular council meeting agenda shall be submitted by close of business on the Thursday prior to the meeting.

Imker asked Pennington to provide written, e-mail feedback if a member of Council communicated with staff without Pennington knowing about it.

Council briefly discussed being able to see Pennington's calendar so they would know when he was in meetings or otherwise unavailable, which could save a trip to City Hall if they wanted to speak with him. Executive Assistant Debbie Lemay would work with any member to ensure they knew how to use the appointment feature on Outlook, which would let someone know if Pennington had a meeting scheduled. Pennington pointed out that he had an "open door" policy, and many times directors/chiefs stopped by his office without a scheduled appointment. To make sure Pennington was available, the best thing to do was to call Lemay.

Review 2014 Short and Medium Term Goals – look at the list created at last year's retreat
Pennington went over the list of goals set at the 2014 Council Retreat (Only the goals with the most discussion are included in the minutes).

- Determine best method for maintaining City grounds (grounds keeping and mowing), with the first stage of the Building & Grounds Crew implemented and the second stage underway

Council consensus was to continue with this into 2015

- Hold a workshop on the City's annexation program, which was completed, including an amendment to the annexation ordinance approved on December 18, 2014.

Imker said he wanted to be aware of all annexation opportunities since Council might be able to agree to things that staff could not promise.

- Dredge Lake Peachtree, which was scheduled to begin in January 2015 and conclude in May 2015

Pennington said the Requests for Proposal for the dredging would be on the County Commission's January 22 agenda. They were opened on January 8 and were being evaluated. The City had not held up the process.

- Initiate traffic study that encompasses the west side to alleviate the traffic congestion on 54, which had been completed, accepted by Council, and sent to the Georgia Department of Transportation (GDOT)

Fleisch reported that GDOT was working on the design for the Line Creek/SR 54 intersection. Pennington added that GDOT had been very pleased with the study, but did not agree with everything in it. However, they were pleased the City took the initiative to have the study done.

Learnard commended Fleisch on keeping up positive relationships with officials at all levels.

- Review and Update the Cart Path Master Plan, which was completed with the workshop held on March 4, 2014

Learnard noted the path system was the City's signature, and she would like to revisit the master plan at another workshop in the spring.

- Develop long-term plan for City Hall Complex (including surrounding grounds), which was ongoing

Pennington said that, since the City did not have a central business district, there had been discussions on making the City Hall Complex the central focal point for the community. The Atlanta Regional Commission had taken a look, and they were surprised at the amount of City-owned land around the complex.

Learnard said she would prefer to use local resources/people, such as Jerry Peterson and Jim Strickland, moving forward. Council agreed.

- Create a policy for subdivision sign maintenance/replacement, a workshop had been held but there had been no final decision by Council

Pennington reported that, in general, most citizens had been happy with the work that had been done by Public Works. Learnard suggested Council take another look at the current policy, and keep this as a goal for 2015.

- Request change to the election cycle for council members to even numbered years, which could require revising state legislation

King noted the turnout for the election in 2013 had been poor, and he believed putting the municipal election in line with the presidential election would help increase the turnout. He asked to get the process started by adding the item to the January 15 agenda.

Pennington said they might need to speak to the Georgia Municipal Association (GMA) first since municipal elections were dictated by state law, and he did not know if the change could be made for just the City.

- Review and Update City Charter

Council discussed changing the form of government for the City, noting it was not a strong mayor form. The mechanics were in place in the charter, but one sentence was needed to clarify the City had a Council/City Manager form of government.

- Determine feasibility of expanding Keep Peachtree City Beautiful to include collection of all outdoor City trashcans, which had been completed and contracted with KPTCB

Fleisch said this had been going very well.

- Evaluate options for expanding transportation options for PTC seniors

Learnard asked to keep this goal on the list.

- Get informed on the pros and cons of backyard hens

Council consensus was to remove this from the list.

Discuss and establish a prioritized list of Short and Medium Term Goals for 2015

Council discussed possible goals for 2015, including several golf cart and golf cart path issues, including an increase in cart fees, prioritization of path expansion and resurfacing, path connections to annexed areas, and state highway crossings. The consensus was to group all the golf cart and path items together. Reviewing the items, prioritizing, and planning would be the major goal. Another item added was to understand how to increase cart path funding and the need to resolve the restriction placed on path maintenance and paving due to the amount that Public Works manpower and equipment could take care of on an annual basis.

In addition, Council wanted to continue to build/improve the City's relationship with the ARC.

Imker said he would like to review the prior fiscal year budget by November of each year, in order to see what the balance was that had not been spent. He wanted to use those dollars, directing them for use in other parts of the current fiscal year budget rather than have the funds go into the reserves. He suggested having the review in February for the FY 2014 budget. Pennington added November Review of Priority Budget to the list.

Learnard asked that the City work with WASA to inventory any sewer lines still owned by the City, with the goal of eventually turning them over to WASA.

Imker addressed a series of issues he would like to be included:

- Review of Organizational Structure, particularly as it related to one director over Public Works and Community Services. Fleisch noted that the Planning and Zoning Director position needed to be filled with the annexation and development projects pending in 2015. Pennington noted that staff would be looking at alternate recruiting methods because, although they had received 130 applications, none had the certifications and qualifications desired.
- Review of Employee Benefits
- Review of Employee Retirement and changing from a Defined Benefit to a 457
- Discussion of Council input on the annual raise amount that is programmed into the budget
- Developing a plan for the Battery Way / Island area, including restrooms, cleanup of the island, addition of a park with gazebo and picnic tables, and a bridge to access the island.
- Developing a plan for the City Center discussed last year, to include better access between Drake Field and the All Children's Playground.
- Follow-up on the Lake Peachtree North Lagoon and possible silt collector, including ownership, whether the silt collector exists and its current status
- Cart Path Plan Review, including the status of the path change from Cedarcroft and the tunnel by Camden Apartments.
- Discussion of Golf Cart Registration and fees, including frequency (possibly $15 every three years), outside city fee, etc. Imker and Learnard asked why the City had not agreed to reciprocity with carts from unincorporated Fayette County. Fleisch noted that Peachtree City residents paid for the maintenance of paths with their taxes, and would pay for any county path through their County taxes. Unincorporated County residents did not contribute to Peachtree City's Path system. Additionally, the County had approximately two miles of paths compared to Peachtree City's 90+ miles of paths, and the City collected over $50,000 per year from unincorporated County residents to help with the path maintenance.
- Review of Court Fines, particularly as related to fines for golf cart infractions. Pennington cautioned that this issue fell outside Council's authority, noting the Judge set the fines, and the County and State had add-ons that increased the amount paid by defendants.
- Revisit adding a connecting road between the Overlook Development and the Line Creek Nature Area or MacDuff Crossing.
- Discuss extending the right turn lane from Planterra Way onto Highway 54 by 100 feet, at least as far as seeing a cost estimate
- Update and review the West Village Impact Study, originally created in 2007 as part of the annexation process. Imker said he would like to factor in the upcoming changes to the City's development impact fees.
- Revise the process for appointing new members to Commissions and Authorities. Imker said he had no way to evaluate whether he agreed with candidates on important issues. King suggested that Council Members not on the selection committee forward questions to the committee. Learnard noted the interviews were public meetings and asked that Council be included on all the notices, then any Council Member could sit in. Imker felt like any interested Council Member should be part of the selection committee.
- Review of the Stormwater Utility, including funding sources (as referenced in a December email from Mike Madison), project list, when another bond would be required, who issues the bonds, potential for decreasing the citizen utility rate over time, and cost savings realized by performing smaller stormwater projects in-house.
- Review of Emergency Management Plan, including Council responsibilities and communications and designated spokespersons.
- Creating a list of 1,000 things to do in Peachtree City

- Report on the financial impact of the World Airways bankruptcy
- Creating a Younger Families Initiative
- Recognizing Outstanding Citizens. Discussion involved recent recognitions of this nature based on departmental recommendations and that any Council Member could make a similar request.
- Revisit phasing out gas golf carts (no member was interested in further discussions on this).
- Discuss having a web page blog. The remaining members were opposed to this. Pennington noted he would be scheduling training because of the growing liability for cities related to social media policies. Learnard asked that an overall hierarchy of approval also be included in this training.

King asked that they also look at increasing assistance to the FCDA for coordinating filming activities in the City. This should also be coordinated with the CVB.

Learnard asked that Council have an update from the Library on new offerings, such as online magazines. Fleisch felt similar presentations from WASA and the Airport Authority would also be beneficial.

Pennington said he would organize the items discussed as goals and return them to Council individually for prioritization.

There being no additional items to discuss, the Retreat adjourned at 1:30 p.m.

Pam Dufresne
Deputy City Clerk

Vanessa Fleisch
Mayor

Betsy Tyler
City Clerk

City Council of Peachtree City
Meeting Minutes
January 15, 2015
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, January 15, 2015, at City Hall. Mayor Pro-tem Kim Learnard called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, and Mike King. Mayor Vanessa Fleisch was unable to attend.

Announcements, Awards, Special Recognition

Learnard recognized SAFEbuilt for sponsoring the City Employee Christmas and Awards Luncheon. Brian Epstein of SAFEbuilt accepted a Certificate of Appreciation. Police Corporal James Beato was recognized as Employee of the Year. Police Captain Stan Pye was recognized as the Supervisor of the Year. Police Corporal Ryan MacCallum was recognized as the December Employee of the Month. Police Lieutenant John Jenkins was recognized for 25 years of service. Other service award recognitions included Cajen Rhodes of the Recreation Department, 15 years; Police Sergeant Odilia Bergh, 15 years; and Firefighter John Bruschetti, 10 years. Learnard thanked Walmart of Peachtree City for donating a $100 gift card to the City to be used for the Toys for Tots program.

Public Comment

Angie Thompson addressed Council concerning the traffic signals on SR 54 West, particularly the light at SR 54/MacDuff Parkway. She said it was time to get something done. The traffic signals along the corridor had not been functioning properly for a few days prior the meeting, and Thompson said she had to sit through as many as six cycles trying to get onto SR 54 from MacDuff Parkway. Thompson continued that, earlier that day officers, had used the problems with the traffic signals as an opportunity to issue citations. The officers should have been proactive and helped traffic to move. MacDuff Parkway needed to be completed through to SR 74. Something was wrong with the system when a police officer used a problem with the lights against people.

Dar Thompson agreed with the concerns expressed by his wife, Angie Thompson. He continued that she was pulled over by the police, and 49 minutes later, she called him to pick-up their daughter because she was still waiting for her ticket. Thompson said his wife had been ticketed for obstructing the intersection, yet there were four cars behind her car, which was partially located in the crosswalk on SR 54. He said they supported the police, but the police had taken advantage of the situation and that should be addressed. Thompson said TDK Boulevard should have been extended 20 years ago, so there would be an alternate route into Coweta County. He addressed Council Member Imker, saying Imker basically told officers they were not doing their jobs during the budget process when Imker noted that the revenue from Court fees was down. They were getting more pressure to write tickets because the revenue from fees was down, rather than being encouraged to help drivers by directing traffic.

Minutes

December 18, 2014, Regular Meeting Minutes

Ernst moved to approve the December 18, 2014, regular meeting minutes as written. King seconded. Motion carried 3-0-1 (Learnard).

Monthly Reports

There were no comments.

Consent Agenda

1. **Consider Annual Indemnification Resolution**
2. **Consider Legal Organ – Fayette County News/Today in PTC**
3. **Consider Call for Election Resolution**
4. **Consider Official Intent Resolution (Reimbursement Resolution)**
5. **Consider Acceptance of CERT Grant from Wal-Mart**
6. **Consider Approval of Budget Amendment & Purchase of Replacement Toro Sand Pro**
7. **Consider Request to Surplus Parts from Fire Suppression System**

King moved to approve Consent Agenda items 1 – 7. Ernst seconded. Motion carried unanimously.

Old Agenda Items

11-14-05 Public Hearing – Consider Request to Rezone 14.65-acre tract within the Kedron Office Park from OI Office Institutional to LUC Limited Use Commercial (100 World DR)

Senior Planner David Rast explained that when the initial rezoning application had been turned in, the applicant, Apsilon Hotels, LLC, had requested the rezoning of the 14.65-acre tract to build two hotels and a freestanding event/banquet facility. The tract was composed of two lots – Lot 1, 8.13 acres, included the 100 World Drive office building and a building pad for a second office building; Lot 2, 6.52 acres, included two building pads (300 and 400 World Drive).

The applicant had revised their plans after the public hearing held by the Planning Commission, Rast continued. They wanted to build a freestanding, all-suites hotel on the northernmost building pad located on Lot 2. The second building pad on Lot 2 and the existing building pad on Lot 1 would remain undeveloped until suitable office uses could be found. The property was currently zoned Office Institutional (OI), and the request was to rezone it to Limited Use Commercial (LUC).

Rast noted that the conceptual site plan for Kedron Office Park was approved in 2005, including 126,000 square feet of office space in four buildings with the associated parking and infrastructure. One building, 100 World Drive, had been constructed, and the pads for the three remaining buildings were pre-graded and stabilized.

Hotels were not permitted in Office Institutional (OI) zoning, and the applicant had asked to modify the OI zoning to LUC to permit hotels. Rast said staff had considered a modification of the OI zoning category, but had not felt it was appropriate since it would open up the remaining OI-zoned property for hotels. Any plans submitted for hotels would only have to go through the conceptual site plan review.

Rast showed several photos of the area, pointing out the trees and existing vegetation in the buffer on the rear of the site, which was adjacent to residential, would remain. The fairly wide floodplain and green belt was 350 – 450 feet in length, separating the office property from the rear of the homes in Kedron Hills. The Gin Branch stream was also located in the low point of the buffer. All the landscaping on the site had been installed as part of the original development of the office park, and it was maturing nicely. The 60,000 square-foot World Airways building on World Drive was vacant.

Apsilon's revised plan was for one building, a 126-room all-suites hotel, which would be located as far north on the site as possible. Some modifications would be needed to the parking area, but there would be no disturbance to the existing site, nor any disturbance to the buffer. The hotel would be no more than four stories in height and no more than 45 feet from finish grade to the highest portion of the roof. Staff and the Planning Commission felt the building material should match the vacant World Airways building. Rast said Apsilon also proposed adding a deed restriction that would limit uses on the remaining property to what was permitted in OI zoning. Also as a condition of zoning, another hotel would not be allowed on Lot 2.

Rast addressed the height of the proposed hotel, saying the hotel would be 45 feet tall, 10 feet higher than what was permitted in OI, but the additional height could be incorporated in the Limited Use Commercial (LUC) zoning. The maximum building height in OI zoning was 35 feet. He added that 100 World Drive was 42 feet in height.

There would be a slight increase in traffic due to the development, and this had been a concern for the plan with two hotels and an event center. One of the conditions was the requirement of a traffic study based on the hotel use. Rast said the applicant had contracted with Pond & Company, the City's transportation consultant.

Rast continued that the City had 660 acres zoned for commercial use and office institutional, with 88 acres remaining undeveloped. They were mostly infill lots scattered throughout the City. Approximately 4,566,771 square feet of commercial tenant space was located on the 660 acres. Staff had looked at where the proposed hotel could go without a rezoning, and there were only three to four parcels, most of which had been ruled out. Apsilon had been looking for a site with close proximity to food, service, and retail, which were available in Kedron Village and were accessible by streets and the path system.

The criteria for changing a zoning was straightforward, Rast said, and staff felt the use was appropriate in this location that was close to SR 74, had infrastructure in place, and did not take away from the remaining office space. Staff recommended approval with a number of conditions. The Planning Commission also recommended approval with a 3-2 vote, adding more conditions. The conditions included the following:

1. *The rezoning shall be limited to Lot 2 within the overall Kedron Office Park.*
2. *No more than one (1) hotel shall be constructed on the subject tract.*
3. *The hotel shall be designated as an all-suites hotel with no more than 120 rooms*
4. *The hotel shall be no taller than four (4) stories in height.*
5. *The hotel shall be no taller than 45 feet as measured from finish grade to the ridge line to the highest point of the parapet wall, whichever is taller.*
6. *The hotel shall be located as far north on the subject tract as possible and shall not disturb any of the existing tree cover.*
7. *The schematic site plan submitted as a part of the rezoning request is illustrative only. The Applicant shall prepare a detailed conceptual site plan which must be reviewed and approved by the Planning Commission as part of the established site plan review and approval process. It is understood the general layout of the buildings, parking areas, and amenities may change once final engineering documents are provided.*
8. *The building elevations for each building shall be presented to and approved by the Planning Commission as a part of the site plan review process. The architectural design, exterior building materials and color selection of the proposed buildings shall be compatible with those used on the 100 World Drive office building.*
9. *The overall development shall comply with the City's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the City.*
10. *The Applicant shall coordinate with the Peachtree City Building, Fire and Police Departments to ensure their understanding of the proposed development, internal circulation routes, emergency response, building design and life safety issues.*

11. *The developer shall pay impact fees as identified within the City's Impact Fee Ordinance.*
12. *A Traffic Study shall be prepared to determine if the proposed change in use might require modifications to maintain the current Level of Service at the Peachtree Parkway/World Drive intersection. The Traffic Study as well as any off-site improvements shall be funded at the sole expense of the Applicant.*
13. *The Applicant shall adopt Deed Restrictions for Lot 1 stipulating the subject tract shall be used for office use only as identified in the OI zoning district. The Deed Restrictions shall include a requirement that the Kedron Hills Homeowner's Association (HOA) must approve any changes to the uses as permitted.*
14. *The hotel shall maintain a minimum AAA 3-star rating, or equivalent per hotel industry standards.*

Bob Patel spoke on behalf Apsilon Hotels, LLC, saying Residence Inn had been acquired by Marriott in 1987 and was the third largest brand in their folio, both in size and profit. It was an upper-moderate all-suites hotel, with 649 open in the United States and Canada and 132 in development. The average occupancy was 77.8%, with an average daily rate (ADR) of $124.70. The target guest was a male in his early 40s, married, college-educated, with a $140,000 average income who took 23 business trips per year (seven extended stay trips with an average stay of five nights each trip).

Patel explained that the height of the hotel would be up to 45 feet, including the parapet wall, but the rooms would be 35 feet or below. The hotel would be upscale with an open registration desk and fitness center, and with studio, one-bedroom, and two-bedroom suites. It would not have the typical canopy at the entrance of the hotel.

Patel noted the original proposal for two hotels and an event/banquet center had been modified based on feedback from residents. The hotel would be located on the building pad farthest from Kedron Hills. There had been concern about the visibility of the hotel in the winter from the residential subdivision. Patel said they hired a company that had used a drone to get a bird's eye view of the buffer in November, which had shown a considerable amount of vegetation in the buffer, so the roof line would not be visible to the residents. Visibility into Kedron Hills from the hotel should be limited.

Patel said he was one of the owners of the Hilton Garden Inn in Peachtree City, saying the demand for rooms was much slower on the weekends, but they had to turn away business during the week (Monday – Thursday), noting they were above 80% occupancy on Tuesday the week prior to the meeting and were above 90% on Wednesday and Thursday. Their average occupancy rate for 2014 was 78% compared to rest of the City's market, which was at 65 – 70% occupancy.

There had been some concern about cut-through traffic in Smokerise subdivision for hotel guests traveling to Pinewood Studios, which was a market Patel said they would target along with local corporate business. He continued that one of the routes that had shown up on the Global Positioning System (GPS) was through Smokerise subdivision, but that was also the longest route at 18 minutes, while the shortest route was to take Peachtree Parkway to SR 74 to Tyrone Road to Pinewood Studios.

Patel continued that they had received a "comfort letter" from Marriott saying they were interested in branding a Residence Inn at the proposed location, which was what Marriott did until the franchise fee was paid. He added that one of the mistakes they made in this process had been not talking with the adjacent homeowners, and that could not be changed. However, Patel said they had tried to alleviate the homeowners' concerns based on their feedback. In addition to cutting the project down to one hotel, his company was also offering a deed restriction on Lot 1, which required any rezoning application to be sent to the HOA for review and approval. The draft of the deed restriction had been sent to the HOA for feedback, which they had not received yet. Patel noted that the OI vacancy rate was currently at 29%, saying when the OI market improved, they would be glad to build office space.

Learnard opened the public hearing. No one spoke for or against the proposed rezoning. Learnard closed the public hearing.

King said there had been some discussion on a different location at the Planning Commission meeting, possibly Lexington Circle. Patel said they had taken the representative from Marriott to both sites, and the representative felt the Kedron Office Park was a better location because of its access to SR 74. He added that many companies in the Industrial Park used the Hilton Garden Inn because they had people coming in from Atlanta Hartsfield-Jackson International Airport, and the Hilton Inn shuttled those people back and forth all the time. The Kedron Office Park location was a more central location, closer to the businesses along SR 74, and closer to the airport.

King said there were only three or so locations with more than four acres left that were zoned OI, cautioning that type of space was limited.

Learnard said that, in her opinion, extended stay capacity was needed. This would be a quality hotel, and she believed the Kedron Office Park was a more suitable location than others in the City, with easy access to Pinewood Studios and the Industrial Park. Putting the hotel at Lexington Circle had the potential of creating traffic issues on Peachtree Parkway, which was not built for that kind of capacity.

Ernst said the movie industry would only get bigger in Georgia. One of his questions was whether leaving the property OI would create more jobs for people in the City, yet at the same time, this was something that was needed.

Imker asked to make sure the 14 conditions were included in the motion. City Attorney Ted Meeker clarified this would be LUC-24 if approved by Council. Rast said that was correct.

Imker asked Patel how many people would be employed by the proposed hotel. Patel said he had 45 full-time equivalent employees at the 93-room Hilton Garden Inn. He expected there would be about the same number at a 120-room hotel.

Rast explained that eight of the 14 conditions were listed as conditions in the proposed ordinance, but the remaining six had been incorporated into the specifics of the ordinance.

Ernst moved to rezone the property from OI to LUC-24 subject to the 14 conditions outlined by staff in their report. King seconded. Motion carried unanimously.

CA4-12-14 Consider Appointments to the Convention & Visitors Bureau Board (CVB)
Imker moved to appoint Mike Regli to the CVB and Jonathan Fralick as the alternate. King seconded. Motion carried unanimously.

<u>New Agenda Items</u>

01-15-01 Public Hearing – Consider Annual Readoption of Peachtree City Zoning Map & Zoning Ordinance

Meeker said a Georgia Supreme Court had considered a case that illustrated the problems that could arise when cities did not keep track of their current zoning ordinance and map from a recordkeeping standpoint. Staff recommended Council adopt the Peachtree City Zoning Map and Zoning Ordinance with an effective date of January 15, 2015.

Learnard opened the public hearing. No one spoke for or against the proposed readoption. Learnard closed the public hearing.

Meeker asked Council to revise the adoption date on the ordinance from January 1, as stated in the ordinance, to January 15.

King moved to adopt the ordinance in the Council packet so as to readopt the City's zoning map and zoning ordinance as of January 15, 2015. Ernst seconded. Motion carried unanimously.

01-15-02 Consider Approval of FY 2015 Keep Peachtree City Beautiful Budget

Keep Peachtree City Beautiful (KPTCB) Director Al Yougel talked about the KPTCB's 2014 numbers during his presentation. There were 55 trash cans on the path system, seven dog stations, and trash was collected at special events. More than one million pounds of recyclables had been dropped off, bringing in $28,000 for the KPTCB. One thousand nine hundred Community Service workers put in 19,200 hours with KPTCB, spending 8,200 hours collecting litter along the 83 miles of City streets. Recycling was available at all special events, and KPTCB collected from the bins at seven schools and nine City government locations. There were 125 bins. The Rockaway Road Recycling Center was open 624 hours, had 17,600 vehicle visits, collected 900 Christmas trees, and collected more than 200,000 pounds of materials during the City's annual spring clean-up held the first weekend in May.

Yougel said the estimated revenue for FY 2015 was $156,888, which had been balanced with expenses.

King moved to approve the FY 2015 KPTC budget. Ernst seconded. Motion carried unanimously.

01-15-03 Consider Lease/Purchase Schedule #4 (Peachtree City Governmental Finance Corp.)

Financial Services Director Paul Salvatore asked Council to approve the Lease/Purchase Schedule #4 ($1,145,555.32) with JPMorgan Chase to reimburse the City for equipment purchased by the City in 2014, including the City-wide network infrastructure and telephone system replacement; Police records management system; Police vehicle replacements; EMS patient handling system; Fire rescue boat; Fire vehicle replacements; and a sand pro, bobcat skid steer, utility vehicles and pick-up truck for Public Works. The financing would be for a five-year period with an interest rate of 1.5%.

Imker moved to approve lease/purchase schedule #4 (Peachtree City Governmental Finance Corp.) with JPMorgan Chase. King seconded. Motion carried unanimously.

01-15-04 Consider Bid for Hustler Mower

Community Services/Public Services Director Jon Rorie asked Council to approve the bid of $55,153.66 from Fayette Mower for one Hustler Super 104 and three Hustler Super Z HD 72-inch mowers. Three bids were received, and Fayette Mower was the low bidder. Fifty-seven thousand dollars had been budgeted, so the bid was below budget.

Imker moved to approve the bid for the Hustler mowers from Fayette Mower in the amount of $55,153.66. Ernst seconded. Motion carried unanimously.

01-15-05 Consider Bid for Braelinn Basketball Court

Rorie said this was part of the Facilities Bond projects, and two bids had been received. Staff recommended Council approve the bid from Frontier Electric, LLC, for an amount not to exceed $45,500 to replace the basketball courts at the Braelinn Recreation Complex, which was $2,500 over budget. The City had worked with Frontier, which had several subsidiaries, in the past, and the company had been vetted. Rorie continued that the original bid had been for $54,995, and staff had worked with the lowest bidder to reduce the overall cost. City staff would complete the demolition of the current courts, and Frontier would install the new courts, reducing the cost to $45,500. The Facilities Bond contingency account would cover the overage.

King moved to approve the bid from Frontier Electric, LLC, for the Braelinn basketball court in an amount not to exceed $45,500. Imker seconded. Motion carried unanimously.

01-15-06 Consider and Discuss Status Report on Litigation with EPD re Lake Peachtree Spillway and Engineering Options

Meeker reported the state had rescinded the Category 1 determination of the dam and spillway, so it would remain the existing Category 2, which was good news for all parties. Staff was moving forward with Integrated Science & Engineering (ISE) and Schnabel Engineering on the long-term design of the spillway.

Richard Gruel of ISE told Council the path was now clear to start working on the design standards and permitting issues. The next task would be a geotechnical evaluation of the area where the new spillway would go, and it would be easier to drill without water in the lake. The engineers needed to complete a 30% design to bring forward options and cost estimates based on the design to Council. The third task was to put an Emergency Action Plan in place. Gruel explained that an Emergency Action Plan was a formal plan regarding issues with the dam during a flood event where the water had reached the peak elevation. The plan would include the process to notify residents downstream.

All these elements could be done concurrently over the next few months, then the design could begin, according to Gruel. After permitting from the Corps of Engineers, construction would start. Nothing precluded a temporary fix of the dam in the interim. By spring, they should be ready to move forward with the construction plans.

Gruel confirmed the County had received the Requests for Proposal for the dredging, and the Commissioners were scheduled to vote on the RFP at their January 22 meeting. All the vendors turned in quotes for the City's alternative dredging, and the costs appeared to be $25 – $50 per cubic yard, which had been ISE's estimate. Once the County voted on the RFP and identified the vendor, Gruel said the City could negotiate with the vendor on any additional dredging locations desired.

Learnard asked what a 30% design meant. Gruel said it was not a structural design, but they would know all the dimensions of a new spillway, which would help with a detailed cost estimate. Meeker said ISE and Schnabel would be working on the plans together.

Learnard verified that there could be temporary fix. Gruel said yes, adding that if the Category 1 dam determination had remained in place then they would not be able to do a temporary fix and refill the lake.

Imker clarified that Council would not discuss the dredging options until the February 5 meeting, after the County had selected a vendor for the dredging on January 22. He added there could be water in the lake during the summer if a temporary fix was done during the dredging.

Learnard asked if anyone from the public had questions. No one had questions.

No action was required.

01-15-07 Consider Resolution of Support for State Legislation for Restoration of Redevelopment Powers to the City

Meeker said redevelopment powers had been taken away from cities and counties by the U.S. Supreme Court in 2006, then reestablished by the State a year later. However, each entity had to hold a voter referendum to gain approval. The resolution under consideration was to forward the request for a referendum on to the City's legislative delegation. If the General Assembly approved the legislation, then the referendum would appear on the November ballot. If approved by the voters, then the City's redevelopment powers would be reestablished.

Imker encouraged the City's residents to support the referendum, saying it would not cost any tax dollars. Meeker pointed out the referendum would only reestablish the City's redevelopment powers; it would not create a Tax Allocation District (TAD).

Ernst move to approve agenda item 01-15-07 Consider Resolution of Support for State Legislation for Restoration of Redevelopment Powers to the City. King seconded. Motion carried unanimously.

Election and Oath of Office – Mayor Pro-tem

Ernst nominated Mike King as Mayor Pro-tem. Imker seconded. There were no other nominations. Motion carried unanimously.

Learnard administered the Oath of Office to King.

Council/Staff Topics

Pennington said Council would receive a survey via Survey Monkey to prioritize the list of goals from the January 9 Retreat. The survey was due back to staff by January 23.

The Lake Peachtree dredging was moving along rapidly. The land disturbance permit had been issued to the County by the City.

Pennington said the work on MacDuff Parkway would be a long, slow process with two developers. The construction and erosion plans for the first phase (1,400 linear feet from Franklin Ridge to the Everton subdivision entrance) had been approved by staff. Brent Scarbrough's company was finalizing the details with CSX for the permit to build the bridge over the railroad tracks. Meeker said he had seen Bob Rolader of Scarbrough & Company recently, and Rolader had assured him everything CSX needed had been given to them. The City and Scarbrough & Company had signed the necessary agreements.

A number of things were happening from an economic development standpoint, Pennington said. He continued that Osmose Utilities would be building a corporate headquarters and testing center on SR 74 in the Industrial Park. Another possible project was in discussions, and it could be located across from the Peachtree City Athletic Complex (PAC). A rezoning request for the potential redevelopment of the Dolce Atlanta Peachtree on Aberdeen Parkway had been turned in.

Pennington addressed the recent issues with the traffic light synchronization on SR 54 W, saying one little thing went out on the signal at the SR 54/Planterra Way intersection and blew the entire system.

Learnard asked what could be done at MacDuff Parkway to help. Pennington said the City could ask GDOT to look at it again. He said there were also issues on SR 74 at the Lexington Pass intersection after the recent fatal accident.

Ernst asked if there was any indication on how long it would take GDOT to fix the issues on SR 54. Police Capt. Stan Pye said the problem had been fixed that day, and the issue was due to a malfunction in the pedestrian crossing light on the Planterra side. Apparently, drivers would get tired of waiting for the traffic signal to cycle and get out of their cars to push the "walk" button. King asked how many people actually walked across SR 54 in that area. Pye said very few pedestrians, maybe a few golf carts.

Imker said he sympathized with Angie Thompson, suggesting a patrol officer should be placed at the MacDuff Parkway intersection at critical times. He asked how much it would cost, saying some action needed to be taken during critical periods. Thompson said there was usually an officer in the area waiting for someone to run the light so they could issue a citation. She asked that the police officers be community helpers. King agreed the priority should not be to write tickets, but to move traffic.

Executive Session

There were no items for executive session.

There being no further business, Learnard moved to adjourn the meeting. Ernst seconded. Motion carried unanimously. The meeting adjourned at 9:00 p.m.

Pamela Dufresne, Deputy City Clerk

Kim Learnard, Mayor Pro-tem

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council
VIA:	James L. Pennington, City Manager
FROM:	Kimberly D. Jones, Court Administrator
DATE:	January 26th, 2015
SUBJECT:	Consider Increase in Administrative Fee for Municipal Court Citations February 5th, 2015 City Council Meeting

Recommendation:
Staff recommends increasing the administrative fee on applicable citations from $10.00 to $15.00.

Discussion: The municipal court is asking that the administrative fee on the majority of citations (all applicable citations) and city ordinance violations be raised from $10.00 to $15.00. The funds collected from the administrative fee will help the rising costs of day to day operations. This fee has not been raised since July 15th, 2004. The court is seeing more and more court appointed attorneys who have to spend much more time with clients, which in turn creates a much higher bill from the attorneys to the city. Inmates have also increased, which is a substantial cost to the city. We feel raising this fee will offset some of the increasing costs the court is facing.

Budget impact:

Will increase revenue by approx. $35,000.00 to $45,000.00 per year

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager**
Public Services Director

FROM: **Senior Planner** David

DATE: **January 27, 2015**

SUBJECT: **Consider Step One annexation application from the Bradshaw Family LLLP for a combined 28-acre tract on SR 54 East**
February 5, 2015 City Council Agenda

Recommendation:
Staff is forwarding the Applicant's Step One annexation application to City Council for consideration and is seeking a determination as to whether or not the request should proceed to a formal annexation and zoning application.

Background information:
In 2004, the city repealed its moratorium on annexations and initiated a two-step process for review and consideration of annexation requests. The first step is intended to provide a general overview of the proposed annexation and to determine if the proposed annexation may or may not be compatible with the goals and objectives established within the city's Comprehensive Plan.

Should Council desire to move forward with the request, the Applicant must submit a formal annexation and zoning application with supporting documentation as identified in the annexation ordinance. **Allowing a developer to move forward to Step Two in no way implies that City Council will ultimately approve the property for annexation.** Rather, it provides Staff the opportunity to work with the Applicant to develop a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

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

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

The property abuts Sumner Road to the west and north, and HWY 54 to the east. The Flat Creek Animal Clinic tract (unincorporated Fayette County) separates the property from The Heritage assisted living facility. The owner of The Heritage tract was recently authorized to proceed with their formal annexation application. The Heritage is separated from the recently annexed Peachtree Professional Building by the Viall Insurance Agency tract (unincorporated Fayette County).

The property also abuts the Black tract to the north (unincorporated Fayette County). The Sumner Road, LLC tract (unincorporated Fayette County) is located north of the Black tract and adjacent to Sumner Road and HWY 54.

The Applicant has provided a schematic site plan for the Bradshaw tracts which identifies a combination of retail, office and residential use. The site plan also identifies a potential location for the proposed Northeast Collector, which has been a component of the city's Thoroughfare Plan for many years and is intended to bisect the property and interconnect HWY 54 to Smokerise Point/ Sumner Road and the future residential development within Smokerise Plantation.

Potential issues and opportunities:
While Staff cannot provide a formal recommendation at this time, it should be noted that if this request moves forward, there will be two tracts of land south of and two tracts of land north of the Bradshaw property that would still be located within unincorporated Fayette County. It may be prudent to authorize Staff to contact these property owners to determine if there is any interest in bringing these parcels into the city limits, and to then develop a cohesive land use/ master plan for this area to guide future development.

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

HIGHWAY 54 EAST

28.3 ACRES

PROPOSED ANNEXATION AND ZONING

CONTACT INFORMATION:

Owner:
Bradshaw Family LLLP
251 Smokerise Trace
Peachtree City
Georgia 30269
770 486-1358

Agent:
Jerry Peterson
Peterson Planning
616 Wingspread
Peachtree City
Georgia 30269
770 487-9124

PROJECT INFORMATION:

Acreage:

Lakes:	0 Acres (There are no lakes on property)
Floodplain:	0 Acres (According to FEMA maps)
Wetland:	0 Acres (According to National Wetlands database)
Stream Buffer:	0 Acres (There are no streams on the property)
Net Developable:	28.3 Acres

Current zoning:
Agricultural/Residential, AR Fayette County

Current land Use:
Low Density Residential, Fayette County Land Use

Location of Property:
This 28.3 acres is located on the eastern edge of Peachtree City bounded by 750' of frontage on Ga. Hwy 54, Sumner Road on the west and north, and an undeveloped tract to the east. Adjoining the parcel to the south is the existing Flat Creek Vet and Heritage Senior Housing. The parcel is contiguous to the existing City Limits along the 1,163.43' length of Sumner Road. This is an undeveloped tract of land with natural storm drainage back to the west. The land directly across Highway 54 is an office park, while the land to the south along both sides of Highway 54 is currently commercial.

DISCRIPTION OF PROPOSED PROJECT

The proposed land plan illustrates mixed uses with small commercial on the Highway 54 frontage and office behind. Both the commercial and office are accessed by a cul du sac from the existing median cut on Highway 54 across from the existing office park. The remainder of the property is residential as is existing property across Sumner Road.

Proposed Land Plan:

Residential LUR	10.5 Acres	(37%)
Open Space	3.6 Acres	(13%)
Office	8.0 Acres	(28%)
Commercial	5.2 Acres	(18%)
Street	1.0 Acres	(4%)
TOTAL	28.3 Acres	(100%)

BRADSHAW FAMILY LLLP

Proposed annexation and zoning of 28.3 acres into Peachtree City

This is a request for annexation and zoning of 28.3 acres located on the eastern edge of Peachtree City bounded by 750' of frontage on Ga. Hwy 54, Sumner Road on the west and north, and an undeveloped tract to the east. Adjoining the parcel to the south is the existing Flat Creek Vet and Heritage Senior Housing. The parcel is contiguous to the existing City Limits along the 1,163.43' length of Sumner Road. This is an undeveloped tract of land with natural storm drainage back to the west. The land directly across Highway 54 is an office park, while the land to the south along both sides of Highway 54 is currently commercial.

The proposed land plan illustrates Residential 10.5 ac. (37%), Open Space 3.6 ac. (13%), Office 8.0 ac. (28%), Commercial 5.2 ac. (18%), and the street 1.0 ac. (4%).

The following are the main reasons the City should annex this property at this time.

1) There are a considerable number of existing residents in the Smoke Rise neighborhoods that are ready to move out of their large homes on large one to two acre lots and simplify their lives, but want very much to stay in the neighborhood. This is the last vacant parcel in the area that could be developed much like other desirable neighborhoods in the City such as Saranac, North Cove, Honeysuckle, Blueberry Hill, Cottage Grove and others with smaller lots but high quality design and materials.
2) The plan for this tract can complete the connections for pedestrian/cart paths on the east side of the City connecting the Smoke Rise neighborhoods to this new development as well as other existing commercial uses along Highway 54 and to the Lexington Park activities and the High School.
3) Begin the long proposed North East street connection from Highway 54 to Sims Road and ultimately Dogwood Trail. There is an existing median cut on Highway 54 in the center of this property, and DOT permit for access points.
4) Without annexation the property will develop in the County. This would mean more septic tanks with the natural drainage back to the west and existing City neighborhoods. There have already been problems with individual treatment systems along this area, which the City is now in the process of solving.
5) With annexation the City will be able to manage the design and development of this parcel at the east entry to the City, and protect the drainage downstream into Peachtree City. The City can also be assured with this plan that there will not be a large big box or shopping center built on the property that would compete with existing centers in the area. But small retail only on the frontage of Highway 54 where housing would not be the best use.
6) The City would be assured of appropriate buffers relating to existing Sumner Road to west and north as well as buffers between proposed uses within the 28.3 acres.
7) The City will receive additional new tax base as the parcel is developed.
8) There are existing commercial and office uses across the Highway and both sides of the Highway to the south.

Proposed Smokerise Corners Development

The Bradshaw Company

Projected Property Tax Benefits of Annexation & Zoning

Fair Market Value of Development when Built Out

Single Family Homes (28 @ $450,000)	$12,600,000
Commercial/Retail (25,000 SF @ $146)	$ 3,650,000
Office Buildings (50,000 SF @ $160)	$ 8,000,000
Fair Market Value of Development	$24,250,000 (40% Assessed Value= $9,700,000)

Estimated City , County & School Property Tax Revenue when "Built Out"

($9,700,000 X 34.3502 Mills-FY 2015 Rate)	$333,197

The new property tax will be distributed as follows:

Fayette County Schools ($9,700,000 X 21.450 Mills)	$208,065
Fayette County (9,700,000 X 5.812 Mills)	$ 56,376
Peachtree City ($9,700,000 X 7.0882 Mills)	$ 68,756
Total	$333,197

Note: Current property Taxes on the undeveloped tract is $4,289.

Prepared by: Scott Bradshaw

10-28-14

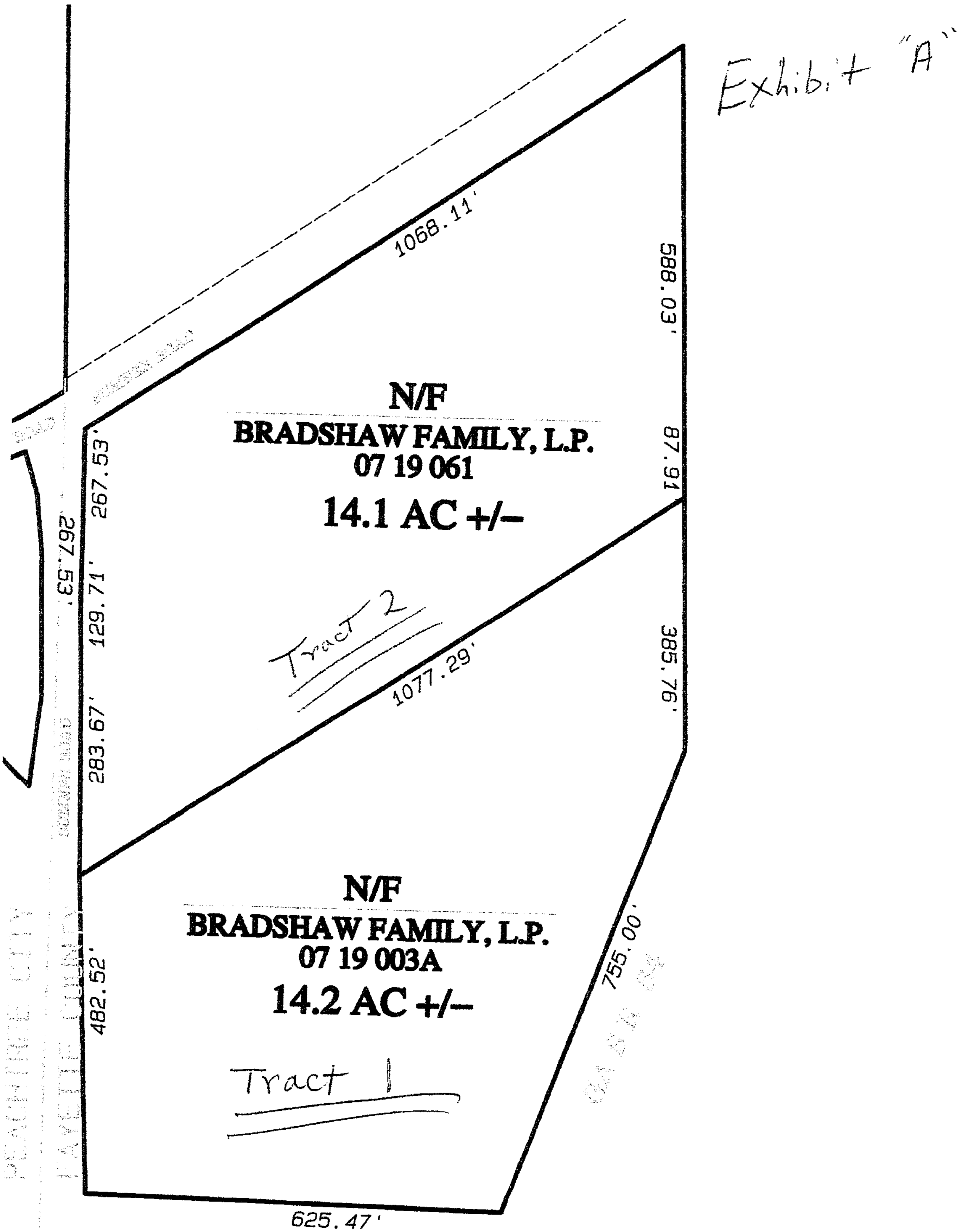
Exhibit "A"
1068.11'
588.03'
N/F
BRADSHAW FAMILY, L.P.
07 19 061
14.1 AC +/-
87.91'
267.53'
267.53'
129.71'
Tract 2
1077.29'
385.76'
283.67'
N/F
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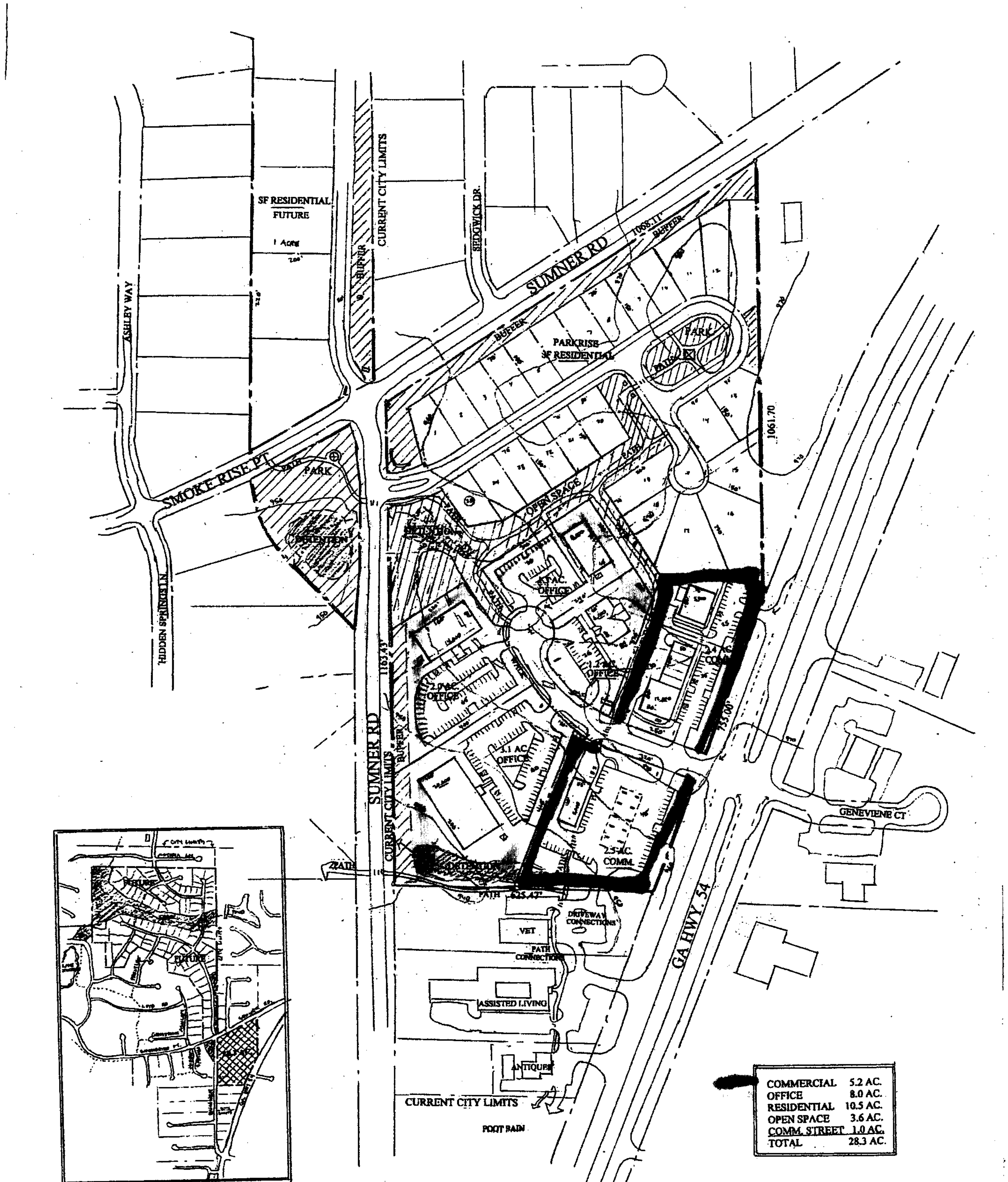
07 19 003A
14.2 AC +/-
482.52'
755.00'
Tract 1
625.47'



LOCATION MAP N: NTS
SMOKE RISE ESTATES
FUTURE PHASES

0 100' 200'

NORTH

AUG. 23 2013
1-13-2015

PETERSON PLANNING

SMOKE RISE CORNERS
(COMMERCIAL & OFFICE)
PARKRISE CORNERS
(RESIDENTIAL)

CONCEPT PLAN 28.3 ACRES
LL. 70 DISTRICT 7

OWNER:
BRADSHAW FAMILY LLLP
251 SMOKE RISE TRACE
PEACHTREE CITY, GA 30269.

POSITION PAPER

Senior Planner David
January 30, 2015

Case number:	**V-2015-01**
Applicant:	**Mr. Chuck Ogletree** **South-Tree Enterprises, Inc.**
Property address:	**273 Peachtree PKWY S** **Lot 5, Braelinn Office Park**
Variance request:	**To permit an encroachment of 9.7' into the front building setback.**

<u>Situation</u>:
Mr. Chuck Ogletree ("Applicant") has a contract on the property located at 273 Peachtree Parkway South within the Braelinn Office Park and desires to construct a freestanding building and associated parking on the property. The subject tract is 1.16 acres in size and was cleared and pre-graded as a part of the initial development of the Braelinn Office Park, which is zoned GC General Commercial. There has been no further development on the property.

The Braelinn Office Park was designed and approved with private streets. Lot 5 abuts a private street to the north, south, east and west, and is classified as a multiple frontage lot. Section 905, Multiple-frontage lots, of the Land Development Ordinance states:

> *Any lot having a property line adjacent to more than one public street right-of-way or private street shall be deemed a multiple-frontage lot. Any rear or side setback that also fronts on a public right-of-way or private street shall have a setback depth equal to the minimum front setback depth specified for the appropriate zoning district.*

The GC zoning district requires a front building setback of 40', which would be applicable to each street frontage. Because of the private street designation, the front building setback would be measured from the back of curb.

The proposed site plan identifies a 10,000 SF multi-tenant building and associated parking. A corner of the building would encroach 9.7' into the required 40' building setback. There are no other encroachments proposed.

The Applicant is requesting a variance of 9.7' from Section 1006.5(c)(1) of the GC General Commercial zoning ordinance to permit this encroachment.

The variance application is included as Attachment "A".

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;

Staff findings:
Special circumstances associated with Lot 5 include the fact this is the only tract of land within the Braelinn Office Park that abuts a street on all four sides and is therefore designated as a multiple-frontage lot. Because of this designation, the 40' front building setback is applicable to each property line, which reduces the developable portion of the property.

Staff has provided a number of suggestions to the Applicant in an effort to remove or reduce the encroachment, including angling the corner of the building, reconfiguring the design of the building, and switching the location of the building and parking areas. Each of these options was explored but it became evident the building and associated parking could not fit onto the property without reducing the size of the building,

(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 strict or literal interpretation and application of the ordinance would still permit the site to be developed, albeit with a smaller or reconfigured building footprint.

Comparing Lot 5 solely to Lots 1, 2, 3 and 4 within the Braelinn Office Park, this is the only tract of land within the subdivision that was platted with each property line abutting a private street. Rather than having a designated front, rear and side property line, each property line is considered a property frontage with associated parking and building setbacks.

(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 exceptional circumstances or conditions applicable to the property include the overall size of the property (1.16 acres) and the requirement to adhere to the 40' building setback along each property line. Out of the total land area (50,530 SF), approximately 30,600 SF, or 61% of the property, is located within the front building setback. The encroachment as proposed would be limited to 61 SF.

(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:
While variance requests for encroachments into the front building setback are rare, it should be noted there are only a handful of lots within the city that contain similar circumstances. We often see lots that have frontage on two streets, but rarely see lots that are completely surrounded by public or private streets.

(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 Applicant is proposing significant enhancements to a tract of land that has sat dormant for a number of years. There have been a number of issues related to the Braelinn Office Park as initially approved, in addition to the property going into foreclosure. As each tract of land within the subdivision has been developed, there has been a concerted effort to bring the infrastructure up to standards and to enhance the overall development.

The variance as proposed, as well as the development plans for the property, have the support of the other property owners within the office park.

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

Staff findings:
Granting the variance supports the findings of the Comprehensive Plan, which encourages redevelopment and reinvestment within our existing commercial areas. The development as proposed will improve and enhance the appearance of the overall office park as well as allow improvements to the infrastructure within the subdivision, to include the existing streets and detention area.

Options:
In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted upon showing that:

a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or

b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Recommendation:
Based on the analysis and findings presented herein, and without the benefit of considering additional evidence that may be presented at the Public Hearing, Staff recommends that City Council grant a variance to 1006.5(c)(1) of the GC General Commercial zoning ordinance for the property located at 273 Peachtree Parkway South to permit an encroachment of 9.7' into the required 40' front building setback, subject to the following understandings and conditions:

1. *The variance shall be limited to an encroachment of no more than 9.7' as shown on the conceptual site plan for Bicycles Unlimited as prepared by Capstone Engineering, Inc. (dated January 16, 2015). There shall be no other encroachments permitted without first securing additional variances.*

2. *A Foundation Survey shall be submitted to the Building Official prior to the beginning of any vertical construction. The purpose of the survey is to identify the building foundation encroaches no more than 9.7' into the front building setback as permitted by this variance.*

Attachments

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager

FROM: Kimberly D. Jones, Court Administrator

DATE: January 26th, 2015

SUBJECT: Consider City Ordinance and establish fee.
February 5th, 2015 City Council Meeting

Recommendation:
Staff recommends that council adopt the attached ordinance and establish a failure to appear fee of $75.00

Discussion:
For many years, the State of Georgia has assessed a $55.00 failure to appear fee on all individual citations issued, when a defendant does not appear for court. This fee is also added when a bench warrant is issued for Failure to Appear. The state has recently requested that each municipality have a city ordinance in place that will allow the Failure to Appear fee to be assessed to each citation. State Statute 40 -13-63 States; "each individual who does not appear for court or fails to pay their traffic citation before their court date and time and have missed said court date and time will be assessed a Failure to Appear fee not to exceed $200.00".
The municipal court is now asking that the FTA fee be raised to $75.00 per citation and a city ordinance be put in place for the court to be able to collect the fee. All of the FTA fees will be deposited into the general fund. The court has the choice of the FTA fee or 3 days in jail. The courts preference is not to incarcerate an individual as long as there are other means of addressing the situation.

Budget Impact: Will increase revenue for the city.
2014 FTA fees collected: 843 citations x $55.00 = $46,365.00 (843 x $75.00 = $63,225.00)

Ordinance Number ______

AN ORDINANCE TO AMEND ARTICLE I, CHAPTER 46 MUNICIPAL COURT, OF THE PEACHTREE CITY CODE OF ORDINANCES, AS AMENDED, TO PROVIDE FOR FAILURE TO APPEAR COURT FEES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

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

Section 1. Section 46-17 of the Peachtree City Code of Ordinances, as amended, is hereby established as follows:

Secs. 46-17 – Failure to Appear; Fee.

The city hereby adopts a standard fee for defendants who fail to appear for their scheduled court dates for arraignment and trial. Said standard fee shall be as determined by the Mayor and City Council in accordance with O.C.G.A. 40-13-63.

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 ____________________ 2014.

____
Vanessa Fleisch, Mayor

____

____

____

____

Attest: ______________________________
City Clerk

Peachtree City
GEORGIA
Convention and Visitors Bureau

Date: January 29, 2015

To: City Council

From: Peachtree City CVB Board of Directors
Nancy Price, Executive Director

RE: Approval of Proposed Changes to Peachtree City CVB Bylaws and Articles of Incorporation

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Request:

The Peachtree City CVB Board of Directors met on Wednesday, January 21, 2015 in a regular scheduled meeting and approved changes to two of the Board Member descriptions. City Council is now asked to approve those changes in both the Bylaws and the Articles of Incorporation.

Summary:

The Peachtree City CVB Board of Directors approved the following changes to the Board Member descriptions to have more flexibility in appointing new Board Members when multiple outstanding candidates apply and to give more flexibility to the Recreation and Special Events Board to appoint a representative other than the Chairperson if so desired.

1. Change the Board Member description from the qualification "tourism media related experience" to "tourism related experience.
2. Add the option to this Board Member description that either one or two members could be appointed. The quorum rules have been changed to five (5) if an eighth Board Member is appointed.
3. Change the Recreation and Special Events Board Member description from the "Chairperson of the Recreation and Special Events Community Services Director" to "representative".

AMENDED AND RESTATED ARTICLES OF INCORPORATION

ARTICLE I

The name of the Corporation is hereby changed from the Peachtree City Tourism Association, Inc. to:

PEACHTREE CITY CONVENTION & VISITORS BUREAU, INC.

ARTICLE II

The Corporation is organized pursuant to the Georgia Nonprofit Corporation Code.

ARTICLE III

The Corporation's founding and sole member is the City of Peachtree City, Georgia. Membership is expressly restricted to entities that are an integral part of the City of Peachtree City, Georgia provided that such entity's entire income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE IV

The registered office of the Corporation shall be 151 Willowbend Road, Peachtree City, Georgia 30269 in Fayette County. The initial registered agent of the Corporation at such address shall be Bernard J. McMullen.

ARTICLE V

The name and address of the incorporator is:

Theodore P. Meeker, III
Sumner Meeker, LLC
14 East Broad Street
Newnan, Georgia 30263

ARTICLE VI

The purposes for which the Corporation is formed are as follows:

(a) The Corporation is not organized for profit and no part of the net earnings of which inures to the benefit of any profit shareholder of individual within the meaning of Section 501(c)(6) of the Internal Revenue Code. The Corporation was organized, and at all times shall be operated, to serve the needs and interests of tourism within the City of Peachtree City. The purposes of the Corporation shall include, but shall not be limited to:

- Promote awareness of Peachtree City, increase hotel utilization, and support conventions, leisure travelers and visitors, while enhancing economic impact for the community.

- Contract with the City of Peachtree City to expend on behalf of the City of Peachtree City that portion of the hotel/motel tax authorized by Georgia law and other funding, and use the tax revenue and other funds to promote tourism, conventions and trade shows within the City. The Corporation's overall purpose will be to promote the welfare of the public, stimulate commerce and otherwise serve the public interest of the City of Peachtree City, as set forth in these Articles of Incorporation and the Bylaws, including the exercise of all other power and authority enjoyed by corporations generally by virtue of the provisions of the Georgia Nonprofit Corporation Code, within the subject to the limitations of Section 501(c)(6) of the Internal Revenue Code; and

- To serve as a Destination Marketing Organization as defined in O.C.G.A. §§ 48-13-50.2 and 48-13-51.

(b) This Corporation is not organized and shall not be operated for pecuniary gain or profit. No part of the property or net earnings of the Corporation shall inure to the benefit of or be distributable to its directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article VI of these Articles. The Corporation shall not lobby or otherwise attempt to influence legislation or participate or intervene in (including publication or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any provision of these Articles, the Corporation shall not carry on any other activities to the extent that such activities are not permitted to be carried on by an organization described in Section 501(c)(6) of the Internal Revenue Code of 1986, as amended (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE VII

The affairs of the Corporation shall be managed by a Board of Directors. The number of Directors of the Corporation and method of election shall be set out in the bylaws.

ARTICLE VIII

The Board of Directors shall consist of Seven (7) or Eight (8) voting members and one alternate non-voting member to be comprised as follows:

1. One (1) or Two (2) members who are a citizens of, or persons conducting business within the City of Peachtree City with current or previous tourism ~~media~~ related experience desired to serve a two year term. The Board Members shall serve for a maximum of two consecutive two-year terms. The second board member appointment shall be optional and appointed at the discretion of the board

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2. ~~The Chairperson of the Recreation and Special Events Board or the Community Services Director.~~ One (1) representative to be selected by the Recreation and Special Events Board of the City of Peachtree City by a majority of the members of the board for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms; and

3. One (1) member of the City Council of Peachtree City to be selected by a majority of the members of the governing body of the City of Peachtree City, such member to be selected in January of each year.

4. One (1) member to be selected by the Peachtree City Airport Authority by a majority of the members of the board for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms.

5. One (1) at-large member who is a citizen of, or persons conducting business within the City of Peachtree City who is an owner or manager of a retail business in Peachtree City with prior tourism-related work experience preferred. Such person to be selected by the governing authority of the City Council of Peachtree City for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms.

6. One (1) person who serves as a manager, owner, or operator of a hotel or motel located in Peachtree City, such person to be selected by the governing authority of the City Council of Peachtree City for a two year term~~.~~ The Board Member shall serve for a maximum of two consecutive two-year terms.

7. One (1) person who serves as a manager, owner, or operator of a recreational venue, sports association, or other athletic facility located in Peachtree City, for a two year term The Board Member shall serve for a maximum of two consecutive two-year terms.

8. One (1) person who serves as a manager, owner, or operator of a hotel or motel located in Peachtree City, such person to be selected by the governing authority of the City Council of Peachtree City as an alternate to the voting member of the Board who serves as a manager, owner, or operator of a hotel or motel located in Peachtree City for a two year term. This person will fulfill the term of the voting member if this position becomes vacant.

ARTICLE IX

. In the event of dissolution, the balance of all assets received by the Corporation for its operations, after the payment of all debts and obligations of the Corporation, shall be distributed to the City of Peachtree City (or an entity that is an integral part of the City of Peachtree City), provided that such entity's income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE X

(a) Each person who is or was a director or officer of the Corporation, and each person who is or was a director or officer of the Corporation who at the request of the Corporation is serving or has served as an officer, director, partner, joint venture or trustee of another corporation, partnership, joint venture, or trustee of another corporation, partnership, joint venture, or trustee of another corporation, partnership, joint venture, trust or other enterprise shall be indemnified by the Corporation for all costs of litigation(including attorneys' fees), judgments, fines and amounts paid in settlement which are allowed to be paid, advanced or reimbursed by the Corporation under the laws of the State of Georgia and which are actually and reasonable incurred in connection with any action, suit, or proceeding, pending or threatened, whether civil, criminal, arbitrative, administrative, or investigative, whether formal or informal, in which such person may be involved by reason of his being or having been a director or officer of this Corporation or of such other enterprises.. Such indemnification, reimbursement or advance shall be made only in accordance with the laws of the State of Georgia, including the Georgia Nonprofit Corporation Code, subject to the conditions under such statutory provisions.

(b) In any instance where the laws of the State of Georgia permit indemnification, reimbursement or advances to be provided to persons who are or have been an officer or director of the Corporation or who are or have been an officer, director, partner, joint venture or trustee of any such other enterprise only on a determination that certain specified standards of conduct have been met, that all statutory requirements and procedures have been satisfied, and that upon application for indemnification, reimbursement or advances by any such person the Corporation shall promptly cause such determination to be made in accordance with the statutory procedures of Georgia law.

(c) Nothing in this Article shall be construed as limiting the applicability and Code of Georgia law with respect to indemnification, reimbursement and advances for expenses; further, as a condition to any such right of indemnification, the Corporation may require that it be permitted to participate in the defense of any such action or proceeding through legal counsel designated by the Corporation and at the expense of the Corporation.

(d) In accordance with the law of the State of Georgia, the Corporation may purchase and maintain insurance on behalf of any such persons whether or not the Corporation would have the power to indemnify such officers and directors against any liability under the laws of the State of Georgia. Any expenses or other amounts that are paid by way, or by indemnification, reimbursement, or advances of funds other than by court order, action by shareholders, the Corporation shall provide notice of such payment to the shareholders in accordance with the applicable provisions of the laws of the State of Georgia.

ARTICLE XI

The Articles of Incorporation of the corporation may be amended at any time in the manner provided in the Georgia Nonprofit Corporation Code (or the corresponding provision of any future Georgia nonprofit corporation law) by the affirmative vote of a majority of the directors then in office and by the City Council of the City of Peachtree City, Georgia; provided, however, that no amendment may be made which would cause the organization no longer to be qualified as an exempt organization described in Section 501(c)(6) of the Code.

The effective date of these Amended and Restated Articles of Incorporation shall be __________ 2012.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this ______ day of ____________________, 2012.

____
Chairman
Peachtree City Convention and Visitors Bureau, Inc.

BY-LAWS

OF

PEACHTREE CITY CONVENTION & VISITORS BUREAU, INC.

Incorporated as a Not-for-Profit Corporation
Under the laws of the State of Georgia

Incorporated _________________________, 2010.

ARTICLE ONE

Name, Location and Offices

1.1 Name. The name of this Corporation shall be:

"PEACHTREE CITY CONVENTION & VISITORS BUREAU, INC."

1.2 Registered Office and Agent. The Corporation shall maintain a registered office in the State of Georgia, and shall have a registered agent whose address is identical with the address of such office, in accordance with the requirements of the Georgia Nonprofit Corporation Code.

1.3 Other Offices. The principal office of the Corporation shall be located at such places as designated by the Board of Directors. The Corporation may have other offices at such place or places, within or outside the State of Georgia, as the Board of Directors may determine from time to time or the affairs of the Corporation may require or make desirable.

ARTICLE TWO

Purposes and Governing Instruments

2.1 Not-for-Profit Corporation. The Corporation shall be organized and operated as a not-for-profit corporation under the provisions of the Georgia Nonprofit Corporation Code.

2.2 Purposes. The Corporation is not organized for profit and no part of the net earnings of which inures to the benefit of any private shareholder or individual within the meaning of Section 501(c)(6) of the Internal Revenue Code. The Corporation was organized, and at all times shall be operated, to serve the needs and interests of tourism within the City of Peachtree City. The purposes of the Corporation shall include, but shall not be limited to, the following:

- Promote awareness of Peachtree City, increase hotel utilization, and support conventions, leisure travelers and visitors, while enhancing economic impact for the community

- Contract with the City of Peachtree City to expend on behalf of the City of Peachtree City that portion of the hotel/motel tax authorized by Georgia law and other funding, and use the tax revenue and other funds to promote tourism, conventions and trade shows within the City. The Corporation's overall purpose will be to promote the welfare of the public, stimulate commerce and otherwise serve the public interest of the City of Peachtree City, as set forth in these Articles of Incorporation and the Bylaws, including the exercise of all other power and authority enjoyed by corporations generally by virtue of the provisions of the Georgia Nonprofit Corporation Code, within the subject to the limitations of Section 501(c)(6) of the Internal Revenue Code; and

- To serve as a Destination Marketing Organization as defined in O.C.G.A. §§ 48-13-50.2 and 48-13-51..

2.3 Governing Instruments. The Corporation shall be governed by its articles of incorporation and these bylaws.

2.4 The Corporation shall not lobby or otherwise attempt to influence legislation. The Corporation shall not in any manner or to any extent participate in or intervene in any political campaign on behalf of any candidate for public office. In the event of dissolution or liquidation of the corporation, the balance of all assets received by the Corporation for its operations, after the payment of all debts and obligations of the Corporation, shall be distributed to the City of Peachtree City (or an entity that is an integral part of the City of Peachtree City) provided that such entity's entire income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE THREE

Board of Directors

3.1 Authority and Responsibility of the Board of Directors. The supreme authority of the Corporation and the government and management of the affairs of the Corporation shall be vested in the Board of Directors; and all the powers, duties, and functions of the Corporation conferred by the articles of incorporation, these bylaws, state statutes, common law, court decisions, or otherwise, shall be exercised, performed, or controlled by the Board of Directors, except as otherwise limited in these bylaws.

The governing body of the Corporation shall be the Board of Directors. The Board of Directors shall provide supervision, control and directions of the management, affairs and property of the Corporation; shall determine its policies or changes therein; and shall actively pursue its purposes and objectives and supervise the disbursement of its funds. The Board of Directors may adopt, by majority vote, such rules and regulations for the conduct of its business and the business of the Corporation as shall be deemed advisable, and may, in the execution of the powers granted, delegate certain of its authority and responsibility to an executive committee. Under no circumstances, however, shall any actions be taken which are consistent with its articles of incorporation or these bylaws; and the fundamental and basic purposes of the Corporation, as expressed in the articles of incorporation and these bylaws, shall not be amended or changed.

The Board of Directors shall not permit any part of the net earnings or capital of the Corporation to inure the benefit of any member, director, officer, trustee, or other private person or individual.

Only when the services are not otherwise available from resources of the City of Peachtree City; the Board of Directors may, from time to time, appoint, as advisors, persons whose advice, assistance and support may be deemed helpful in determining policies and formulating programs for carrying out the purposes and functions of the Corporation; and, to employ such person or persons, including an executive director or officer, attorneys, trustees, agents, and assistants, as in its judgment are necessary or desirable for the administration and management of the Corporation, and to pay reasonable compensation for the services performed and expenses incurred by any such person or persons. The Board of Directors, either directly or through its management, shall meet not less than quarterly with the City Financial Services Director of the City of Peachtree City, Georgia, so as to review the financial status of the corporation.

The Seven (7) member Board of Directors and any officers of the Corporation shall be appointed in the manner established in Section: 3.3 of these Bylaws. The Board of Directors shall have full power and authority to review and approve in advance both short-term and long-term budgets, capital and operating, of income and expenditures of the Corporation and to exercise such other supervision and control over the affairs and property of the Corporation as the Board of Directors of the Corporation may deem necessary or desirable to ensure the 501(c)(6) purposes and functions of the Corporation are carried out.

3.2 Board of Directors. The ultimate property, affairs, activities and concerns of the Corporation shall be vested in a Board of Directors, consisting of Seven (7) directors. The members of the Board shall, upon appointment, immediately enter upon the performance of their duties and shall continue in office until their successor shall have been duly appointed and qualified, or until the director's earlier death, resignation, removal or disqualification.

3.3 Manner of Appointment and Term of Office. The Board of Directors shall be comprised as follows:

1. One (1) or Two (2) members who are~~is~~ a citizens of, or persons conducting business within the City of Peachtree City with current or previous tourism ~~media~~ related experience desired to serve a two year term. The Board Members shall serve for a maximum of two consecutive two-year terms. The second board member appointment shall be optional and appointed at the discretion of the board

2. ~~The Chairperson of the Recreation and Special Events Board or the Community Services Director~~ One (1) representative to be selected by the Recreation and Special Events Board of the City of Peachtree City by a majority of the members of the board for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms.

3. One (1) member of the City Council of Peachtree City to be selected by a majority of the members of the governing body of the City of Peachtree City, such member to be selected in January of each year.

4. One (1) member to be selected by the Peachtree City Airport Authority by a majority of the members of the board for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms.

5. One (1) at-large member who is a citizen of, or persons conducting business within the City of Peachtree City who is an owner or manager of a retail business in Peachtree City with prior tourism-related work experience preferred. Such person to be selected by the governing authority of the City Council of Peachtree City for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms.

6. One (1) person who serves as a manager, owner, or operator of a hotel or motel located in Peachtree City, such person to be selected by the governing authority of the City Council of Peachtree City for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms.

7. One (1) person who serves as a manager, owner, or operator of a recreational venue, sports association, or other athletic facility located in Peachtree City, for a two year term. The Board Member shall serve for a maximum of two consecutive two-year terms.

8. One (1) person who serves as a manager, owner, or operator of a hotel or motel located in Peachtree City, such person to be selected by the governing authority of the City Council of Peachtree City as an alternate to the voting member of the Board who serves as a manager, owner, or operator of a hotel or motel located in Peachtree City for a two year term. This person will fulfill the term of the voting member if this position becomes vacant.

The Board shall consist of a chair, a vice-chair and a secretary/treasurer to be chosen by the Board of Directors of the Corporation.

3.4 Removal. Any director may be removed by the Council. A removed director's successor shall be appointed by the Council to serve the unexpired term. Failure of any director to attend seventy-five percent (75%) of the meetings of the Board of Directors of the Corporation held in any fiscal year of the Corporation shall operate as a tender of such director's resignation, and such director shall be removed from the Board; provided, however, that a director, may petition the Board for an excused absence due to unavoidable circumstances.

3.5 Vacancies. Any vacancy in the Board of Directors arising at any time and from any cause, may be filled for the unexpired term only by the Council. Unless otherwise provided by these bylaws, each director so appointed shall hold office until the expiration of his or her term and the qualification of his or her successor.

3.6 Compensation. There shall be no Director compensation. Directors may be reimbursed for actual out-of-pocket expense incurred in pursuing the business of the Corporation, provided the expenses are approved by the Board prior to being incurred, or are incurred pursuant to prior established Board policy.

3.7 Dissolution of an organization. If an organization or Board ceases to exist that Board Member's term will automatically be terminated and a new board member will be appointed by City Council to fulfill the remaining term of this Board Member or if at Council's discretion/approval the Board Member will continue out their term. Council will not appoint any replacement board member that duplicates an existing Board Member position description.

ARTICLE FOUR

Meetings of the Board of Directors

4.1 Place of Meetings. Meetings of the Board of Directors may be held at any place within the State of Georgia as set forth in the notice thereof or in the event of a meeting held pursuant to waiver of notice, as may be set forth in the waiver, or if no place is so specified, at the principal office of the Corporation.

4.2 Annual Meeting; Notice. The annual meeting of the Board of Directors shall be held at such place as the Board of Directors shall determine on such day and at such time as the Board of Directors shall designate. Unless waived as contemplated in Section 5.2, notice of the time and place of such annual meeting shall be given by the secretary either personally or by telephone or by mail or by telegram not less than ten (10) nor more than fifty (50) days before such annual meeting.

4.3 Regular Meetings; Notice. Regular meetings of the Board of Directors shall be held from time to time between annual meetings at such times and at such places as the Board of Directors may prescribe.

4.4 Special Meetings; Notice. Special meetings of the Board of Directors may be called by the Chair, or by any four (4) of the directors in office at that time. Notice of the time, place and purpose of any special meeting of the Board of Directors shall be given by the secretary/treasurer either personally, by telephone, by mail, by email, by telegram, or by facsimile at least twenty-four (24) hours before such meeting.

4.5 Waiver. Attendance by a director at a meeting shall constitute waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of business because the meeting is not lawfully called.

4.6 Quorum. Four (4) directors or five (5) if the board appoints the optional Eighth board member shall constitute a quorum.

4.7 Vote Required for Action. Except as otherwise provided in these bylaws or by law, the act of four (4) directors present at a meeting or five (5) if the board appoints the optional Eighth board member shall be the act of the Board of Directors.

4.8 Adjournments. A meeting of the Board of Directors, whether or not a quorum is present, may be adjourned by a majority of the directors present to reconvene at a specific time and place. It shall not be necessary to give notice of the reconvened meeting or the business to be transacted, other than by announcement at the meeting that was adjourned. At any such meeting at which a quorum is present, any business may be transacted which could have been transacted at the meeting, which was adjourned.

4.9 **Compliance with Georgia law.** All meetings of the Board shall be conducted in accordance with the Georgia Open Meetings Law, O.C.G.A. § 50-14-1 et seq.

ARTICLE FIVE

Notice and Waiver

5.1 Procedure. Whenever these bylaws require notice to be given to any director, the notice shall be given as prescribed in Article Four. Whenever notice is given to a director by mail, the notice shall be sent by first-class mail by depositing the same in a post office box or letter box in a postage prepaid sealed envelope addressed to the director at his address as it appears on the books of the Corporations and such notice shall be deemed to have been given at the time the same is deposited in the United States mail. Notice shall be deemed to have been given by telegram, cablegram, facsimile, or email at the time notice is filed with the transmitting agency.

5.2 Waiver. Whenever any notice is required to be given to any director by law, by the articles of incorporation, or by these bylaws, a waiver thereof in writing signed by the director entitled to such notice, whether before or after the meeting to which the waiver pertains, shall be deemed equivalent thereto.

ARTICLE SIX

Officers

6.1 Number and Qualifications. The executive officers of the Corporation may consist of officers as the Board deems necessary for the efficient management of the Corporation; but the Corporation shall not be required to have, at any time, any officers other than the chair, vice-chair and secretary/treasurer which shall be members of the Board.

6.2 Election and Term of Office. The executive officers of the Corporation, shall be elected by the Board of Directors of the Corporation on a biannual basis at the first meeting after Board appointments have been made by Council, and shall serve at the will of said Board.

6.3 Other Agents. Subject to Section 3.1 of these Bylaws, the Board of Directors may appoint from time to time such agents as it may deem necessary or desirable, each of whom shall hold office at the pleasure of the Board, and shall have such authority and perform such duties and shall receive such reasonable compensation, if any, as the Board of Directors may from time to time determine.

6.4 Removal. Any officer or agent elected or appointed by the Board of Directors of the Corporation, may be removed by the Board of Directors whenever in its judgment the best interests of the Corporation will be served thereby; provided that any such removal shall be without prejudice to the contract rights, if any, of the officer or agent so removed.

6.5 Vacancies. A vacancy in any office arising at any time and from any cause may be filled for the unexpired term by the Peachtree City ~~City~~ Council.

6.6 Chair. The chair shall preside at all meetings of the Board of Directors. The chair shall appoint the members and chairs of any committee of the board. He or she shall perform such other duties and have such other authority and powers as the Board of Directors may from time to time prescribe. The chair shall be a member of the Board and shall report to and be supervised by the Board of Directors.

6.7 Vice-Chair. The vice-chair shall preside at all meetings of the Board of Directors in the absence or disability of the chair, and shall act in the place of the chair in the chair's absence or disability. He or she shall perform such other duties, and have such other authority and powers as the Board of Directors may from time to time prescribe. The vice-chair shall be a member of the Board, and shall report to and be supervised by the Board of Directors.

6.8 Secretary / Treasurer. The secretary/treasurer shall attend all meetings of the Board of Directors and record, or cause to be recorded, all votes, actions and the minutes of all proceedings in a book to be kept for that purpose and shall perform, or cause to be performed, like duties for other board committees when required. The secretary/treasurer shall give, or cause to be given, notice of all meetings of the Board of Directors. The secretary/treasurer shall keep in safe custody the seal of the Corporation and, when authorized by the Board of Directors or the Chair, affix it to any instrument requiring it. The secretary/treasurer shall be a member of the Board and shall report to and be under the supervision of the Board of Directors. He or she shall perform such other duties and have such other authority and powers as the Board of Directors may from time to time prescribe.

ARTICLE SEVEN

Conflict and Disclosure of Interest

The directors and officers of the Corporation shall comply with and enforce the "Conflict and Disclosures of Interest" policies as adopted by these Bylaws, and may be amended from time to time.

7.1 Purpose. The purpose of the conflicts of interest policy is to protect the Corporation's interest when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director of the Corporation. This policy is intended to supplement but not replace any applicable state laws governing conflicts of interest applicable to nonprofit and charitable corporations.

7.2 Definitions.

Interested Person: Any director, principal officer, or member of a committee with board delegated powers that have a direct or indirect financial interest, as defined below, is an interested person. If a person is an interested person with respect to any entity or venue in which the Corporation is a part, he or she is an interested person with respect to all such entities.

Financial Interest. A person has a financial interest if the person has, directly or indirectly, through business, investment or family:

a. an ownership or investment interest in any entity with which the Corporation has a transaction or arrangement, or

b. a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement, or

c. a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement.

Compensation includes direct and indirect remuneration as well as gifts or favors that are substantial in nature.

A financial interest is not necessarily a conflict of interest, a person who has a financial interest may have a conflict of interest only if the Board of Directors decides that a conflict of interest exists.

7.3 Procedures

7.3.1 Duty to Disclose. In connection with any actual or possible conflicts of interest, an interested person must disclose the existence of his or her financial interest and must be given the opportunity to disclose all material facts to the Board of Directors and members of committees with board delegated powers considering the proposed transaction or arrangement.

7.3.2 Determining Whether a Conflict of Interest Exists. After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the Board meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Board members shall decide if a conflict of interest exists.

7.3.3 Procedures for Addressing the Conflict of Interest.

a. An interested person may make a presentation at the board or committee meeting, but after such presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement that results in the conflict of interest.

b. The chair/president of the Board shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c. After exercising due diligence, the Board shall determine whether the Corporation can obtain a more advantageous transaction or arrangement with reasonable efforts from a person or entity that would not give rise to a conflict of interest.

d. If a more advantageous transaction or arrangement is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested directors whether the transaction or arrangement is in the Corporation's best interest and for its own benefit and whether the transaction is fair and reasonable to the Corporation and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.

7.3.4 Violations of the Conflicts of Interest Policy.

a. If the Board has reasonable cause to believe that a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.

b. If, after hearing the response of the member and making such further investigation as may be warranted in the circumstances, the Board determines that the member has in fact failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

7.4 Records of Proceedings.

The minutes of the Board and all committees with board-delegated powers shall contain:

a. The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the board's or committee's decision as to whether a conflict of interest in fact existed.

b. The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection therewith.

7.5 Compensation.

a. A voting member of the Board of directors who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that member's compensation.

b. A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that member's compensation.

7.6 Annual Statements.

Each member of the board and each officer shall annually sign a statement, *which* affirms that such person:

a. has received a copy of the conflicts of interest policy,

b. has read and understands the policy,

c. has agreed to comply with the policy, and

d. understands that the Corporation is a charitable organization and that in order to maintain its federal tax exemption it must engage primarily in activities, which accomplish one or more of its tax-exempt purposes.

ARTICLE EIGHT

Committees

8.1 Committees of Directors. Committees, each consisting of one (1) or more directors, not having and exercising the authority of the Board of Directors in the management of the Corporation may be designated by a resolution adopted by a majority of directors.

8.2 Advisory and Other Committees. The Board of Directors may provide for such other committees, including committees, advisory groups, boards of governors, etc., consisting in whole or in part of persons who are not directors of the Corporation, as it deems necessary or desirable, and discontinue any such committee as its pleasure. It shall be the function and purpose of each such committee to advise the Board of Directors on matters relating to the business and affairs of the Corporation; and each such committee shall have such powers and perform such specific duties or functions, not inconsistent with the articles of incorporation of the Corporation or these bylaws, as may be prescribed for it by the Board of Directors.

8.3 Finance Committee. There is hereby created a Finance Committee of the Corporation, the members of which committee shall include the City Financial Services Director of the City of Peachtree City, Georgia, the Executive Director of the Corporation, and a member of the Board of Directors. The Finance Committee shall meet not less than quarterly so as to review the financial posture and status of the Corporation.

8.4 Committee Governance. Except as otherwise provided in Board resolution or in these bylaws, a committee formed by the Board shall be generally governed as follows:

8.4.1 Appointment and Removal. Except as otherwise provided in such resolution or in these bylaws, members of each such committee shall be appointed by the chairperson of the Corporation. Any member of any committee may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Corporation shall be served by such removal.

8.4.2 Terms of Appointment. Each member of a committee shall continue as such until the next annual meeting of the Board of Directors or until his successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

8.4.3 Meetings, Notice and Waiver. The committee may establish a regular meeting schedule. Special meetings of the committee may be called by, or at the direction of, the chairperson of the committee, the Corporation's Chair, or a majority of the members of the committee. Notice of the time, place and purpose of any meeting, except scheduled regular meetings, shall be given, in writing, by the chairperson of the committee or the president, or either's designee, to each member personally, be personal delivery, telephone, facsimile, e-mail or telegram at least twenty-four (24) hours prior to the meeting, or by mailing at least three (3) days prior to the meeting. Attendance of a member at a meeting shall constitute a waiver of notice of the meeting. Attendance of a member at a meeting shall constitute a waiver of notice of the meeting, except where the member delivers to the chairperson, before any vote is taken, a written objection to the notice or the calling of the meeting. No business shall be conducted at any called meeting except that stated in the notice, unless all then serving members are present and consent to non-noticed business being discussed or acted upon. Business may be conducted at a special meeting upon written waiver of notice by all members, or upon written waiver of notice being obtained from all members not receiving notice. The committee shall keep minutes of its proceedings and shall report to the Board at meetings of the Board.

8.4.4 Chair. One member of each committee shall be appointed chair thereof by the chair of the Corporation.

8.4.5 Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

8.4.6 Quorum. Unless the Board of Directors directs otherwise, eighty percent (80%) or more of the committee members then serving shall constitute a quorum; and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

8.4.7 Rules. Each committee may adopt rules for its own government, so long as such rules are not inconsistent with these bylaws or with rules adopted by the Board of Directors.

8.4.8 Board Reports and Control. Any action of a committee shall be reported to the Board of Directors at its regular meeting next succeeding such action and shall be subject to control, revision and alteration by the Board of Directors.

ARTICLE NINE

Contracts, Checks, Deposits, and Funds

9.1 Contracts. The Board of Directors may authorize any officer or officers, agent or agents of the Corporation, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Corporation. Such authority must be in writing and may be general or confined to specific instances.

9.2 Checks, Drafts, Notes, Etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by the Chair or Executive Director and countersigned by the Director of Finance of the City of Peachtree City.

9.3 Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select.

9.4 Gifts. The Board of Directors may accept on the behalf of the Corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Corporation.

ARTICLE TEN

Indemnification and Insurance

10.1 Indemnification. In the event that any person who was or is a party to or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, seeks indemnification from the Corporation against expenses, including attorney's fees (and in the case of actions other than those by or in the right of the Corporation, judgments, fines and amounts paid in settlement), actually and reasonably incurred by him in connection with such action, suit, or proceeding by reason of the fact that such person is or was a director, officer, employee, trustee, or agent of the Corporation, or is or was serving at the request of the Corporation as a director, officer, employee, trustee, or agent of another Corporation, domestic or foreign, not-for-profit or for profit, partnership, joint venture, trust, or other enterprise, then, unless such indemnification is ordered by a court, the Corporation shall determine, or cause to be determined, in the manner provided under Georgia law; and, to the extent it is so determined that such indemnification is proper, the person claiming such indemnification shall be indemnified to the fullest extent now or hereafter permitted by Georgia law.

10.2 Indemnification Not Exclusive of Other Rights. The indemnification provided in Section 10.1 above shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the articles of incorporation of bylaws, or any agreement, vote of members or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while, holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, trustee, or agent, and shall inure to the benefit of the heirs, executors, and administrators of such a person.

10.3 Insurance. To the extent permitted by Georgia law, the Corporation may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, trustee, or agent of the Corporation, or is was serving at the request of the Corporation as a director, officer, employee, trustee, or agent or another corporation, domestic or foreign, not-for-profit or for profit, partnership, joint venture, trust or other enterprise.

ARTICLE ELEVEN

Miscellaneous

11.1 Books and Records. The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Directors, and committees having any of the authority of the Board of Directors. The Corporation shall keep at its registered or principal office a record giving the names and addresses of the directors.

11.2 Corporate Seal. The corporate seal (of which there may be one or more exemplars) shall be in such form as the Board of Directors may from time to time determine.

11.3 Fiscal Year. The Board of Directors is authorized to fix the fiscal year of the Corporation and to change the same from time to time as it deems appropriate.

11.4 Internal Revenue Code. All references in these bylaws to sections of the Internal Revenue Code shall be considered references to the most recent revision of the Internal Revenue Code, as from time to time amended, to the corresponding provisions of any applicable future United States Internal Revenue Law, and to all regulations issued under such sections and provisions.

11.5 Construction. Whenever the context so requires, the masculine shall include the feminine and neuter, and the singular shall include the plural, and conversely. If any portion of these bylaws shall be invalid or inoperative, then, so far as is reasonable and possible, the remainder of these bylaws shall be considered valid and operative, and effect shall be given to the intent manifested by the portion held invalid or inoperative.

11.6 Table of Contents; Headlines. The table of contents and headings are for organization only.

11.7 Relation to Articles of Incorporation. These bylaws are subject to, and governed by, the articles of incorporation.

ARTICLE TWELVE

Amendments

12.1 Powers to Amend Articles and Bylaws. Subject to the provisions of Section 12.2 of this Article, the Board of Directors shall have the power to alter, amend, or repeal the articles of incorporation or these bylaws, or adopt new bylaws; provided, however, that the Board of Directors shall have no power or authority to make any changes in the articles of bylaws which would in any way diminish or derogate from the duties at Section 2.2 of these Bylaws.

12.2 Conditions. Action by the Board of Directors with respect to the articles of incorporation or these bylaws shall be taken by the affirmative vote of a majority of all directors then holding office. Anything in these bylaws to the contrary notwithstanding, no action with respect to the articles of incorporation or these bylaws shall be taken without the prior written approval of the City Council.

ARTICLE THIRTEEN

Reserved Powers of the Council

13.1 Limitations on Board of Directors. Notwithstanding any other provision contained herein, the Board of Directors of the Corporation shall not undertake the following actions without the prior approval of the Council:

a. Expend cash or incur any indebtedness with respect to any transaction or group of related transactions in excess of 20,000.00, excluding any amounts previously approved as a part of the Corporation's capital budget or business plan (such transactions requiring approval pursuant to this section being hereinafter referred to as "Material Transactions");

b. Approve the acquisition of control by the Corporation of, or the affiliation of the Corporation with, any other entity;

c. Amend the articles of incorporation or bylaws of the Corporation;

d. Voluntarily file any petition in bankruptcy;

e. Adopt any short-term capital or operational or long-term budget of the Corporation; or

f. Acquire, sell, transfer or otherwise dispose of any assets of the Corporation, excluding: (i) transactions occurring in the ordinary course of business, (ii) transactions previously approved as part of the Corporation's budget or business plan, (iii) transactions among the Corporation and the City of Peachtree City.

ARTICLE FOURTEEN

Tax-Exempt Status

14.1 The affairs of the Corporation at all times shall be conducted in such a manner as to assure its status as an organization as defined in Section 501(c)(6) of the Internal Revenue Code.

14.2 The Corporation shall have all the powers permitted nonprofit corporations in the State. Notwithstanding anything contained herein to the contrary, the Corporation:

a. Shall only exercise such powers

b. Shall engage in only such activities

c. Is organized exclusively for such purposes as shall be permitted under Section(c)(6) of the Internal Revenue Code and regulations issued pursuant thereto as they now exist or as they may hereafter be amended.

14.3 No part of the income of the Corporation shall inure to the benefit of, or be distributable to, any director, officer, employee, or other agent of the Corporation or to any other private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation in furtherance of its purposes), and no director, officer, employee, or other agent of the Corporation, or any other private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.

14.4 In the event of dissolution, the balance of all assets received by the Corporation for its operations, after the payment of all debts and obligations of the Corporation, shall be distributed to the City of Peachtree City (or an entity that is an integral part of the City of Peachtree City), provided that such entity's income is excludable from gross income under Section 115(1) of the Internal Revenue Code.

ARTICLE FIFTEEN

Adoption of Bylaws

Peachtree City Convention & Visitors Bureau. is organized under the laws of the State of Georgia on this _____ day of ______________________, 2010. The Bylaws were adopted by resolution of the Board of Directors and the Corporation on and became effective as of said date.

Effective date. This Amended and Restated By-Laws of the Peachtree City Convention & Visitors Bureau, Inc. shall become effective ____________________, 2014.

Adopted by a majority vote of the Board of Directors, in a public and open session of a regularly scheduled meeting of the Board of Directors, at which a quorum was present and voting on the ______ day of ________________, 20154.

Adopted: ___________________________
Wende Blumberg, Chairperson,
Peachtree City Convention &
Visitors Bureau, Inc.

Attest: ____________________________

Approved on ___________________, 20154, by a majority vote of the City of Peachtree City Council ("Council"), in a public and open session of a regular scheduled meeting, at which a quorum was present and voting.

By: ___________________________
Vanessa Fleisch, Mayor

ATTEST:

____
Betsy Tyler, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor and Council**
VIA:	**James Pennington, City Manager** **Paul Salvatore, Financial Services Director** P.S. **Angela Egan, Purchasing Agent**
FROM:	**Jonathan Rorie, Public Services Director**
DATE:	**January 28, 2015**
SUBJECT:	**Meade Field Restroom** *February 5, 2015 City Council Meeting*

Recommendation:

Staff recommends that City Council award a contract to Quality Construction by McLeRoy for a not to exceed amount of $93,777 for the construction of a new restroom facility at Meade Field (CIP-071).

Discussion:

Staff solicited bids for the design/build of a restroom facility at Meade Field with an anticipated budget cost of $110,000. Bids were due on December 4, 2015. At the close of the published bid period, only one bid was received by Quality Construction by McLeRoy. Another bid was received after the bid opening time period and had to be excluded from consideration.

Quality Construction by McLeRoy has completed various design-build projects including school facilities and they are currently constructing three (3) restrooms and a public works building for the City of Newnan. Staff has thoroughly vetted the qualifications, experience, and references of Quality Construction by McLeRoy and is comfortable moving forward with the contract award.

Budget Impact:

The total budget impact is not anticipated to exceed $100,000. Staff is proposing to establish a total budget of $100,000 to complete the project (CIP-071). Funding is available on a 75/25 split distribution basis. $75,000 is available in Fund Account 333-6110-541484 (Somerby Restroom Contribution) and $25,000 from Fund Account 329-6110-541200 (Recreation Impact Fees). This proposal has no impact on the City General Fund.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **James Pennington, City Manager**
Paul Salvatore, Financial Services Director P.S.
Kelly Bush, Asst. Finance Director
Angela Egan, Purchasing Agent

FROM: **Jonathan Rorie, Public Service Director**

DATE: **January 26, 2015**

SUBJECT: **Facility Bond Fire Protection Systems Replacements-Contract Award**
February 5, 2015 City Council Meeting

Recommendation:

Staff recommends that City Council award a contract to PROSTAR Fire Systems, Inc. for a not to exceed amount of $78,134 to replace fire protection systems as outlined in the staff memo.

Discussion:

Historically, fire protection system services were provided by multiple vendors on a building-by-building basis which lead to inconsistencies in service and inspection management and the installation of proprietary systems. In FY 2012, staff solicited RFP's for fire protection system services. Five (5) vendors responded to the RFP. In November 2012, PROSTAR was awarded an annual contract for fire alarm and sprinkler system services to include inspection / maintenance city fire protection systems / devices / extinguishers.

Staff solicited cost estimates from PROSTAR Fire Systems for the replacement of systems as outlined in the 2014 Facility Bond Project list. Specifically, we are seeking authorization to replace the following fire protection/suppression system as outlined below:

City Hall Fire Alarm System	$27,218
Library Fire Alarm System	$29,650
City Hall Vault Halon Suppression System	$14,265
Contingency 10%	$ 7,000
Total	**$78,133**

Budget Impact:

The current funding proposal is approximately $22,000 under budget. Fire Protection System upgrades/replacements are approved projects utilizing facility bond funding; therefore, staff proposes that funding be drawn from Facilities Authority Bonds as budgeted in FY 2015.