

City Council of Peachtree City
Revised Agenda
January 23, 2003
6:00 p.m.

- I. Pledge of Allegiance
- II. Old Agenda Items
 - 01-03-05 Approve Draft Legislation Creating a Recreation Authority
 - 01-03-08 Discuss/Consider Funding for TDK Boulevard Extension
- III. New Agenda Items
 - 01-03-09 Discussion on Response to Public Comments Made by an Ex-Elected Official
 - 01-03-10 Discuss Status of City Manager Appointment
- IV. Council/Staff Topics
- V. Executive Session

Following the meeting, some, or all, of the Council Members may attend the Fayette County Commission meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

FROM: Interim City Manager 

DATE: January 22, 2003

SUBJECT: Approve Draft Legislation Creating a Recreation Authority

The legislation is still under review and all comments have not been received. As soon as the information is available it will be forwarded to Council for review prior to the meeting.

CH:pd

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

FROM: Interim City Manager *CH*

DATE: January 21, 2003

**SUBJECT: Consider Intergovernmental Agreement with Fayette County for
Funding for the TDK Boulevard Extension**

County Attorney Bill McNally is drafting the intergovernmental agreement. As soon as the information is available it will be forwarded to Council for review prior to the meeting.

CH:pd

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

FROM: Interim City Manager *QWA*

DATE: January 21, 2003

SUBJECT: Discuss Response to Public Comments Made by an Ex-elected
Official

Mayor Brown requested this item be added to the agenda.

CH:pd

Contact: Betsy Tyler
Telephone: 770-487-7657
E-mail: info@peachtree-city.org
January 16, 2003

CITY RESPONDS TO LENOX LETTER

This is a response to the Letter to the Editor entitled "Road Shortfall is Solely Mayor Brown's Fault" and printed in the Wednesday, January 15, 2003 edition of *The Citizen*. Since former Mayor Bob Lenox authored the letter, the city feels compelled to respond since Mr. Lenox's comments might be perceived as valid based on his status as a former elected official.

- When we closed on the 'line of credit/borrowing arrangement' with GMA that we believe is being referred to in the letter, all \$4.5M of the loan proceeds were allocated to specific capital projects in the 5-year PIP, *none* of which were road projects (with the exception of \$100K for Hwy 54 Utilities Relocation – which was only half of what was required).
- During Mayor Brown's administration, approximately \$635K of the \$4.5M GMA loan proceeds was diverted away from other projects and approximately \$539K allocated for road projects, particularly Hwy 54W and the Huddleston/Dividend intersection.
- There was *never* a 'balance of nearly a million dollars' of loan proceeds from this loan that were 'held in reserve for crucial road projects', as stated in the letter
- There was never any discussion, e-mail or other form of communication regarding the allocation of \$4.5M.
- Since all of the loan proceeds were originally allocated to projects, and there never was a reserve fund set aside for roads, we therefore could not have diverted funds from a (non-existent) contingency fund to use for other projects, such as land purchase.
- The land purchase at the intersection of GA Hwy 54 and Wynnmeade Pkwy referred to in the letter was financed through a completely separate GMA loan, and did not involve diversion of any existing loan proceeds away from road, or any other projects.
- The land acquisition of the Wynnmeade Pkwy parcel had been discussed in executive session for a month and was approved in the public meeting by a 5-0 vote to insure that we protect vital Hwy 54 traffic corridor.
- The Livable Centers Initiative (LCI) plan was approved by the Lenox administration which included the multiuse path bridge requiring the land purchase
- To date, Peachtree City is the only jurisdiction that has actually invested in the TDK Extension project and these funds came out of Council contingency.
- The project was first placed on the Project Improvement Plan for 2004 during in the most recent budgeting process.
- We invite all citizens to come review the records at City Hall and see that the former Mayor *never* had the TDK Extension project in the budget or the Project Improvement Plan during his 10-year tenure.

Million-dollar tot lot Road shortfall is solely Mayor Brown's fault

Last week I wrote that [Peachtree City] Mayor [Steve] Brown squandered nearly a million dollars which was intended for critical road projects. Here's the full story.

In the summer of 2001 City Council completed a line of credit/borrowing arrangement with the Georgia Municipal Association. Part of the line was used for then-current infrastructure needs. The balance, nearly a million dollars, was held in reserve specifically for the crucial road projects that we felt might finally be about to happen.

Road projects are funny in that, however much you plan and work, you never quite know for sure when all the elements, approvals and governmental entities involved will come together so you can actually accomplish something. We felt that time was close and that it would be absolutely essential for Peachtree City to be ready for its share of the financial burden. So we made sure we were ready.

Fast forward to Mayor Brown and June of 2002. Mayor Brown had an obscure item put on the agenda for the June 6 council meeting entitled "Public Hearing — Lease/Purchase Financing of Land." At the meeting he rammed through approval to spend \$843,775 to purchase about five acres at the intersection of Ga.

Highway 54 and Wynnmeade Parkway for possible use as a "passive park, maybe a tot lot."

The money for the purchase would come from our carefully planned line of credit for crucial road needs!

Prior to this council meeting no input was sought from the Planning Commission, the Recreation Commission, the Recreation Department or us citizens to see if this was a good idea or not. Unless you happened to be there that night you had no chance of knowing what was happening. In just a few moments the decision, from the minutes an obviously foregone conclusion, was made. Mayor Brown never bothered to explain the financial ramifications and horrifying consequences of his decision and in brief moments years of hard work and planning to solve Peachtree City's road problems were destroyed.

Now Mayor Brown whines, "We have no money"; "it's not my fault"; "there's nothing I can do." The fact that we have no money to finally solve our road problems, when the rest of the world is at last ready to help us, is in fact solely Mayor Brown's fault. If there is nothing he can do then it seems apparent he cannot do the very job for which we elected him. It scares me silly to think that we face three more

No problems in PTC until Mayor Brown came along

Until Steve Brown came along, Peachtree City was the most successful planned community in the eastern United States. Until Steve Brown came along, Peachtree City was a gem in the state of Georgia, an economic powerhouse and a great place to live.

We didn't have a problem with

the Fayette County Board of Education, the Chamber of Commerce, Kiwanians, Rotarians, Optimists, Pessimists, and Cynics, until Steve Brown came along.

Those of us who have lived here more than a few years do so because we like Peachtree City.

Letters, e-mail, faxed

PTC politics

Tax incentive districts seem right way to go

Dear Mr. Mayor and councilmen, I wanted to forward the article to you, just in case you missed it in the AJC, "Self-taxing districts gain traction."

I read a quote from Bob Lenox stating his concern about whether Mayor Brown and council members were leading the city into the future. I know, for sure, that you all are trying to (i.e., your attempt at forming a CID in PTC) but you continue to battle those few people that can't get past their feelings of vengeance toward you.

In their continued attempts to harm your reputation and block every forward-thinking idea you come up with, they are only harming the citizens of Peachtree

City. The more to sabotage you insult the intelligence that supported you slowly backfire.

These self-taxing districts sound like an attempt to assist the city concerns in the 74-54 area but was Mayor Brown not the Chamber of Commerce the Development funds are used business development previous mayors attacked and c

Keep up the

Margie Sw

Peachtree C

years of this ineptitude.

The next time you see Mayor Brown thank him for our new million dollar tot lot and ask him when you can get one in your

neighborhood

Bob Lenox

Peachtree C

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Peachtree Citi

Cops and kids

Teen needs unans in Fayette and Ne

I resided in Peachtree City from 1987 until 2001 when a career change dictated a move to Covington in Newton county 60 miles away, but a world away in law enforcement. Let me explain: Nov. 2 last year my son and eight of his so-called friends were out illegally making plastic bottles explode in yards. They apparently did this twice and one of the eight was bringing him home in a golf cart when pulled over by Ge-

county, to ric and, yes, to creating their sometimes a own homes kids reside t and I am the I still have i in what hap property.

Contrast i what is not County, the county in A

**City of Peachtree City
GMA Bricks Mortar Funding Program**

Sources Uses of Funds

OCT. 4, 2001 - RESOLUTION

DEC. 27, 2001 - CONTRACT

Sources of Funds

Uses of Funds

<u>Property Values (Sale Proceeds)</u>	
<u>City Hall</u>	
Structure	\$2,108,200
Land	<u>\$1,189,898</u>
Total City Hall:	\$3,298,098
<u>Leach Fire Station (#81)</u>	
Structure	\$980,000
Land	\$180,000
Total Leach Station:	<u>\$1,160,000</u>
Total Sale Proceeds:	\$4,458,098
Interest Earnings:	<u>\$92,716</u>
Grand Total:	\$4,550,814

<u>Construction Costs</u>	<u>Amount</u>
<u>FY2002</u>	
Tennis Center Expansion	\$2,500,000
Amphitheater Improvements	200,000
Maintenance/Storage Facility (Kedron)	100,000
South 74 Maint. Building Expansion	75,000
Neely Station Improvements	165,000
Smoke & Burn Training Facility	245,000
Facility Buildout Plan (City Hall)	<u>234,532</u>
FY2002 Total:	\$3,519,532
<u>FY 2003</u>	
Hwy. 54 W. Utilities Relocation	\$100,000
Kedron Large Pool Resurfacing	50,000
Rockspray Dock/Spillway Bridge	61,000
Concessions/Restrooms (M/P Rink)	150,000
Weber Sta. Storage & Driveway Repairs	<u>57,000</u>
FY2003 Total:	\$418,000
<u>FY 2004</u>	
Public Works 3-Bay Facility	\$100,000
Gazebo Restoration	50,000
Satellite Auto Shop Facility	228,750
Facility Buildout Plan (Public Works)	<u>234,532</u>
FY 2004 Total:	\$613,282
Grand Total:	\$4,550,814

Original allocation of GMA loan proceeds (12/27/01)

(Under Mayor Lenoir)

City of Peachtree City
GMA Bricks Mortar Funding Program
Sources Uses of Funds
Nov. 21, 2002

Attachment B

Sources of Funds

<u>Property Values</u> <u>(Sale Proceeds)</u>	
<u>City Hall</u>	
Structure	\$2,200,916
Land	<u>\$1,189,898</u>
Total City Hall:	\$3,390,814
<u>Leach Fire Station (#81)</u>	
Structure	\$980,000
Land	\$180,000
Total Leach Station:	<u>\$1,160,000</u>
Total Sale Proceeds:	\$4,550,814
Est. Interest Earnings:	\$50,000
Grand Total:	\$4,600,814

Uses of Funds

<u>Construction Costs</u>	<u>Amount</u>	
<u>FY2002</u>		
Closing Costs	\$39,284	Complete
Tennis Center Expansion	\$2,500,000	Complete
Amphitheater Improvements	200,000	Committed
Maintenance/Storage Facility (Kedron)	0	cut
South 74 Maint. Building Expansion	0	cut
Neely Station Improvements	296,000	Pending *
Smoke & Burn Training Facility	397,304	Complete
Facility Buildout Plan (City Hall)	<u>234,974</u>	Partial **
FY2002 Total:	\$3,667,562	
<u>FY 2003</u>		
Hwy. 54 W. Utilities Relocation	\$326,609	Pending
Kedron Large Pool Resurfacing	50,000	Pending
Rockspray Spillway Bridge	51,000	Pending
Hwy. 54 W. Road Bridge Culverts	105,334	Pending
Weber Sta. Storage & Driveway Repairs	57,000	Pending
Hwy. 54 Road Bridge Enhancements	35,000	Pending
Sidewalks - S. Side of Hwy 54 W	50,000	Pending
Overlay District - Landscape Design	10,000	Pending
Overlay District - Codification	8,000	Pending
LCI signal poles (4 intersections)	60,000	Pending
Huddleston Dividend Land (add'l)	44,308	Pending
FY2003 Total:	\$797,251	
<u>FY 2004</u>		
Public Works 3-Bay Facility	\$0	
Gazebo Restoration	0	
Satellite Auto Shop Facility	0	
Facility Buildout Plan (Public Works)	<u>136,001</u>	
FY 2004 Total:	\$136,001	
Grand Total:	\$4,600,814	

Current allocation of GMA loan proceeds (1/16/03).

(Under Mayor Brown)

NOV. 21, 2002

Funds Available from Bricks & Mortar Loan:

Unallocated Funds:	\$157,970	
FY 2004 Projects not yet started:	<u>\$613,282</u>	
Total Funds Available:		\$771,252

Projects Requiring Immediate Funding Consideration:

Hwy 54 W Utilities Relocation (additional funding)	\$226,609	
Hwy 54 W Road Bridge Culverts (20% local share)	\$105,334	
Neely Fire Station renovation (additional funding)	\$96,000	<i>not roads</i>
Property Acquisition (ROW) (additional funding)	\$44,308	
* Hwy 54 W Road Bridge Enhancements (rails/lighting)	\$35,000	
* Sidewalks - South side of Hwy 54 W	\$50,000	
* Overlay District - Landscape Design	\$10,000	
* Overlay District - Codify Overlay Zone	\$8,000	
* LCI compatible signal poles (4 intersections)	<u>\$60,000</u>	
Total High-Priority Projects:		<i>*</i> <u>\$539,251</u> <u>\$635,251</u>

B & M Funds available for FY04, or other priority projects:	\$136,001
Funds Available from FY04 Bridge Culverts project:	<u>\$88,600</u>
Total available towards FY 2004 Projects:	\$224,601

PIP Contingency or Operating Fund Items:

** City Hall Generator Replacement/Upgrade (debt service)	\$23,000	
Re-gravel Meade Parking Lot (temporary)	<u>\$7,000</u>	
Total:		\$30,000

* These projects are optional, but funds must be committed in FY 2003 to coincide with road & bridge projects scheduled to begin in June 2003.

** The cost of the generator is approx. \$100K, to be paid for over a 5-yr. Period.

* GMA loan proceed reallocated for road projects (FY03)

(Under Mayor Brown)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

FROM: Interim City Manager 

DATE: January 21, 2003

SUBJECT: Discuss Status of City Manager Appointment

Council Member Tennant requested this item be added to the agenda.

CH:pd