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

I. **Call to Order**

II. **Pledge of Allegiance**

III. **Announcements, Awards, Special Recognition**
Recognize Safebuilt for Donation for Employee Christmas Luncheon
Recognize Ryan McCallum – Employee of the Month
Recognize Stan Pye – Supervisor of the Year
Recognize John Jenkins – 25 Years of Service
Recognize Cajen Rhodes – 15 Years of Service
Recognize Odilia Bergh – 15 Years of Service
Recognize John Bruschetti – 10 Years of Service

IV. **Public Comment**

V. **Election and Oath of Office – Mayor Pro-tem**

VI. **Agenda Changes**

VII. **Minutes**
December 18, 2014, Regular Meeting Minutes

VIII. **Monthly Reports**

IX. **Consent Agenda**
1. **Consider Annual Indemnification Resolution**
2. **Consider Legal Organ**
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**

X. **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)**

Apsilon Hotels, LLC, desires to rezone to permit 2 hotels and a freestanding banquet/ event facility

CA4-12-14	**Consider Appointments to the Convention & Visitors Bureau Board (CVB)**

XI. **New Agenda Items**

01-15-01	**Public Hearing – Consider Annual Readoption of Peachtree City Zoning Map & Zoning Ordinance**
01-15-02	**Consider Approval of FY 2015 Keep Peachtree City Beautiful Budget**
01-15-03	**Consider Lease/Purchase Schedule #4 (Peachtree City Governmental Finance Corp.)**
01-15-04	**Consider Bid for Hustler Mower**
01-15-05	**Consider Bid for Braelinn Basketball Court**
01-15-06	**Consider and Discuss Status Report on Litigation with EPD re Lake Peachtree Spillway and Engineering Options**

XII. **Council/Staff Topics**

XIII. **Executive Session**

XIV. **Adjourn**

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

CITY OF PEACHTREE CITY
FAYETTE COUNTY, GEORGIA

OATH OF OFFICE

I do solemnly swear or affirm that I will faithfully and truly perform the duties of Mayor Pro Tem of the City of Peachtree City, Georgia, that I will support and defend the United States Constitution, the Constitution of the State of Georgia, and the Charter of the City of Peachtree City to the best of my skill and ability and as to me shall seem to be in the best interest and welfare of the City without fear, favor, or affection.

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

SO HELP ME GOD.

____
Mayor Pro Tem

Sworn to and subscribed before me, an officer
authorized to administer oaths, this 15th day
of January, 2015.

____
Notary Public, State of Georgia
My Commission Expires:

City Council of Peachtree City
Meeting Minutes
December 18, 2014
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, December 18, 2014, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, and Mike King. Kim Learnard was unable to attend.

Public Comment

Jim Harris, owner of Yard Time and resident, said his business had winter hours and was now closed on Saturday and Sunday; however, he went by to check the mail on a Saturday. After leaving his business that day, a man tried to sell him pine straw. Earlier, a customer had reported to Harris that the same thing had happened to him. Harris reported his employees had received calls from other customers who told them someone had come to their homes and tried to sell them pine straw, saying that Yard Time had sent him. Harris said it would be wise for the City to require anyone who did business in the City to have a license, which would help protect the residents, business owners, and the City. He knew there had been pine straw scams recently, adding most of the people selling pine straw were unlicensed, had no insurance, no workers comp, and paid no City taxes. He said a list of businesses with licenses should be on the City's website.

Fleisch asked Harris to give any information he had on the person selling pine straw to Police Chief Will McCollom. Imker added anyone selling door-to-door in the City had to have a permit. Harris said he understood anyone doing any kind of solicitation had to have a permit, but he did not know for certain. Public Information Officer/City Clerk Betsy Tyler said the City had limitations on issuing Occupational Taxes or Business Licenses. The business had to be based in the City to get one from the City, and people could have their businesses registered in other municipalities in the state and still conduct business in Peachtree City. There were also some exemptions for agriculture-based businesses, and she would have to check to find out about pine straw. However, they were required to have a solicitor's permit to go door-to-door. Residents did call the Police Department to find out if solicitors had permits, and officers would cite the person if they did not have a permit. Tyler said the City would look into the issue further, adding it was an unethical practice, if not illegal.

Al Yougel of Keep Peachtree City Beautiful announced the annual Christmas tree recycling would be held on January 3, 2015, at the Kedron Kroger, Home Depot, and the Recycling Center on Rockaway Road. He encouraged everyone who had a natural tree to participate.

Minutes

November 20, 2014, Regular Meeting Minutes

December 4, 2014, Regular Meeting Minutes

Imker moved to approve the November 20, 2014, regular meeting minutes and the December 4, 2014, regular meeting minutes. Ernst seconded. Motion carried unanimously.

Monthly Reports

Imker said the City's pension fund was doing very well, adding it was quite a bit higher than it was five years ago. The Pension Committee and the City's actuary, Clark Weeks, were doing a great job. Financial Services Director Paul Salvatore said the Pension Committee (Salvatore, City Manager Jim Pennington, and Human Resources & Risk Management Director Ellece Brown) met quarterly to review the fund, make adjustments, and manage risks. The pension fund had had a good ride. They had just moved the money out of a real estate-based fund, which had taken a bit of a dive, into a more conservative fund. The committee tried to actively manage the pension fund.

Imker continued by asking about the Government Accounting Standards Board (GASB) evaluation of the pension. Salvatore said the deadline was March 31, and there had been a lot of concern about the new standards of GASB 67 and 68 and how they affected pension funds. The City was still in very good shape with the new calculations and funding percentages.

Imker referred to a lawsuit involving Bradford Pond, noting the lawsuit had been going on and off since 2008. The three previous lawsuits had been dismissed. The latest had been going on since 2012, and Imker said it was frivolous to him. Legal fees since 2012 had totaled $35,000, and the costs did not include the funds and time spent by the Georgia Interlocal Risk Management Agency (GIRMA) or Integrated Science and Engineering (ISE) or staff. When this lawsuit was dismissed, Imker said the City should go after the plaintiff for attorney fees.

Consent Agenda

1. **Consider Appointments to the Peachtree City Airport Authority (PCAA) – Tom Fulton, George Harrison (alternate)**
2. **Consider Appointments to the Water & Sewerage Authority (WASA) – Phil Mahler, Glen Adams (alternate)**
3. **Consider Appointments to the Recreation & Special Events Advisory Board – Eric Snell, Joel Kinsman, LeRoya Scott, Beverly Ferguson (alternate)**
4. **Consider Appointments to the Convention & Visitors Bureau Board (CVB)**
   ***Staff requested to continue this item to January 15, 2015.
5. **Consider Alcohol License – NEW – Willy's Mexicana Grille, 2775 Highway 54**
6. **Consider Grant Application for Intoxilyzer 9000 from Governor's Office of Highway Safety**
7. **Consider Extension of Ground Lease Agreement with American Tower**
8. **Consider Sole Source for Structural Pipe Lining – Utility Asset Management, Inc. (UAM)**
9. **Consider Resolution for Abandonment for Line Creek Court and Portion of Line Creek Drive**

Imker said he had concerns with Consent Agenda items 2, 4, 8, and 9, removing them from the Consent Agenda for discussion.

Imker moved to approve Consent Agenda items 1, 3, 5, 6, and 7. King seconded. Motion carried unanimously.

2. Consider Appointments to the Water & Sewerage Authority (WASA) – Phil Mahler, Glen Adams (alternate)

Imker said he had concerns about the appointments process, but he had no problem with the recommendations for the PCAA or Recreation and Special Events Advisory Board. There had been up to five applications for WASA, and he did not know who they were or if there were other applicants who were better suited. He wanted to add a discussion of the process to the Council Retreat so Council could find a better way of handling the appointments.

Fleisch noted the appointments had been done the same way for the last five years, asking why Imker wanted to make a change. Imker recommended swapping the appointments, making the alternate the member, and the person recommended as the member the alternate.

King said each of the Council Members had been asked to participate on the selection committees. Three members said yes, one declined for work reasons, and one declined to serve. If a Council Member declined to serve on a selection committee, then King said he had an issue with that Council Member questioning the judgment of the other three.

King moved to approve the appointments to WASA, Phil Mahler, Glen Adams (alternate). Ernst seconded. Motion carried 3 – 1 (Imker).

4. Consider Appointments to the Convention & Visitors Bureau Board (CVB)
Staff recommended this agenda item be continued until the January 15, 2015, regular meeting. Imker moved to continue Consent Agenda #4 to January 15, 2015. Ernst seconded. Motion carried unanimously.

8. Consider Sole Source for Structural Pipe Lining – Utility Asset Management, Inc. (UAM)
Imker recalled replacing some pipes in the same subdivision three to seven years ago, and he wanted to make sure it was not the same pipe being replaced.

Stormwater Manager Mike Madison said he was not aware of this pipe ever being replaced previously. He had looked at it and it appeared to be the original pipe. Some other work had been done on the stormwater system in The Coventry, but not in this particular area. Imker said if this was the same pipe that had been replaced and the same contractor was going repair it, he was concerned that the pipe would fail again in five years, when it should last 30 – 50 years. Madison said this contractor had not been working for the City five years ago. Imker asked Madison to follow-up with him regarding the original installation and what company had done it. Madison said he would research the issue.

Imker moved to approve Consent Agenda item 8. King seconded. Motion carried unanimously.

9. Consider Resolution for Abandonment for Line Creek Court and Portion of Line Creek Drive
Imker noted this agenda item referred to The Overlook, the development on SR 54 West that would be across from Walmart. Imker said he had thought only Line Creek Court had been abandoned, pointing out Line Creek Drive from SR 54 to Line Creek Court was also included. Imker continued that this meant the City would just maintain the intersection with SR 54 and was abandoning the rest of the road and the cul-de-sac. The City would no longer be responsible for maintaining the road or for the costs associated with it. The appraisal had been $100,000, and the contractor was going to purchase the land. He had just wanted to clarify the issue for the citizens since this was an important issue.

City Attorney Ted Meeker said a portion of Line Creek Drive would remain City property, 140 feet on one side going up the hill and another 193 feet or so depending on how the road laid. The balance of the road would be abandoned pursuant to the resolution Council was considering.

Imker moved to approve Consent Agenda item 9. King 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)
The applicant requested the public hearing be continued until January 15.

King moved to continue agenda item 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). Ernst seconded. Motion carried unanimously.

12-14-02 Reconsider Bid for Rubber Tire Loader Replacement – ASC Construction Equipment
Imker said he was concerned and confused, noting Council had approved a bid of $204,800 to purchase a rubber tire loader at the December 4 meeting, and $196,000 had been budgeted.

At that time, the memo said there were two bids, and one of the bids failed to meet the bid specifications, and Council went with the remaining bid. Now, the memo said there were four bids.

Salvatore said there were actually two bids for equipment approved on December 4. The one Imker was referring to was for a tractor, and the reconsideration on the agenda was for a different piece of equipment. Salvatore explained there had been four bids for the rubber tire loader, and the bids had a number of items (attachments, etc.) associated with them. He understood there had been a discrepancy in the price of an attachment where the numeral seven had looked like a three. The Purchasing Agent had called to clarify the amount, and staff felt the bid had to come back to Council since the bid amount had changed by $4,000.

Imker thanked Salvatore for clarifying his confusion, noting it was good that the bid was now $1,500 under budget.

Community Services/Public Services Director Jon Rorie said this had been a corrective action. It was for transparency. Staff recommended Council accept the bid from ASC Construction Equipment for $136,476, which was $1,524 under the budgeted amount of $138,000.

Ernst moved to approve Old Agenda item 12-14-02 Reconsider Bid for Rubber Tire Loader Replacement – ASC Construction Equipment. King seconded. Motion carried unanimously.

New Agenda Items

12-14-05 Public Hearing – Consider Amendments to Annexation Ordinance Related to Step One and Step Two Application Process

Senior Planner David Rast noted this agenda item was a housekeeping issue, noting that Council had asked to change the annexation process at the annexation workshop held in October so that City Council, Planning Commission, or City staff could bring annexation applications forward. Language had been added to the current ordinance. It had been taken to the Planning Commission for a public hearing, and the Planning Commission had recommended changing the language to City Council, Planning Commission, or the Planning and Zoning Department. Their concern was what some staff members might bring forward, and by limiting it to Planning and Zoning, the applications would be consistent with the annexation studies that had been presented to Council in October. Staff's recommendation was that Council approve the amendments with the changes recommended by the Planning Commission.

The public hearing opened.

Roch deGolian said he had attended the workshop, and he supported the measure, saying anything done to help the City's growth would benefit everyone.

No one else spoke either for or against the proposed ordinance amendment. Fleisch closed the public hearing.

Imker summarized that the proposed amendment would provide additional avenues to allow the annexation process to start. If approved, the Planning Commission or others could talk with a landowner to get the process started. Currently, the City had to wait for the landowner to bring an annexation request forward.

Fleisch said there could be some unintended consequences, and she did not support changing the ordinance.

King moved to approve agenda item 12-14-05 Consider amendments to the Annexation Ordinance related to the Step One and Step Two application process. Ernst seconded. Motion carried 3 – 1(Fleisch).

12-14-06 Public Hearing – Consider Variance Request from Watershed Buffer Protection Ordinance to Permit Encroachment into 50-foot No Impervious Buffer (108 North Cove Drive)

Rast gave a brief overview, noting applicant, Sherry Howell, wanted to add a covered porch off the main living area of the home at 108 North Cove, which would extend 12 feet from the rear of the home. The 0.57-acre tract included 89 linear feet of frontage on Lake Kedron and was subject to the City's Watershed Protection Buffer Ordinance [Section 1004(b)(4)b], which required a 50-foot no impervious buffer and a 100-foot undisturbed buffer measured from the lake elevation. This particular home was built without either a deck or outside porch off the main living area. Due to the placement of the home on the lot, one corner of the porch, which would be elevated with stairs going to the ground from the main area of the home, would extend 12 feet into the 50-foot impervious buffer, while the other corner would extend four feet into the buffer. He noted there was also a sanitary sewer easement within the 50-foot impervious buffer. There was really not an opportunity to expand the home to the rear without going through the variance process.

Rast continued that staff had recommended installing pervious pavers on the surface at ground level underneath the porch so water could infiltrate the ground. This would be consistent with other variances allowed in North Cove. Rast noted a similar variance had been denied in North Cove recently, but that lot had a sufficient area behind the home without extending into the no impervious buffer. Staff recommended Council approve the variance with the following conditions:

1. *The Applicant shall continue to coordinate with City Staff to ensure the disturbance within the impervious buffer is kept to a minimum prior to, during, and following construction activities.*
2. *The variance shall be limited to the encroachment as shown on the porch plans as prepared by Mitchell Guinn. There shall be no other encroachments permitted without first securing additional variances.*
3. *Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey to the Building Official identifying the location of the new construction. The purpose of this survey will be to ensure the new construction does not encroach any further into the no impervious setback than permitted by this variance.*

Joe Cook spoke for the applicant, pointing out the owner had letters of support from both neighbors and North Cove's architectural review committee, adding it was a shame to have such a nice home without an outdoor living area.

Fleisch opened the public hearing. No one spoke for or against the variance. The public hearing closed.

Imker said he saw no reason to deny the variance request. He was always in favor of someone improving their property.

King agreed, asking if there were homes on the opposite of the cove. Rast said The Retreat apartments were on the other side. City-owned greenbelt separated the lake from the property line of the apartments.

Ernst said he had visited the property and walked the ground with the applicant. He said the deck would not come out as far as a pool located near the home and would enhance the property with an outdoor scenic view of the lake.

Ernst moved to approve agenda item 12-14-06 Consider variance request from Watershed Buffer Protection Ordinance to permit encroachment into 50-foot no impervious buffer (108 North Cove Drive) with three conditions as reported by staff. Imker seconded. Motion carried unanimously.

12-14-07 Consider Award of Facilities Bond HVAC Projects – Shumate Mechanical

Rorie gave an update on the 2015 Facilities Bond, noting there were 29 total projects on the list and four projects were underway, including the Clover Reach pool demolition, replacement of awnings at the Tennis Center, HVAC replacement at Glenloch Recreation Center, and roof replacements at the Peachtree City Athletic Center (PAC). All four projects were under budget.

Rorie continued that the City Manager could approve anything under $40,000, and requests for proposal (RFPs) were usually sent for anything over $25,000. Based on a competitive process, Shumate Mechanical had been awarded all HVAC projects, replacements, and maintenance in 2012. These projects fell within the three-year contract. Staff was asking Council to look at the projects collectively so the process for would not have to be repeated for each project.

The remaining HVAC projects included the Public Works Administration Building ($14,780), Kedron Fieldhouse replacement ($27,125), Tennis Center – multiple units ($29,350), and a 10% contingency fund ($7, 125). The project total was $78,360. Rorie said that amount exceeded the City Manager's approval limits ($40,000). Rorie said two additional HVAC projects were connected to the roof replacements for the Police Department and Fire Station 84.

Rorie said staff recommended awarding the bid for HVAC projects to Shumate Mechanical for a price not to exceed $78,380.

Ernst moved to approve agenda item 12-14-07 Consider award of Facilities Bond HVAC projects – Shumate Mechanical for an amount not to exceed $78,380. King seconded. Motion carried unanimously.

12-14-08 Consider Bid for Ambulance – Custom Truck & Bodyworks

Fire Chief Joe O'Conor noted there was a revised memo on the dais, saying this was a replacement ambulance for the department's oldest ambulance with the highest mileage, and the bid package had been sent to 10 dealers. Only one had responded, Custom Truck & Bodyworks (Custom Truck) of Woodbury, which was consistently the low bidder. O'Conor explained the Custom Truck was a direct Ford distributor, which allowed them to bid without any added cost for dealer mark up. The bid price for the truck plus the Ford 100,000 Extended Service Plan totaled $218,051, and O'Conor added the additional cost to extend the warranty to 125,000 miles was not deemed appropriate ($222,046). Anticipated delivery of the completed vehicle would be approximately 180 days.

King moved to approve agenda item 12-14-08 Consider Bid for Ambulance – Custom Truck & Bodyworks. Ernst seconded. Motion carried unanimously.

12-14-09 Consider Bid for Disaster Debris Monitoring – Witt/O'Brien, LLC

12-14-10 Consider Bid for Disaster Debris Removal – Ceres Environmental Services, Inc.

O'Conor said the discussion for these agenda items should be at the same time, noting the amount of money spent on disaster events. He recalled the City had been able to take care of everything without the use of outside resources during last year's ice storm, but the reality was that similar events had cost local governments a phenomenal amount of money in trying to deal with disasters.

O'Conor explained that Pete Nelms, the County's emergency management director, had suggested the County enter into a competitive bidding process for debris monitoring and removal for the purpose of having a "just in case" contract executed by this Council that could be drawn upon should the City find itself in a situation where outside help was needed. An evaluation team comprised of County and municipal staff, including the City's Purchasing Agent Angela Egan and Fire Marshal Dave Williamson, evaluated the RFPs. O'Conor said the reason there were two separate agenda items was that, from the Federal Emergency Management Agency's (FEMA's) point of view, the City was responsible for what happened within City boundaries even though it was part of the County. The City and County were able to use a common process to select the vendors, and staff felt comfortable moving forward with the two contracts. This was advance planning, and the City's purchasing rules would still apply. Each entity in the County would have its own separate contract. Approving the agreements would eliminate the need for a competitive process when an emergency was underway and the City's purchasing power would be at its weakest. O'Conor said this had been a prudent process.

Imker asked what debris monitoring entailed. O'Conor said they were learning after each disaster. Two issues had been identified for removing debris – the debris needed to be sorted, with hazardous materials separated, and every truckload had be calculated and recorded. Debris monitoring would provide a checks and balances system by two different organizations not under the same management structure, working in the City's best interests.

Ernst clarified that neither company would come unless they were called by the City. O'Conor said that was correct. The clock started when the City called them. The City and Public Works had resources that would be fine for some situations. But in some circumstances, the City's resources would be exceeded quickly, and the City would make the decision to call them in. The likelihood of FEMA reimbursement was not high.

O'Conor noted that the vendors had prepared the agreements for the City Manager's signature, asking Council to include that authorization in the motion.

Ernst moved to approve agenda items 12-14-09 the bid for disaster debris monitoring – Witt/O'Brien, LLC and 12-14-10 the bid for disaster debris removal – Ceres Environmental Services, Inc., and to authorize the City Manager to sign the agreements. King seconded. Motion carried unanimously.

12-14-11 Consider FY 2015 TruGreen Right-of-Way Mowing Contract

Rorie said the current contract had expired, and a new RFP would be sent out for FY 2016. Staff was asking Council to extend the agreement with TruGreen through the end of the fiscal year (September 30, 2015). This would allow the City to go through the end of the fiscal year with TruGreen plus give the staff the ability to request enhanced services.

Rorie continued that the mowing cycle would start prior to April 1, when the weeds were knee-high. Mowing would start in mid-February with one cycle and two mowing cycles in March. The idea was to get a jump on the growth rather than trying to play catch-up in April. There would be an increase in cost. The contract amount was to not to exceed $230,000. The RFPs would go out in July for the next fiscal year, which would provide time to see how the changes in the mowing cycle had worked before the RFPs were sent out for another three-year period.

Imker said $250,000 was budgeted, asking how other $20,000 would be used. Rorie said this had come in under budget, but the agreement would now expire at the end of the fiscal year (September 30) rather than the calendar year (December 31). Previously, there had been budget carryovers every year to be dealt with for the completion of the contract. Changing the timing of the agreement would change that. The only issue was that the City would be well into the budget process in July when the RFPs would go out, so Rorie said he would anticipate a cost increase. Imker asked if the City mowed in October. Rorie said it did. Imker suggested that the remaining $20,000 might be shifted to the next fiscal year.

Ernst asked if staff was satisfied with the job being done by TruGreen. Rorie said staff was not satisfied with any of the outsourced contractors' performance. Any time the contractor did not perform, the City did not pay them. Going forward, the goal was to have the contractor perform. Even though the City might hold the money, the work still had to be done, which was one of the reasons staff had looked at insourcing services. When it came to right-of-way mowing, 98 of 131 miles were involved, so Rorie said he had not been distressed at the job TruGreen had been doing. By starting early, staff hoped to get ahead of the growing season. Using contractors on the right-of-way mowing was effective as long as mowing started earlier and was monitored.

King moved to approve agenda item 12-14-11 Consider FY 2015 TruGreen Right-of-Way Mowing Contract. Ernst seconded. Motion carried unanimously.

12-14-12 Consider Cart Path Crossings on State Routes

Rorie provided information on House Bill 877, signed in July, which allowed personal transportation vehicles (golf carts) to cross state highways. Rorie said the bill was 15 pages long with very limited scope and standards to follow. There was no administrative guidance from the Georgia Department of Transportation (GDOT) on how to implement the crossings. Pennington noted GDOT had suggested the City submit plans to them. Rorie said staff had recently asked if there was any guidance, and GDOT said the same thing. Staff was flying in the dark, according to Rorie. Any recommended site would have to be approved and evaluated on a case-by-case basis by GDOT. Staff was not recommending any location, but suggesting potential sites.

The evaluation criteria staff used included the speed limit (85th percentile), side street volumes, whether there were multiple/single lanes of traffic on side streets, the percentage of truck traffic, accident history (side roads rear end accidents, side road left turn and opposite through movements, disregarding traffic signals), intersection configuration/timing (sight distance, geometry, signal timing), and available connectivity to existing tunnels/bridges (29/35 total – 7/4 on state roads). Rorie said the criteria had been used on each of the nine locations that would be discussed. Safety was the utmost concern. Staff recognized there was a common sense perception to consider – if a pedestrian could push a button to cross the road, then a golf cart driver should be able to do the same thing. There was going to be a balancing act between the practical side, public safety, and the limitations as Council moved forward to consider the policy.

Rorie continued that staff was not recommending whether any of the nine locations were good, bad or indifferent, only that Council consider the intersections and prioritize them. Peachtree City was a unique community and would be unique among the communities requesting the crossings from the GDOT. The concern was that taking nine locations to GDOT at one time would overload them. Since there were no standards, staff's position was to gain momentum by prioritizing the sites into smaller bites and to learn about the process. Staff's understanding was the locations could be approved by the regional office, but the standards would still have to go to GDOT in Atlanta for review.

The nine intersections considered included SR 74/Cooper Circle (south side/isolation), SR 74/Crosstown (tunnel 2.6 miles/10 minutes away), SR 54/MacDuff Parkway (tunnel 1.4 miles/six minutes away), SR 54/Planterra Way (tunnel 0.8 miles/three minutes away), SR 54/Willowbend Road/Flat Creek (tunnel 0.43 miles/two minutes away), SR 54/Stevens Entry (tunnel 1.4 miles/five minutes away), SR 54/Walt Banks Road (tunnel 3.5 miles/15 minutes away), SR 54/Lexington Circle (one side in the County), and SR 54/Sumner Road (one side in the County). Rorie said staff would go over three of the proposed crossings with Council.

City Engineer Dave Borkowski said one of the requirements the City had been given was to sign the crossing, so staff had come up with a simple sign plan. The signs were basically an advanced warning sign with the golf cart symbol on them that would be placed prior to the intersection with the crossing, so people would know what was coming up. On the side streets, there would be signs with arrows showing where the golf carts could cross.

Borkowski looked at the Cooper Circle/SR 74 intersection, noting it was signalized and the speed limit on the side streets was 30 to 35 miles per hour (mph). The volume on the side streets was also low, and there had been a low number of accidents/injuries (17/1), with only one rear end accident on a side street. This crossing would get cart traffic to the industrial area, which had previously been inaccessible. Carts would have to cross four lanes of traffic on SR 74. There was a probable high volume of trucks in the area since one of the side streets was the truck entrance to SANY, and evaluation of the signal configuration/timing was needed. Rorie noted the accident/injury statistics were for a three-year period.

Borkowski then moved to the Crosstown Drive/SR74/TDK Boulevard intersection, saying a special design would be needed for this location. The signalized intersection would require carts to cross five lanes of traffic on SR 74, which had a 50 mph speed limit. However, the 85th percentile speed was 60 mph. The 85th percentile speeds on Crosstown were 47 mph eastbound and 45 mph westbound. The speed limit on TDK Boulevard was 30 mph. There had been 91 accidents with 25 injuries at the intersection, including 19 side street rear end accidents, three side street left turn accidents, and seven disregard signal accidents. The traffic volume on Crosstown was 6,328 vehicles per day, which would increase substantially with McIntosh Village. There were multiple lanes on side streets and merging traffic concerns. Evaluation of the signal configuration/timing was needed, and there were sight distance concerns on TDK Boulevard going over the bridge and the hill on Crosstown past Wendy's. A tunnel under SR 74 was located at Kelly Drive, approximately 2.6 miles away (10 minutes on a cart).

Stevens Entry/SR 54 was also signalized, and an evaluation of the configuration and timing was needed. The side street volume was unknown. There had been 35 accidents with six injuries at the intersection, including four rear end side street accidents and two left turn side street accidents. There was a tunnel that went under SR 54 located 1.4 miles from the intersection, or five minutes on a cart. Most people used the tunnel anyway based on where the homes were located. If carts crossed at the intersection, there could be confusion on how to get the carts back on the path system and off the street, so an ordinance amendment could be needed to allow carts on Stevens Entry. Inexperienced drivers frequented the area twice a day (McIntosh High School was located nearby). The speed limit on the side streets was 30 mph, and the approaches from the side streets were single lanes.

Rorie discussed Lexington Circle/SR 54 and Sumner Road/SR 54, noting the one side of the highway was in the City and the other side was in the County, so the question was who enforced the road, which was the County. He suggested taking these two off the list and focus on the remaining seven within the City limits.

Rorie referred to the intersections of Walt Banks Road/SR 54 and Stevens Entry/SR 54, noting the City had a significant amount of money had been invested in the tunnels and asking if an additional five minutes to use the tunnel was too much time for high school students. A policy decision would be needed from Council. At Willowbend Road/SR 54, a bridge over SR 54 was located 0.43 miles from the intersection (two minutes on a cart). A tunnel was located 1.37 miles (six minutes on a cart) from MacDuff Parkway/SR 54.

As for the SR 54 West corridor, the signal timing and the possible Green T signal installations could be problematic, Rorie said. Introducing a golf cart crossing on SR 54 West could disrupt the signal timing for the whole corridor, which the City had been fighting to correct for a long time. Moving too fast on these intersections could be a problem. There had been a suggestion for a pedestrian crossing at the proposed Green T intersection at Line Creek. He asked if the focus was vehicular traffic or pedestrian traffic, reiterating that significant time and effort had been spent in infrastructure costs to separate the different modes of travel. Rorie noted the location at Cooper Circle/SR 74 was isolated, but that would be a non-issue if there was a connection to the tunnel under SR 74 South at the PAC.

Rorie reiterated it would not be good to move forward with nine locations at one time, which would create an overload on GDOT since there were no standards to follow. Engineering studies would be needed in some areas, and there were no traffic engineers on staff, which would create a back and forth scenario with the state. Staff felt it would be best to focus on a couple of intersections, and Rorie asked Council to provide guidance.

Fleisch noted that carts had crossed at SR 54/Peachtree Parkway in the past, and that intersection was not on the list. The sidewalk had gone up, and carts did not cross there anymore. Borkowski said there was signage prohibiting crossing at the intersection because there were no permitted crossings in the City. Fleisch said it had been used often.

Ernst recalled that a resident who used an electric wheelchair used to live in Glenloch, and he went to Christ Our Shepherd Lutheran Church on the corner. Crossing SR 54 was the only way the resident could get to church. When Ernst was a police officer, Ernst worked the church crossing every Sunday, and he would ensure the resident got across the highway safely to the church and back home. Eventually, golf carts started crossing SR 54 at the intersection.

King said a lot of golf cart drivers were very familiar with certain routes, and the vast majority of people used the tunnel under SR 54 near McDonald's rather than crossing SR 54 at Peachtree Parkway. He would not consider the Stevens Entry location.

Ernst said the crossing at Crosstown/SR 74 would be used because of Planterra Golf Course, the planned bowling alley, and the other recreation businesses located near the intersection. One of the issues was how long the batteries lasted in the golf carts. The timeframe and the distance to get to the tunnel at Kelly Drive were not the issues having the power to get there and back was the primary concern, especially for those who lived in parts of Braelinn Village.
King said another problem with golfers trying to get to the golf course was they used their carts for transportation to the venue, then used the cart to play 18 holes, which added more miles to the process. Due to the danger and issues at Crosstown, King said it made sense to do

something south of Crosstown/SR 74, but there was not a place. Rorie said there were connection and sight issues from Crosstown to Rockaway Road along SR 74. The Master Path Plan addressed the crossing at Cooper Circle/SR 74, and Rorie said he was talking to WASA about other possibilities.

Ernst said Georgian Park/SR74 was a possibility that was not on the list, since low speed motor vehicles (LSMVs) could cross the highway at that intersection. Golf carts could not cross at the intersection and used the tunnel near Kedron Fieldhouse. Rorie said additional locations would be evaluated as the process started.

Fleisch asked if, other than accident counts, there was any other concerns from the Police Department. Rorie said that the Police Department had been involved from the beginning, and two meetings with staff had been held. The focus was how to safely add the highway crossings. Rorie continued that, if he were a GDOT engineer, he would not rubberstamp a crossing at Crosstown/SR 74 without as much data as possible. Staff would get with the City's traffic consultant, but that intersection would demand time, money, and energy. Ernst noted that if GDOT approved that intersection, then the remaining intersections would not be as much of a challenge.

Pennington said the agenda item should have been for discussion rather than consideration, since there were so many issues to review. King suggested looking at two of the lesser challenges first, then the City would know the process. The next process might not be as difficult.

Fleisch said if the City could legitimize the Lexington Circle/SR 54 and Sumner Road/SR 54 intersections, it would be the best focus since people were crossing there anyway. Rorie said that would involve the County, and he did not know what would happen. Fleisch said the City had been working with the County on getting golf carts to Starr's Mill school complex. These two intersections might be easier to work through the issues. Rorie said those intersections would be appropriate.

Pennington agreed with Fleisch, noting the City and County had to work together on the Redwine Road connection to the school complex, which would affect a number of City residents.

Rorie clarified the Council consensus was to work with the County to legitimize the Lexington Circle/SR 54 and Sumner Road/SR 54 intersections. It would help with working with the County on Redwine Road and learning the process with the state. He clarified that the consensus was to do nothing with Crosstown/SR 74 at this time.

Pennington said that, after doing those two intersections, the City would have experience working with GDOT. The City would need an encroachment permit from GDOT for the crossings, and that could be handled at the divisional level, but certain circumstances would be forwarded to Atlanta.

Rorie said staff could focus on legitimizing the two intersections discussed and work through the process.

12-14-13 Consider Resolution to Amend WASA Terms of Service to Four (4) Years
Ernst said the Water and Sewerage Authority (WASA) had asked to continue this agenda item until January 15. Fleisch suggested continuing the agenda item indefinitely, so WASA could discuss it and bring it back.

King moved to postpone indefinitely agenda item 12-14-13 Consider Resolution to Amend WASA Terms of Service to Four (4) Years, until WASA was came back to Council. Ernst seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics

Pennington said work had begun on extending MacDuff Parkway, and he expected more information to be available after the first of the year.

Pennington continued there was a great deal on the horizon, including several economic development related items. All he could say was they were moving forward.

Imker said Council was planning a Retreat on January 9 at the Delta Credit Union, and he would like to add a discussion on the status of the impact fees update to the list of topics. He wanted to ensure changes would be implemented before a lot of new houses were occupied. Pennington said a proposal should be coming in January. There was some interesting language in the legislation.

Imker asked about the status of the County's RFP for dredging Lake Peachtree, asking if Council would be able to vote on whether the City should move forward with the additional dredging on January 15. King said he had spoken to the County Commission Chairman earlier that day, and he was told everything was on time. He had asked for additional information for additional information regarding the dredging recommendations, and King hoped that would come to fruition. Imker hoped Council would be able to make a decision at the January 15 meeting.

King moved to convene in executive session to discuss threatened or pending litigation at 8:51 p.m. Ernst seconded.

King moved to reconvene in regular session at 9:05 p.m. Ernst seconded. Motion carried unanimously.

There being no further business, King moved to adjourn the meeting. Ernst seconded. Motion carried unanimously. The meeting adjourned at 9:06 p.m.

Pamela Dufresne, Deputy City Clerk	Vanessa Fleisch, Mayor

City Council Monthy Report

DEPARTMENT: PLANNING & ZONING
SUPERVISOR: DAVID RAST
FISCAL YEAR: 2015
CREATOR: KATHY GRAY

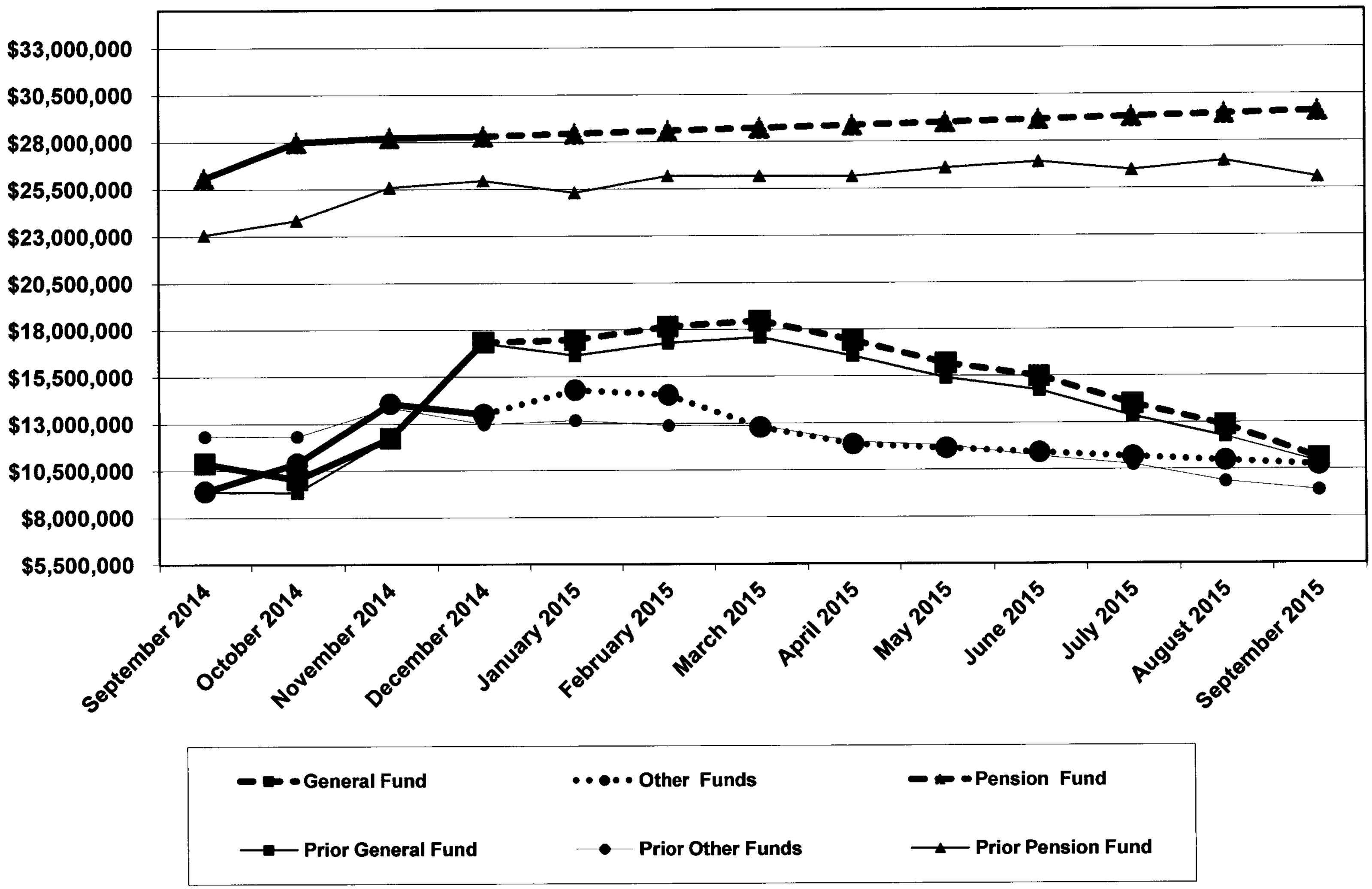
MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	COMPARISON CHART YTD FY 2015	YTD of FY 2014	YTD of FY 2013
BUILDING DEPARTMENT															
RESIDENTIAL BUILDING PERMITS															
Single Family Units:	1	3	11										15	6	8
Single Family C.O.'s	1	1	2										4	10	7
Multi Family Units:	0	0	0										0	0	0
Multi Family C.O.'s	0	0	0										0	96	0
Miscellaneous*:	72	76	47										195	68	82
INSPECTIONS:	268	0	201										268	556	518
NON-RESIDENTIAL BUILDING PERMITS															
New Construction:	3	0	1										3	1	2
Non-Residenital C.O.'s	12	12	6										30	12	15
Expansion\Renovation\Tenant Finish:	4	4	6										14	22	15
Miscellaneous*:	1	5	7										13	4	11
INSPECTIONS:	84	0	61										84	350	248
DEVELOPMENT PERMITS	18	2	3										23	10	9
POPULATION ESTIMATE^	34,539	34,541	34,545										34,545		34,454
BUILDING PERMIT FEES	$47,141	37,048	$92,342										$176,531	$84,468	$ 92,076
PLANNING DEPARTMENT															
Tree Removal Permits:	86	63	41										190	147	142
Sign Permits:	$400	$500	$400										$1,300	$800	$1,600
Banner/ Special Event Permits:	$105	$190	$30										$325	$470	$555
New Construction Plan Reviews:	$2,374	$1,200	$600										$4,174	$3,330	$2,465
Other Plan Reviews\Permits±:	$2,835	$150	$500										$3,485	$1,900	$2,860
Misc permit fees	$200	$0	$200										$400	$286	$319
Fire Department Permit Fees:	$1,475	$1,224	$1,573										$4,272	$3,073	$4,235
TOTAL PLAN REVIEW FEES	$7,389	$3,264	$3,303										$13,956	$9,859	$12,034
TOTAL FEES COLLECTED	$54,530	$40,312	$95,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$190,487	$94,327	$104,110

* Miscellaneous permits are: Fences, Pools, Additions/Renovations, Reroofings, etc

^ Based on 2.09 people per residenital CO

± Other plan reviews: Soil Erosion permits, Land Disturbance Fee, Site Plan & Final Site Plan reviews

CITY OF PEACHTREE CITY
FISCAL YEAR 2014 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



Note: Other Funds include Special Revenue Funds, Capital Projects Funds, Debt Service Funds, Proprietary Funds (including the Stormwater Utility Fund), and Agency Funds.

CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE THREE MONTHS
ENDED DECEMBER 31, 2014

PERCENTAGE OF BUDGET YEAR COMPLETED 25.0% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	$ 13,442,288	$ 11,059,418	$ (2,382,870)	82.27%
Franchise Taxes	2,560,699	168,894	(2,391,805)	**6.60%**
Local Option Sales Tax	6,305,144	1,627,105	(4,678,039)	25.81%
Other Sales & Use Taxes	783,511	196,379	(587,132)	25.06%
Business Taxes	2,266,957	2,100,364	(166,593)	92.65%
Licenses & Permits	789,492	468,043	(321,449)	59.28%
Intergovernmental/Grants	443,482	28,500	(414,982)	**6.43%**
Charges for Services	1,210,132	254,212	(955,920)	**21.01%**
EMS Billings	709,533	214,385	(495,148)	30.21%
Fines & Forfeitures	908,102	222,089	(686,013)	**24.46%**
Investment Income	50,919	4,491	(46,428)	**8.82%**
Other Revenue	143,910	69,184	(74,726)	48.07%
Other Financing Sources	731,641	183,363	(548,278)	**25.06%**
Total General Fund Revenues	$ 30,345,810	$ 16,596,427	$ (13,749,383)	54.69%
Surplus Carryover	1,282,481			
Total General Fund	$ 31,628,291			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	$ 450,968	$ 102,653	$ 348,315	22.76%
Administrative Services	1,265,661	267,770	997,891	21.16%
Financial Services	1,617,192	402,933	1,214,259	24.92%
Police Services/Code Enforcement	6,968,824	1,629,857	5,338,967	23.39%
Fire/EMS Services	7,158,372	1,679,490	5,478,882	23.46%
Public Works/Buildings & Grounds/Engineering	6,651,883	1,207,453	5,444,430	18.15%
Community Services	4,323,440	949,689	3,373,751	21.97%
Non-Divisional:				
Unemployment Insurance	20,000	155	19,845	0.78%
Non-Profit Organizations	22,500	15,000	7,500	66.67%
Transfer to Airport Authority	102,000	25,500	76,500	0.00%
Transfers to Other Funds	3,227,852	1,445,146	1,782,706	**44.77%**
Liability Insurance	133,195	82,203	50,992	**61.72%**
Litigation Services	225,000	32,880	192,120	**14.61%**
General Administration/Miscellaneous	65,200	-	65,200	0.00%
Budgeted Savings	(603,796)	-	(603,796)	0.00%
Total General Fund	$ 31,628,291	$ 7,840,729	$ 23,787,562	24.79%

HOTEL/MOTEL FUND REVENUES

Description	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	$ 1,341,994	$ 366,725	$ (975,269)	**27.33%**

HOTEL/MOTEL TRANSFERS OUT

Type	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	$ 670,997	$ 183,363	$ 487,634	**27.33%**
Transfer to Tourism Association	670,997	183,362	487,635	**27.33%**
Total Hotel/Motel Transfers Out	$ 1,341,994	$ 366,725	$ 975,269	27.33%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF DECEMBER 31, 2014

SUMMARY OF PURCHASE ORDERS ISSUED OVER $25,000 APPROVED BY CITY MANAGER
DECEMBER 2014

Description	Vendor	Award	Date
None to Report			

PURCHASING REPORT
FOR MONTH ENDED DECEMBER31, 2014 AND DECEMBER 31, 2013

Activity	Fiscal Year 2015	Fiscal Year 2014
Purchase Orders / Requisitions Processed	222	150
City Store Requisitions Processed	13	14
Sealed Bids Requested	0	5
Requests for Proposals	0	1
Bids Awarded	5	2
Requests for Proposals Awarded	0	1
Contracts Prepared	5	3
Electronic Auction	0	0
Fixed Assets Purchases	3	9
Caterpillar 953D Track Loader		
Volvo L60G Rubber Tire Loader		
Ambulance		

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
DECEMBER 2014

None to Report

Employee Luncheon	Safebuilt	2,500.00
TOTAL MONTH OF DECEMBER 2014		$ 2,500.00

CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2015
PAID AS OF December, 2014

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
Sumner Meeker	October	EEOC Claim	$ 210.00
Sumner Meeker	October	GolfView	150.00
Sumner Meeker	October	Mrosek	1,110.00
Sumner Meeker	October	Pathways	1,785.92
Sumner Meeker	October	Triad	12,402.16
Sumner Meeker	October	Wynnmeade	900.00
Sumner Meeker	November	EEOC Claim	979.28
Sumner Meeker	November	GolfView	405.00
Sumner Meeker	November	Harbor Loop	525.00
Sumner Meeker	November	Mrosek	75.00
Sumner Meeker	November	Pathways	360.00
Sumner Meeker	November	Preston Chase	365.00
Sumner Meeker	November	Triad	9,382.42
Sumner Meeker	November	Wynnmeade	3,077.08
Sumner Meeker	December	Pathways	750.00
Sumner Meeker	December	Triad	7,012.44
Sumner Meeker	December	Wynnmeade	1,501.80
GIRMA	October	Property Damage	5,000.00
GIRMA	October	EEOC Claim	808.50
GIRMA	October	Vehicle Accident	5,662.63
GIRMA	October	Vehicle Accident	1,603.49
GIRMA	October	Vehicle Accident	2,168.66
GIRMA	October	Vehicle Accident	2,680.45
GIRMA	October	Vehicle Accident	135.00
GIRMA	October	Vehicle Accident	1,065.98
GIRMA	October	Vehicle Accident	1,622.04
GIRMA	October	Vehicle Accident	725.14
GIRMA	October	EEOC Claim	1,508.54
GIRMA	December	Vehicle Accident	3,833.99
GIRMA	December	Vehicle Accident	730.87
Intergrated Science & Eng.	October	Mrosek	112.50
Intergrated Science & Eng.	October	Mrosek	519.54
Intergrated Science & Eng.	October	Mrosek	95.00
Intergrated Science & Eng.	December	Triad	1,125.00
WSG Reporting	October	Triad	2,031.35
WSG Reporting	December	Triad	630.65
Total Litigation Services to Date			$ 73,050.43
* Less Amount Charged back to FY2014			(40,170.55)
December FY2015 Litigation Expenses (100-1505-579130)			$ 15,584.75
Legal Fees: Lake Peachtree Dam			
Sumner Meeker	October	Lake Peachtree Dam	5,703.98
Sumner Meeker	November	Lake Peachtree Dam	1,680.00
Sumner Meeker	December	Lake Peachtree Dam	1,665.00
** Total Lake Peachtree Dam Legal Fees			$ 9,048.98

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project		Amount
* Less Amount Charged back to FY2014 forLake Peachtree Dam Legal Fees (334-4110-541904)			$	(5,703.98)

* Note: The claims paid in October 2014 were charged to fiscal year 2014 for financial reporting purposes, as the expenditures were incurred prior to 9/30/14.

FY2015 MONTHLY REPORT
LIBRARY

ACTIVITY DESCRIPTION	UNIT	October	November	December	January	February	March	April	May	June	July	August	September	FY2015 YEAR-TO-DATE	FY2014 YEAR-TO-DATE
Items - Acquired	Num.	476	394	284										1,154	1,758
Items - Circulated	Num.	32,875	29,190	26,991										89,056	94,143
Items - Loaned to Other Libraries	Num.	1,315	1,117	1,086										3,518	3,365
Items - Borrowed From Other Libraries	Num.	1,852	1,168	1,382										4,402	5,266
Class Visits	Num.	2	2	0										4	1
Group Meetings	Num.	41	20	25										86	102
Monthly Traffic	Num.	17,325	19,201	17,819										54,345	49,890
Children's Programs	Num.	32	18	15										65	61
Number of Participants	Num.	1,226	414	320										1,960	1,806
Adult Programs	Num.	5	6	3										14	10
Number of Participants	Num.	146	109	132										387	149
Revenue from Overdue Books	Dls.	3,623	2,695	3,305										9,623	11,808
Revenue from Copies Made	Dls.	606	407	255										1,268	1,315
Reference Assistance	Num.	1,502	1,123	1,028										3,653	3,762
Exams Proctored	Num.	21	20	24										65	93
Revenue from Proctoring	Dls.	270	270	320										860	1,560
Internet Usage	Num.	2,121	1,697	1,528										5,346	5,788
Volunteers	Num.	36	32	40										108	122
Number of Hours Worked	Num.	279	237	279										795	869
Digital Downloads	Num.	1,530	1,578	1,798										4,906	3,923
Electronic Reference Access (Excluding GALILEO)	Num.	135	87	158										380	N/A

Notes: Patron Appreciation Day on 12/19 was successful. Magazine downloads from Zinio quadrupled after event. Initial planning for Summer Reading 2015 has begun. Staff continues to look for savings to offset $25,000 buget cut, most recently approx. $7,000 from new literary criticisms, while promoting digital services to patrons. Major PINES system upgrade scheduled for MLK weekend. Library will be closed (and offline) from Friday, Jan. 16 - Monday, Jan. 19. Free Social Security workshop on Tuesday, Jan. 27, at Noon and 6:30 p.m.

PEACHTREE CITY POLICE DEPARTMENT
2014 MONTHLY REPORT

	NOVEMBER 2014	DECEMBER 2014	2014 Calendar Year to Date	2013 Calendar Year to Date

PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary

	NOVEMBER 2014	DECEMBER 2014	2014 Calendar Year to Date	2013 Calendar Year to Date
TOTAL PART I CRIMES	**32**	**32**	**452**	**456**
DUI ARRESTS	14	6	122	158

DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)

	NOVEMBER 2014	DECEMBER 2014	2014 Calendar Year to Date	2013 Calendar Year to Date
TOTAL DRUG ARRESTS:	8	15	94	96
OTHER ARRESTS				
PROPERTY CRIMES	8	9	175	214
PERSON CRIMES	11	11	94	103
TRAFFIC OFFENSES	15	24	192	229
OTHER	25	21	331	341
CALLS ANSWERED:	4,290	4,673	51,042	47,310
TRAFFIC:				
CITATIONS ISSUED	494	429	6,565	7,585
CITY ORDINANCES	35	15	457	456
WARNINGS	710	612	8,652	8,412
ACCIDENTS	90	104	1,118	1,024

LOCATION	TOTAL # ACCIDENTS YTD
HWY 54 / HWY 74	81
HWY 54 / HUDDLESTON	30
HWY 74 / CROSSTOWN RD-TDK BLVD	26
HWY 54 / PLANTERRA	23
HWY 74 / HOLLY GROVE/ROCK-A-WAY	22
HWY 54 / FLAT CREEK-WILLOWBEND RD	18
HWY 54 / MACDUFF	17
HWY 54 / COMMERCE	17
HWY 54 / PEACHTREE PARKWAY	16
HWY 74 / PASCHALL RD-WILLOW RD	15

Peachtree City Code Enforcement 4th Quarter Report 2014

	Jan - Mar 2014	Apr - Jun 2014	Jul - Sep 2014	Oct - Dec 2014	Oct - Dec 2013	2014 YTD	2013 YTD
Case Summary							
Cleanliness of Premises (Grass)							
New Cases	14	202	183	7	27	406	461
NOVs Reactive	0	23	13	2	3	38	42
NOVs Proactive	12	170	167	5	22	354	412
Citations	0	1	0	1	0	2	2
Unfounded	2	9	3	0	2	14	7
Cleanliness of Premises (Trash)							
New Cases	90	75	67	73	108	305	351
NOVs Reactive	20	14	13	17	15	64	53
NOVs Proactive	57	52	49	48	77	206	271
Citations	2	2	0	1	0	5	1
Unfounded	12	8	5	7	16	32	26
Cleanliness of Premises (Auto)							
New Cases	47	27	27	22	55	123	155
NOVs Reactive	4	3	3	2	3	12	15
NOVs Proactive	39	22	21	20	50	102	128
Citations	1	0	0	0	1	1	1
Unfounded	3	2	3	0	2	8	12
Parking Restrictions							
New Cases	45	44	69	48	88	206	266
NOVs Reactive	11	11	11	1	11	34	40
NOVs Proactive	29	26	53	43	72	151	217
Citations	1	0	0	1	2	2	2
Unfounded	5	7	5	3	5	20	9
Accessory Use to Dwellings							
New Cases	33	26	49	44	52	152	165
NOVs Reactive	2	4	11	5	5	22	16
NOVs Proactive	29	21	35	38	44	123	140
Citations	0	0	0	0	0	0	0
Unfounded	2	1	3	1	3	7	9
Sign Violations							
New Cases	40	35	25	43	73	143	166
NOVs Reactive	4	2	0	0	5	6	20
NOVs Proactive	36	33	23	41	65	133	141
Citations	1	0	0	1	1	2	1
Unfounded	0	0	2	1	2	3	4
Rehabs							
New Cases	4	6	11	5	4	26	29
NOVs Reactive	4	6	3	2	1	15	13
NOVs Proactive	0	0	8	3	3	11	16
Citations	1	0	0	0	0	1	0
Unfounded	0	0	0	0	0	0	0
Miscellaneous							
New Cases	85	217	106	64	87	472	415
NOVs Reactive	34	35	28	20	29	117	85
NOVs Proactive	26	164	66	32	44	288	286
Citations	10	1	7	3	0	21	6
Unfounded	17	18	10	11	14	56	39
Totals							
New Cases	358	632	537	306	494	1833	2008
NOVs Reactive	79	98	82	49	72	308	284
NOVs Proactive	228	488	422	230	377	1368	1611
Citations	16	4	7	7	4	34	13
Unfounded	41	45	31	23	44	140	106
Stormwater Bill Delivery	148	4	0	0	0	152	33
Ordinance Letter Delivery	0	204	0	0	0	204	0
Signs Confiscated	243	665	556	265	465	1729	1341
Parks Checked	277	215	237	292	428	1021	1366

Public Works Quarterly Report FY 2015

Activity Description	Unit	1st Quarter 2015	FY2015 YTD	Annual Goal
General				
Average time to complete vandalism repairs once notified	Days	1.5	1.5	3
Average time to respond to a citizen complaint and assign action	Days	5.5	5.5	5
Streets				
Street Patching	Hrs.	134	134	2,500
Street Crack Sealing	Hrs.	11	11	435
Street General Maintenance	Hrs.	1,021.7	1,021.7	3,500
Storm Water Maintenance	Hrs.	1,122.5	1,122.5	8,000
Street Sweeping	Ft/Mls	254,020.8/48.11	254,020.8/48.11	360
Cart Paths				
Cart Path Paving	Ft.	2,820	2,820	21,000
Cart Path Litter Removal	Hrs.	0	0	1,250
Time to remove trees on paths once reported	Days	1.5	1.5	2
Cart Path Drainage Maintenance	Hrs.	263.5	263.5	2,500
Cart Path General Maintenance	Hrs.	1,970.3	1,970.3	3,250
Signs				
Average time to respond to traffic sign maintenance issues	Days	1.0	1.0	2
Signs Changed over to new reflectivity and mixed letter standard (completion date 2018)	Each	61	61	350
Contracted Services				
Time for contractor to remove trees once notified	Days	4.0	4.0	3
Time for landscaping and mowing contractors to fix an issue once notified	Days	unresponsive/ 1	unresponsive/ 1	2
Time for contractor to remove dead animals and debris from road once notified.	Days	1.0	1.0	1
Fleet Maintenance				
Average time to complete a preventative maintenance on a Light Car/Truck	Hrs	3.4	3.4	3.0
Average time to complete a preventative maintenance on a Heavy Truck	Hrs	6.6	6.6	6
Average time to complete a preventative maintenance on a Heavy Equipment	Hrs	5.0	5.0	6
Ratio of time spent on preventative maintenance versus other repair items		.5 TO 1		2 to 1
Facility Maintenance				
Sports Complex Maintenance	Hrs.	245	245	2,500
Parks General Maintenance	Hrs.	804	804	435
General Maintenance	Hrs.	6,613	6,613	2,000
Vandalism	Hrs.	19	19	0
Litter Removal	Hrs.	535	535	2,000
Building Maintenance	Hrs	1,079	1,079	2,500

Note: General maintenance line items include activities not included in paving operations. These include but are not limited; storm clean up, litter removal, curb repair etc.

CITY OF PEACHTREE CITY
RECREATION & SPECIAL EVENTS REVENUE
AS OF DECEMBER 31, 2014
WITH COMPARISONS TO DECEMBER 31 FY2012, FY2013 & FY2014
Percent of budget year completed to date: 25.00%

RECREATION REVENUE	ACTUAL THRU DECEMBER FY 2012	ACTUAL THRU DECEMBER FY 2013	ACTUAL THRU DECEMBER FY 2014	ORIGINAL BUDGET FY 2015	BUD ADJ.	CURRENT BUDGET FY 2015	ACTUAL THRU DECEMBER FY 2015	% Collected To Date
Events	-	-	3,544	5,000		5,000	850	17.00%
Program Fees - Recreation	$ 5,102	$ 9,460	$ 6,356	$ 190,000.00	$ -	$ 190,000	$ 4,428	2.33%
Program Fees - Kedron	24,805	29,535	27,556	173,000	-	173,000	29,244	16.90%
Program Fees - Kedron Open Gym	-	3,379	4,153	16,080	-	16,080	4,316	26.84%
Program Fees- Athletic Tournaments	-	3,380	1,020	3,400		3,400	-	0.00%
Facility Maintenance Rec.- Athletic Assoc.	-	20,575	29,579	94,000	-	94,000	64,098	68.19%
Facility Maintenance Ked- Athletic Assoc.	-	-	-	$13,500	-	13,500	-	0.00%
Facility Rental- Tennis Center	6,000	6,000	4,000	24,000		24,000	6,000	25.00%
Facility Rental - Recreation	250	759	316	19,176	10,000	29,176	1,580	5.42%
Facility Rental - Kedron	3,217	5,068	5,528	20,347	-	20,347	6,007	29.52%
	-							
Program Fees - Pool Fees/Passes	30	10,478	12,296	80,000	-	80,000	11,612	14.52%
Program Fees - Kedron Swim Teams	-	11,999	7,097	52,000	-	52,000	526	1.01%
Program Fees - Kedron Swim Lessons	-	608	1,555	13,000	-	13,000	1,887	14.52%
Program Fees - Rec Pool Revenue	275	90	82	24,100	10,000	14,100	28	0.20%
	$ 39,679	**$ 101,331**	**$ 103,082**	**$ 727,603**	**$20,000**	**$ 727,603**	**$ 130,576**	**17.95%**

Recreation Programming- The Peachtree City Chiefs Youth cheerleading team finshed their season with (2) First Place finishes, (1) Sportsmanship Award and (1) Fifth Place finish. Peachtree City Youth Soccer utilized the Kedron facitlity to host referee training on the 6th in preparation for the Spring Season. We hosted a swim meet between Starr's Mill and McIntosh on the 12th with an estimated 450 people in attendance. Kedron hosted a Nike Elite basketball camp the 29th- 31st with 41 participants registered. We held a LEGO Camp at Kedron the 29th- 2nd with 7 participants enrolled.
Special Events Notes- Peachtree City Elementary hosted their annual "Jingle Bell Trail Run" at the school and surrounding paths on the 6th with an estimated 500 people in attendance. Our department hosted the annual Hometowen Holiday event at the City Hall Plaza on the 6th with an estimated 500 people in attendance. The Chabad of Peachtree City hosted a Menorah Lighting at City Hall Plaza on the 21st with an estimated 250 people in attendance.
Tournaments Notes- No tournaments to report.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor and Council**
FROM:	**City Manager**
DATE:	**January 7, 2015**
SUBJECT:	**Consider Indemnification Resolution** ***January 15, 2015, City Council Agenda***

Recommendation:

That Council adopt the attached resolution indemnifying City elected and appointed officials (except officials of authorities) and employees.

Discussion:

Each year, Council adopts a resolution indemnifying officials and employees and agreeing to defend and pay judgments rendered against them for acts or omissions performed or neglected to be performed by them in the course of their employment or association with the City. This indemnification does not apply to individuals who act outside of the scope of their duties or authority, or act oppressively, maliciously, corruptly, or without authority, nor does it apply to city authorities that function autonomously and have their own liability coverage.

Budget Impact:

Legal representation for this type of claim is included under the umbrella of the City's Liability Insurance Policy.

Attachment

COUNTY OF FAYETTE
CITY OF PEACHTREE CITY

RESOLUTION #____________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY REGARDING POTENTIAL LIABILITY OF CITY ELECTED OFFICIALS, APPOINTED OFFICIALS, AND EMPLOYEES

WHEREAS, the City of Peachtree City is a municipal corporation duly chartered and incorporated by the State of Georgia; and

WHEREAS, as a result of certain decisions by State and Federal Courts, elected and appointed officials and employees of the City may be subject to suits seeking to hold those persons personally liable for damages: and

WHEREAS, elected and appointed officials, employees, and other individuals may be subject to formal complaints under the City Code of Ethics; and

WHEREAS, the City Council deems it to be in the best interest of the City to indemnify, defend, and protect City elected and appointed officials and employees from certain liability,

IT IS THEREFORE, RESOLVED THAT:

The City of Peachtree City shall indemnify, defend and pay any and all judgments rendered against any City elected official or appointed official (with exception of officials of authorities) or employee for any and all suits brought against them for any acts or omissions performed or neglected to be performed by them in the course of their employment, or association with the City.

The City of Peachtree City shall provide legal counsel to any elected official, appointed official, employee, or other individual who is investigated under the City's Code of Ethics (with the exception of officials of authorities) for representation before the Ethics Board, the investigation conducted by the Ethics Board, and any action taken by Council. Such legal counsel shall be selected by the individual requesting representation from a panel of three attorneys compiled by the City Staff selected from the attorneys on the approved list of lawyers maintained by GIRMA.

The indemnification shall not apply to those individuals who acted oppressively, maliciously, corruptly, or without authority of law as defined under O.C.G.A. §36-33-4.

This resolution shall remain in full force and effect until such time as it may be amended or repealed by a subsequent resolution of the City Council.

SO RESOLVED, in open session assembled pursuant to law. This 15th day of January 2015.

____
Mayor

____

____

____

____

ATTEST: ____________________________
Betsy Tyler, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor and Council Members**
VIA:	**City Manager**
FROM:	**Public Information Officer/City Clerk**
DATE:	**January 7, 2015**
SUBJECT:	**Designation of City's Legal Organ** ***January 15, 2015, City Council Meeting***

Recommendation:

That Council again designate the *Fayette County News/Today in Peachtree City* as the legal organ for the City of Peachtree City.

Discussion:

Each year, the City of Peachtree City must designate the official legal organ in which notices of public hearings, millage rate, and other notices required by state law and City Ordinance will run.

County legal organs are designated by the Probate Court Judge, Sheriff, and Superior Court Clerk, and the newspaper must have a paid circulation component. The designated Fayette County legal organ for 2014 will remain the *Fayette County News/Today in PTC*.

Although municipalities have more latitude in designating their legal organ, state law stipulates that certain municipal legal ads continue to run in the County legal organ. This includes bond notices, police seizures, municipal court ads, condemnation proceedings, distilled spirits sales and licensing, and nuisance abatement ads. Further, local businesses advertising for articles of incorporation, dissolution, and registration of trade names must advertise in the legal organ of the County. Notices for Peachtree City properties in foreclosure, estate transfers, adoptions, and public sales would also continue to run in the County legal organ.

As the long-time legal organ of the County and Peachtree City, the Wednesday *Fayette County News/Today in Peachtree City* is the publication that residents associate with all legal ads, and in which many local ads would continue to run.

Staff is recommending that the City designate the *Fayette Daily News/Today in PTC* as the legal organ for 2015 to ensure correct placement of legal ads, to maintain the lowest possible expenses for the City, and to provide a single source for the community to access legal ads.

Budget Impact:

Because it is a continuation of an existing rate for budgeted expenditures, appointing the *Fayette Newspapers/Today in PTC* would have no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager

FROM: Public Information Officer/City Clerk

DATE: January 6, 2015

SUBJECT: Consider 2015 Election Resolution
January 15, 2015, City Council Meeting

Recommendation:

That Council adopt the attached resolution calling for a municipal election on November 3, 2015, for the purpose of electing Council Members for Post 1 and Post 2.

Discussion:

Peachtree City's Charter establishes the date of the municipal general election as the Tuesday next following the first Monday in November of odd numbered years, in accordance with State law, and establishes four-year terms for the Mayor and City Council Members. Terms for these seats end December 31, 2015.

The Resolution also establishes the qualifying dates of August 31 through September 4, in accordance with state law, and establishes the run-off election date of December 1, also prescribed by the state.

Finally, the resolution designates the Fayette County Board of Elections as the Superintendent of the Election. A separate agreement with the County will be presented to Council later in the year for approval.

The State Election Code governing municipal elections requires that Council set and publish qualifying fees no later than February 1 of any year in which an election is to be held. The law also requires a fee of three percent of the total gross salary paid for the elected position in the year preceding the election.

Budget Impact:

Staff will include funding (estimated $70,000 to cover the anticipated costs of the election and any necessary runoff) in the FY 2016 budget.

RESOLUTION ESTABLISHING DATE FOR CITY ELECTION FOR PURPOSE OF ELECTING COUNCIL MEMBERS FOR POST 1 AND POST 2; ESTABLISHING FEES AND DATE FOR QUALIFYING OF CANDIDATES; ESTABLISHING DATES FOR VOTER REGISTRATION AND FOR OTHER PURPOSES

WHEREAS: A municipal general election shall be conducted on November 3, 2015, for the purpose of electing council member for Post 1 and Post 2; and,

WHEREAS: Candidates who are elected in said election shall serve for a term of four years; and,

WHEREAS: Persons eligible to become candidates for said election shall be at least 21 years of age and be a qualified elector of the City who shall have continuously resided and maintained his or her domicile in Peachtree City for at least six months immediately preceding the election; and,

WHEREAS: Candidates for said election shall qualify with the City Clerk in City Hall. Qualifying shall open at 8:30 a.m. on the 31st day of August, 2015, and shall close at 4:30 p.m. on the 4th day of September, 2015; and,

WHEREAS: Voter Registration for said election shall close at 5 p.m. on the 5th day of October 2015; and,

WHEREAS: The date for a run-off election, if required, shall be the 1st day of December 2015; and

WHEREAS: The City Council does hereby declare that the qualifying fee for Council Post 1 and Council Post 2 shall be $360.00.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of Peachtree City that the general election is hereby authorized pursuant to the rules and regulations set out in this Resolution and pursuant to the Georgia Municipal Election Code as amended.

FURTHER, the Superintendent of Elections and Absentee Ballot Clerk shall be the Fayette County Board of Elections, who is hereby authorized to provide an appropriate number of poll workers to conduct said election. Polling places within Peachtree City shall be open from 7:00 a.m. to 7:00 p.m. on the day of the general election and on the day of the runoff election, if required.

Adopted this 15th day of January 2015.

____
Vanessa Fleisch, Mayor

____
Eric Imker, Councilmember

____
Mike King, Councilmember

____
Terry Ernst, Councilmember

____
Kim Learnard, Councilmember

____________________________Attest
Betsy Tyler, City Clerk

PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	Mayor and City Council
VIA:	James L. Pennington, City Manager
FROM:	Paul J. Salvatore, Financial Services Director P.S. Kelly Bush, Assistant Finance Director
DATE:	December 30, 2014
SUBJECT:	Official Intent Resolution (Reimbursement Resolution) Government Finance Corporation, Inc. Lease/Purchase *January 15, 2015, City Council Consent Agenda*

Recommendation:

That City Council adopt the attached Official Intent Resolution (Reimbursement Resolution) that will allow the City to seek reimbursement through the Government Finance Corporation financing process for budgeted expenditures made prior to the actual financing arrangements.

Discussion:

Following the approval of the fiscal year 2015 budget, this Official Intent Resolution is presented to Council for adoption in order to include in future financing any moneys paid directly or indirectly by the General Fund prior to the actual financing of expenditures for projects to be financed under the 2011 lease/purchase agreement. The resolution in an amount not to exceed $1,102,000 is attached.

Budget Impact:

There is no specific budget impact in approving the resolution. The budget impact has occurred with the approval of the fiscal year 2015 budget.

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expects to obtain financing (the "Obligations") through the Peachtree City Governmental Finance Corporation, Inc., in a principal amount not to exceed $1,102,000 to finance the costs of acquiring a GIS Server and Software, Police Vehicles, Fire Medic Unit, Lucas – CPR Machines (3), Community Service equipment including a F250 pickup truck, F350 dump trucks (2), rubber tire loader, John Deere track loader, and a Toro mower ; and

WHEREAS, the City has used or will use, before the issuance of the Obligations, moneys in its General Fund to pay expenditures related to the Project and reasonably expects to use proceeds of the Obligations to reimburse its General Fund for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Obligations to reimburse its General Fund or moneys used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Peachtree City, and is hereby resolved by authority of the same, as follows:

1. The City declares its intent to use proceeds of the Obligations to reimburse its General Fund for moneys used to pay expenditures related to the Project.
2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED THIS ________ day of ____________________________, 2015.

PEACHTREE CITY

(SEAL)

By: ________________________________
Vanessa Fleisch
Mayor

Attest:

____
Ann E. Tyler
City Clerk

STATE OF GEORGIA

FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, ANN E. TYLER, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the City Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at ________ p.m., on the _________ day of ____________________, 2015, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

____

____

____

____

____

and that the following members were absent:

____

____

and that such resolution was duly adopted by a vote of:

Aye _______ Nay _______

WITNESS my hand and the official seal of the Peachtree City, this the _____ day of ______________________, 2015.

____
Ann E. Tyler
City Clerk

(SEAL)

2015 Public Improvement Program

Expenditures	5 Year Plan	Debt Svce.	Term
Division Community Services			
F250 Pickup Truck replacement	$32,000	$7,093	5 yrs.
F350 Dump Truck replacement (B&G)	$54,000	$11,970	5 yrs.
Rubber Tire Loader replacement	$138,000	$30,590	5 yrs.
John Deere Track Loader replacement	$196,000	$43,446	5 yrs.
F350 Dump Truck replacement (PW)	$54,000	$11,970	5 yrs.
Toro Groundmaster Mower (new - B&G)	$57,000	$12,635	5 yrs.
Server & software - GIS (new)	$66,000	$14,630	5 yrs.
Street Light Install - SR 54 @ PT Pkwy, Robinson Rd., Carri	$0		
Citywide Bridge Maintenance	$150,000		
Public Services Total	**$747,000**		
Division: Leisure Services Services			
None			
Leisure Services Total	**$0**		
Division: Public Safety Services			
PD Police Vehicle Replacements (9 @ $57,807)	$231,228	$51,255	5 yrs.
Police Dept. Total:	$231,228		
FD Replace Medic Unit 83	$223,128	$36,704	7 yrs.
Lucas - CPR Machines (3 @ $16,842)	$50,526	$11,200	5 yrs.
Fire Dept. Total:	$273,654		
Public Safety Services Total	**$504,882**		
Administrative Services			
Administrative Services Total	**$0**		
Contingency Funds			
PIP Contingency	$10,000		
Total Expenditures	**1,261,882**		
Revenue Sources			
General Fund Transfer		158,000	
Equipment Lease Loan Proceeds	$1,101,882		
State Grants			
Interest Revenue	$2,000		
Total Revenues		$1,103,882	
Total Revenues & Transfers		**$1,261,882**	

Equipment Lease/Purchase Program

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **Jim Pennington, City Manager**
Paul Salvatore, Financial Services Director PS.
Kelly Bush, Assistant Financial Director KB
Hetal Shah, Accounting Manager

FROM: **William McCollom, Chief of Police**

DATE: **December 19, 2014**

SUBJECT: **Wal-Mart Foundation Grant (CERT)**
(City Council Meeting January 15, 2015)

<u>Recommendation</u>:

The Police Department is requesting to accept a grant from the Wal-Mart Foundation in the amount of $1,000.00.

<u>Discussion</u>:

These funds are afforded to the Peachtree City CERT Program on behalf of a community grants program through the Wal-Mart Foundation.

The Wal-Mart Community Grant Foundation seeks to improve its relationship with programs that help further the communities where they maintain retail establishments. These funds will be directed to training costs, medical supplies, promotional materials, and includes general machinery/equipment maintenance and purchases. This marks the fourth grant awarded to the Police Department's CERT program by the Wal-Mart Foundation. The Peachtree City C.E.R.T. program was established in 2005. As of the date of this request, we have trained over 990 adult and young adults in disaster preparedness. If this grant is approved and received, we should be able to provide training to over 1000 citizens by the end of the first quarter of fiscal year 2015.

<u>Budget Impact</u>:

This grant will impact the Police Grants Fund by increasing both revenue and expenditures in the Grant Fund by $1,000. There are no matching funds required on behalf of the City.

WM/slp

CITY OF PEACHTREE CITY

Budget Adjustment

BUDGET ADJUSTMENT NUMBER ______

TRANSACTION NUMBER ______

DATE 12/19/2014

ACCOUNT	PJT	DESCRIPTION	Increases	Decreases
209-3210-371000		Donations	1,000.00	
209-3210-531175		Operating Supplies	1,000.00	
		TOTAL	2,000.00	$ -

Explanation:
For "Grant" from Walmart approved by Council 01-15-2015

ENTERED ______

APPROVED ______

Kelly Bush

From: Stanley Pye
Sent: Friday, December 19, 2014 1:01 PM
To: Kelly Bush; Hetal Shah
Subject: FW: Walmart Foundation Request ID 14618511

This is a CERT grant I just received. I will get the memo over shortly.

-----Original Message-----
From: do-not-reply@cybergrants.com [mailto:do-not-reply@cybergrants.com]
Sent: Friday, December 19, 2014 12:17 PM
To: Stanley Pye
Subject: Walmart Foundation Request ID 14618511

Dear Stan Pye,

The Walmart Foundation and Facility # 3461 are pleased to inform you that your organization has been selected to receive a grant through the Local Facility Giving Program in the amount of $1,000.00. We believe that your organization is doing important work to the communities you serve, and we are proud that we are able to support you in your efforts.

Your grant payment will be awarded to you by check, and it will be sent to the address listed in your grant application. Your grant check will be issued within the next few weeks and mailed to your organization as quickly as possible.

Thank you for the work your organization does to create opportunities so people can live better.

Sincerely,

The Walmart Foundation

CG/JMAIL/53932457

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor and Council Members**
VIA:	**James L. Pennington, City Manager** **Paul Salvatore, Financial Services Director** P.S. **Angela Egan, Purchasing Agent**
FROM:	**Jonathan N. Rorie, Public Services Director**
DATE:	**January 2, 2015**
SUBJECT:	**Approve Budget Amendment and Purchase of Replacement Toro Sand Pro** ***January 15, 2015 City Council Consent Agenda***

Recommendation

Staff recommends that Council approve the purchase of a Toro Sand Pro 2040Z from State Contract vendor Jerry Pate Turf & Irrigation in the amount of $12,050.59 along with Budget Amendment 15-009 to the Fiscal Year 2015 budget resolution which is attached.

Discussion:

In Fiscal Year 2014 a Toro Sand Pro was destroyed in the snow storm when the roof of the maintenance structure - where it was stored - collapsed. We have received the check from insurance for reimbursement and would like to replace the equipment. This will require a budget increase to the general fund GL revenue account Other Revenue and a budget increase to the general fund GL expense account Buildings & Grounds Machinery and Equipment.

Budget Impact

This will increase both the revenues and the expenses in the general fund by $12,051

Attached: budget amendment 15-009

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 15-009

DATE 01/16/2015

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-9999-389000		Other Revenue	12,051	
100-1566-542050		Machinery & Equipment	12,051	

Budget Amendment
To increase both revenue and expense for insurance replacement of Toro Sand Pro destroyed in February 2014 Snow Storm.

Entered ____________

Approved ____________

Jerry Pate Turf & Irrigation

Jerry Pate Turf & Irrigation
5340 Tulane Drive
Atlanta, GA 30336
Ph# (404) 346-5340
Fax# (404) 349-0019
www.jerrypate.com

DATE: December 15, 2014
EXPIRATION DATE: Valid 30 Days

EXCLUSIVELY FOR: City of Peachtree City
Josh Doughty
209 McIntosh Trail
Peachtree City, GA 30269
[Ph#] 770/487-5183
[Fax#] 770/631-2533
[Customer Acc 1145
jdoughty@peachtree-city.org

Proposed Order
Georgia State Contract

Prepared By: Jamey Smith
770/490-9736
Jsmith@jerrypate.com

Per your request, I am pleased to submit a proposal on the following equipment:

Qty	Model #	Description	Unit Price	Extension
		Pricing Reflects The Georgia State Contract Discount		
		Contract # 99999-001-SPD0000102-0014		
1	**08706**	**Toro Sand Pro 2040Z**	$ 11,926.53	**$ 11,926.53**
1	08417	Nail Drag		
1	08718	Finish Drag Mat Kit		
1	08716	Rubber Tooth Rake		
3	125-6487	Replacement Rubber Trowel (08716)	$ 159.78	**$ 479.34**
			Equipment Subtotal	**$ 12,405.87**
			Dealer Prep & Delivery	**$ 124.06**
			Total	**$ 12,529.93**

Prices Do Not Include Sales Tax or Applicable Documentation Fees

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All proposals and agreements are contingent on availability of product from the manufacturer. Prices are based on costs and conditions existing on date of proposal and are subject to change without notice. Typographical errors are subject to correction.

To accept this proposal, sign here and return: ____________________ Date: ______________

Thank you, we appreciate your business!

Kelly Bush

From: Jonathan Rorie
Sent: Monday, December 29, 2014 10:28 AM
To: Kelly Bush
Cc: Joshua Doughty
Subject: Sand Pro Replacment
Attachments: City of Peachtree City 2040 quote updated.pdf

Kelly,

We received a insurance check for $11,231 to replace a Toro Sand Pro. Attached is the replacement quote. Although the quote is for $12,529.93, we will not be purchasing " Replacement Rubber Trowels" so the actual price will be $12, 050. Can you please get the budget adjustment approved on the Jan 15, 2015 Council Agenda.

Jonathan N. Rorie, MPA
Community Services Director
153 Willow Bend Rd.
Peachtree City, Georgia 30269
P: 770-487-5731
F: 770-631-2552

Check was lost in mail in FY14 - was replaced and received in FY15 - was recorded as Rev in FY14 - but will be replaced in FY15.

increase budget

FY15

100.9999-389000 - Other Rev
100.1566.542050 - Mach & Equip

B&G

$12,050.59
Quote
Jerry Pate

CITY OF PEACHTREE CITY
INTRAOFFICE MEMORANDUM

TO: **Mayor and Members ~~of~~ Council**

VIA: **City Manager**
Financial Services Director P.S.

FROM: **Purchasing Agent**

DATE: **8 January 2015**

SUBJECT: **Request to Surplus Parts from Fire Suppression System**
Council Meeting: 15 January 2015

Recommendation.
Staff recommends Council declare three tanks containing halon for surplus.

Discussion.
With approval from the Fire Marshal's office, the Public Works staff has removed the old Halon fire suppression system from City Hall during the remodeling of the Financial Services Department. This obsolete, antiquated system is expected to be replaced with newer technology very soon. The City expects to trade in the old tanks containing halon to help reduce the replacement cost for the new FM200 fire suppression system.

Budget Impact.
Assuming trade-in, any monies would offset the purchase price of the new system.

POSITION PAPER

Proposed Rezoning
Kedron Office Park tract

Senior Planner David
January 9, 2015

Situation:

Apsilon Hotels, LLC (Applicant) has a contract on a 14.65-acre tract of land located east of World Drive and known to us as the Kedron Office Park. The subject tract is zoned OI Office Institutional and designated as OFF Office on the city's Land Use Map.

The conceptual site plan for the Kedron Office Park was approved on December 12, 2005 and identified a total of 126,000 SF of office space located within four freestanding buildings, along with associated parking and infrastructure to serve the overall development.

The final site plan was approved on July 8, 2006, and, shortly thereafter, one of the four office buildings was constructed (100 World Drive) as well as the parking and associated infrastructure to support the overall development. The building pads for the three remaining office buildings were pre-graded and stabilized. There has been no further activity on the property.

The 14.65-acre Kedron Office Park tract is comprised of Lot 1, which is 8.13 acres in size and includes the 100 World Drive office building and a building pad for a second office building (200 World Drive); and Lot 2, which is 6.52 acres in size and includes two building pads (300 and 400 World Drive).

> *Note: The Applicant's initial proposal included two hotels and a freestanding event/ banquet facility and was discussed in a workshop format at the October 13 Planning Commission meeting, and then in a Public Hearing at the November 10 Planning Commission meeting. Discussion on the request was continued until the December 8 meeting.*
>
> *Based on comments received from the Planning Commission as well as members of the public, the Applicant revised their initial application to include no more than one all-suites hotel. The remaining building pads would be utilized for office use as currently zoned. This request was considered in a Public Hearing at the December 8 Planning Commission meeting.*

The Applicant desires to construct 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 such time a suitable office use could be found for these tracts. The proposed buildings would be constructed on the existing building pads and would utilize the existing parking and site infrastructure. There would be no additional modifications to the property.

The Applicant has revised their application such that the rezoning would be applicable to Lot 2 only, and that conditions be incorporated into the zoning that would limit this site to no more than one all-suites hotel. They are also proposing a condition that would limit the development on the remaining building pad to those uses and other regulations as identified in the OI zoning district.

The Applicant is also proposing that the current zoning for Lot 1 (OI) remain unchanged such that the permitted uses and other regulations as identified within the OI zoning district would still be applicable to this tract of land. Upon acquisition of this tract, the Applicant would place Deed Restrictions on the property that would prohibit a hotel and/ or a banquet facility from being constructed on the property.

Hotels are not identified as a permitted use within the OI zoning district. In order to develop the property as proposed, a text amendment to the OI zoning district would be required to include hotels as a permitted use. However, the text amendment would then permit hotels and other lodging facilities on all tracts of land zoned OI.

The Applicant is requesting that Lot 1 be rezoned from OI Office Institutional to LUC Limited Use Commercial specifically to permit the development of an all-suites hotel. The permitted uses identified within the OI zoning ordinance would be included in the LUC ordinance so the property could still be utilized for office use if the hotel was not developed. The LUC zoning classification allows the city to impose additional conditions specific to the proposed use and/ or the subject property.

A copy of the Request for Rezoning application is included as Attachment "A".

<u>Facts</u>:

1. The property known to us as the Kedron Office Park tract is 14.65 acres.
2. The Kedron Office Park consists of Lot 1 (8.13 acres) and Lot 2 (6.52 acres)
3. Both tracts of land are zoned OI Office Institutional and designated as OFF Office on the Land Use Map.
4. Both tracts abut a heavily wooded, city-owned greenbelt to the north, east and south (OS-C Conservation). The greenbelt and the floodplain associated with Gin Branch separate the property from the Kedron Hills subdivision.
5. Both tracts abut World Drive to the west. The 6.5-acre World Airways tract, which includes the 60,000 SF former World Airways office building, is located across World Drive. That tract is also zoned OI Office Institutional.
6. The approved conceptual and final site plans for the overall development identify a total of four office buildings and associated parking and site infrastructure (Attachment "B").

7. The first office building, along with the parking and site infrastructure to serve the overall development, was constructed in 2006.
8. There has been no further activity on the property.
9. The proposed hotel would be developed on the northernmost building pad. The closest lot within the Kedron Hills subdivision is located more than 400' as measured from rear property line to rear property line.
10. The remaining building pads on Lot 1 and Lot 2 would be utilized for office use.
11. There are no additional improvements proposed for the property.
12. At their meeting on December 8, 2014, the Planning Commission voted 3-2 to forward the proposed rezoning request to City Council with a recommendation that it be approved (Attachment "C").

Evaluation based on Zoning Ordinance:
Based on Section 1304(d) of the city's Zoning Ordinance, the following factors shall be considered when evaluating a proposed change to the zoning map:

(1) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;

The city's Land Use Plan was initially adopted in May of 1985 and has been periodically updated through the years based on trends in planning and development activity. The plan was intended to provide a guide for the physical development of the city and to be a tool for identifying those areas best and least suited for various types and intensities of development. The plan also established goals and policies to guide land use decisions.

One of the components of the Land Use Plan was the establishment of village centers to serve the needs of the city's residents. The thought was to combine the major convenience retail shopping, local office space, community recreational and educational activities in centralized areas as opposed to concentrating these activities along the major thoroughfares.

The village centers and neighborhood activity centers would include direct access to arterial or collector roads; sufficient water, sewer, storm drainage and power systems; controlled ingress and egress; adequate off-street parking; safe access to residential areas via the path system; and appropriate buffers, landscaping, setbacks and controlled signing and lighting to ensure quality development.

The Kedron Village "village center" encompasses the Kedron Village retail center, the Kedron Office Park, and the retail and office buildings along Georgian Park. The village center could be further expanded to include the Kedron Fieldhouse and Aquatic Center and the Kedron Elementary School.

Staff finds that the proposed rezoning is consistent with the policy and intent of the Land Use Plan based on the following:

- The subject tract is a part of the overall village center associated with Kedron Village and has been zoned for commercial use for many years.
- Hotels and other lodging facilities are typically permitted within and are complementary to commercial zoning districts.
- The subject tract has direct access to Peachtree Parkway and ultimately HWY 74.
- All utilities are in place to serve the development.
- The subject tract is developed with adequate off-street parking, multi-use path connections and appropriate landscaping and buffering separating this site from the adjoining properties.
- The plan as proposed complies with the Transition Yard Buffer Ordinance.

(2) *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The Kedron Office Park is a part of the village center associated with Kedron Village, which includes a mix of retail, commercial, restaurant, service and other uses.

The subject tract is separated from the closest residential property by a heavily wooded city-owned greenbelt along with Gin Branch and the associated floodplain. The closest residential property is located approximately 400' from the subject property as measured from the rear property lines.

The existing office building on the property (100 World Drive) and the future 200 World Drive (36,000 SF) and 300 World Drive (36,000 SF) office buildings as well as the 60,000 SF World Airways office building (now vacant) across World Drive would maintain an office component within the village center, ultimately providing approximately 168,000 SF of dedicated office space.

Staff finds that the proposed development would be suitable and enhance the use and development of adjacent and nearby property based on the following:

- *The subject tract is separated from the closest residential property by a heavily wooded city-owned greenbelt along with Gin Branch and the associated floodplain.*
- *The closest residential property is located no less than 400' from the subject tract as measured from the rear property lines.*

- *Except for the construction of the hotel and the future office buildings, there would be no further disturbance on the property.*
- *The proposed development would complement the existing businesses within the village center.*

(3) *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The subject tract is located within an established village center and is buffered from adjoining residential uses by a heavily wooded city-owned greenbelt. The property was initially developed in 2006 and the majority of the infrastructure was installed at that time.

The existing 100 World Drive office building is two stories in height and was constructed in 2007 with an established ground floor first floor elevation of 891. Measuring from finish grade to the top of the screen wall used to screen the HVAC units, the building is 42' tall.

The building pad where the proposed hotel would be located was established at elevation 904. Taking into account the proposed building height (45'), the top of the proposed building would be at elevation 949. By comparison, the ground floor of the World Airways building was established at elevation 939, and the four-story building is approximately 60' in height, which equates to the top of the parapet wall being at elevation 999.

The site of the proposed hotel is located in close proximity to what will ultimately be three (3) office buildings, the former World Airways office building as well as the Kedron Village retail center. Patrons of the hotel, as well as the office buildings, would have direct vehicular, pedestrian and golf cart access to all of the retail, commercial, service establishments and restaurants within the retail center as well as direct vehicular access to HWY 74.

Staff finds that the proposed development would not adversely affect the existing use and usability of adjoining properties for the following reasons:

- *The subject tract is already developed with parking and other site infrastructure to support the proposed uses.*
- *The proposed hotel would be no taller than the existing mature trees within the greenbelt and much lower than the adjoining World Airways building.*
- *The infrastructure to support the proposed development was installed as a part of the overall Kedron Office Park development.*

- *The proposed development would be separated from the adjoining residential area by no less than a 400' city-owned greenbelt as measured from the rear property lines.*
- *Patrons of the hotel would have direct vehicular, pedestrian and golf cart access to the retail, commercial, service establishments and restaurants within the Kedron Village retail center.*

(4) *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*

It would be difficult to argue the subject tract does not have a reasonable economic use as currently zoned. However, it could also be argued the infrastructure for the overall Kedron Office Park was completed in 2006, but only the 100 World Drive office building has been constructed since that time, and that building has never been fully occupied. It could also be argued the subject property, as well as the undeveloped portion of the Kedron Office Park, is located across the street from the World Airways building which is totally vacant.

The Applicant is proposing to add an all-suites hotel as a permitted use for the property, but does not plan to remove any of the uses currently permitted within the OI zoning ordinance. The two remaining building pads would be developed as office space as initially approved. Should the hotel not materialize or if the site is redeveloped in the future, the office component would still be included as a permitted use.

Staff finds the property to be affected by the zoning proposal may have a reasonable economic use as currently zoned based on the following:

- *An office building could be developed on the property in accordance with the approved site plan.*
- *In addition to a hotel, an office building could be developed on the property if the zoning were changed as requested by the Applicant.*

(5) *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and*

The subject tract was developed in 2006 in accordance with an approved final site plan, to include one office building, three building pads, associated parking and site infrastructure. There has been no activity on the property since the completion of the first office building.

Staff finds that the proposed development will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools based on the following:

- *All internal roads, stormwater ponds and site utilities are in place.*
- *The property is connected to the multi-use path system and has direct access to the Kedron Village retail center via a signalized intersection.*
- *All infrastructure for the future development of the property has been installed.*
- *The proposed use would not create a burden to the school system.*

(6) Whether there are other existing or changing conditions affecting the use and development of the property which give supportive grounds for either approval or disapproval of the zoning proposal.

There are no other existing or changing conditions affecting the use and development of the property.

Possible solutions:

1. Recommend that the rezoning request be approved as proposed.
2. Recommend that the rezoning request be approved subject to conditions.
3. Recommend that the rezoning request not be approved.
4. Recommend that the rezoning request be tabled for further discussion and to allow the Applicant to research and address concerns.

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 a 6.52-acre tract within the Kedron Office Park be rezoned from OI Office Institutional to LUC-24 Limited Use Commercial subject to the following understandings and conditions:

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' as measured from finish grade to the ridge line or 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 a 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 prepared.

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.*

A copy of the proposed ordinance is included as Attachment "D".

Attachments

PEACHTREE CITY

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

REZONING PERMIT APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: $600 + $50/acre
Receipt # 308595
Date Filed 10/16/14
Case # 2014-08-MAP
Office Use Only

SITE LOCATION

Address 100 WORLD DRIVE PEACHTREE CITY

Proposed Use: HOTEL / BANQUET HALL

Site in which Village: ☐ Aberdeen ☐ Braelinn ☐ Glenloch ☑ Kedron ☐ Wilksmoor ☐ Industrial

SITE INFORMATION

Parcel #(s) 073609003 / 073 609 001

Existing Zoning O&I

Proposed Zoning LUC

Property Size: ______ Square Feet | 14.65 Ac Acres

APPLICANT

Name RAJ PATEL / APSILON HOTELS

Address 3434 BROWNS MILL ROAD

City, State, Zip ATLANTA, GA. 30354

Phone # (404) 456-8483

Email raj@apsilonhotels.com

OWNER

Name RREF-RB-GA KOP LLC

Address 7000 CENTRAL PARKWAY

City, State, Zip ATLANTA, GA. 30328

Phone # (770) 580-6500

Email

IMPACTED AREAS

	Sq ft | Acres		Total acres ÷ Impacted acres
Disturbed Area	Square Feet	Acres	%
Impervious Area	Square Feet	Acres	%
Open Space & Greenbelts	Square Feet	Acres	%

LAND USE & ZONING

Please record all surrounding property within 200ft of site

	Land Use	Zoning
North	Open green Space	OS-C
East	Open Space	OS-C
South	General Commercial	GC
West	Office	O&I

LOCATION OF

Entrance to Site: EXISTING

Tree Save and Landscape Buffers: EXISTING

Other Buffers: -

Greenbelts (to be dedicated to the city):

Multi-Use Path Connections:

Historical Resources: -

Natural Features: -

Stormwater Retention: EXISTING

BUILDING INFORMATION

Building type: HOTEL / BANQUET HALL

Hrs of operation: 24 HRS

# of stories: 4 Building height: 50 Ft

Floor Area (Sq ft) ______ Existing | 65,000 SF Proposed

# of dwelling units: ! Units\acre: ______

# of employees: ______ Existing | 25-35 Proposed

Briefly describe proposed use of property:
(A separate detailed report is still required to be attached to this application)

We plan to use existing building pads to construct hotels and banquet hall without distrubing any green space buffer and detention pond.

Parking: ______ # Required | 600 # Existing | ______ # Proposed | ______ # Pervious

TYPE OF CONSTRUCTION

Structural Material:
☑ Wood ☐ Metal ☐ Concrete ☐ Brick ☐ Other ______

Roof Material:
☐ Metal ☑ Tar ☐ Shingles ☐ Slate ☐ Other ______

Interior Finish:
☑ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other ______

Exterior Finish:
☐ Wood ☐ Metal ☐ Concrete ☑ Brick ☑ Other ______

SETBACKS

	Required	Proposed
Front (Building)	ft	ft
Front (Parking)	ft	ft
Side	ft	ft
Rear	ft	ft

Attachment "A"

TRANSPORTATION INFORMATION	Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity[1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
	Peachtree Parkway	1			2	Y			

Estimated traffic generated by heavy vehicles:

[1] See GADOT Highway Capacity Manual [2] See GADOT Traffic Survey Unit (ADT – Average Daily Traffic) [3] Base on Institute of Transportation Engineers ratios – ratio used for estimate (e.g., x trips per y sf)

Types of vehicles(s): ____ (vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc) ADT: ____

UTILITIES & SERVICES INFO

Solid waste collection: EXISTING / ON SITE

Natural gas: ON SITE

Electrical Service: ON SITE Underground? ☑ Yes ☐ No

Telephone Service: ____ Underground? ☑ Yes ☐ No

Cable TV Service: ____ Underground? ☑ Yes ☐ No

**** Please attach letters from utilities indicating that their services *can* support the proposed development ****

Water supply:
☐ Individual Well(s) ☐ Community System
☑ Municipal System: (Fayette County Water Dept)

Estimated total water demand (gpd): ____

Wastewater collection\treatment:
☐ Individual Onsite ☐ Community System
☑ Municipal System: (Peachtree City WASA)

Estimated total wastewater discharge (gpd): ____

FIRE INFORMATION

Automatic Fire Sprinklers:
☑ Yes ☐ No, why? ____

Automatic Fire Alarm:
☑ Yes ☐ No, why? ____

\# of Fire Hydrants: 2 (Existing) | ____ (Proposed)

Hazardous Material On Site? (If yes, describe type and method of storage to the right:) ☐ Yes ☑ No

Briefly describe daily operations:
(A separate detailed report is still required to be attached to this application)

Hotel / Banquet hall Operations.

Material(s): ____ Storage: ____

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: [signature] Date: 10/01/2014

Property Owner Signature: ____ Date: ____

Please complete the attached checklist.

OFFICE ONLY

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rast Date: 10-16-14

Date & Time of Planning Commission Public Hearing: 11-10-14

Date of City Council Public Hearing: 11-20-14 Case Number: 2014-08-MAP

October 3, 2014

Mr. David Rast
Peachtree City Planning & Zoning
153 Willowbend Road
Peachtree City, GA 30269

Re:	Address:	100 World Drive, Peachtree City, GA 30269
	Tax Parcel No:	073609003 & 073609001
	Acreage:	14.65 acres
	Legal:	Land Lot 135 & 122, 7th District, Fayette County GA

RREF RB-GA KOP, LLC, being the owner of the property located at 100 World Drive, Peachtree City, GA 30269 (the 'Property"), does herby authorize Apsilon Hotels, LLC (the "Applicant") to file its application(s) necessary for the limited purpose of modifying the existing zoning and/or use approvals for the Property to allow for an LUC (Limited Use Commercial) use in addition to the existing O&I zoning classification, but for no other purposes. This authorization is being given in support of the Applicant's desire to obtain its necessary governmental approvals for its intended use of the Property as a hotel and/or banquet facility.

Lanee White
Notary

LANEE WHITE
MY COMMISSION EXPIRES
JULY 06 2018
FULTON CO., GEORGIA
NOTARY PUBLIC

RREF RB-GA KOP, LLC

By: RREF RB Acquisitions, LLC, its sole member

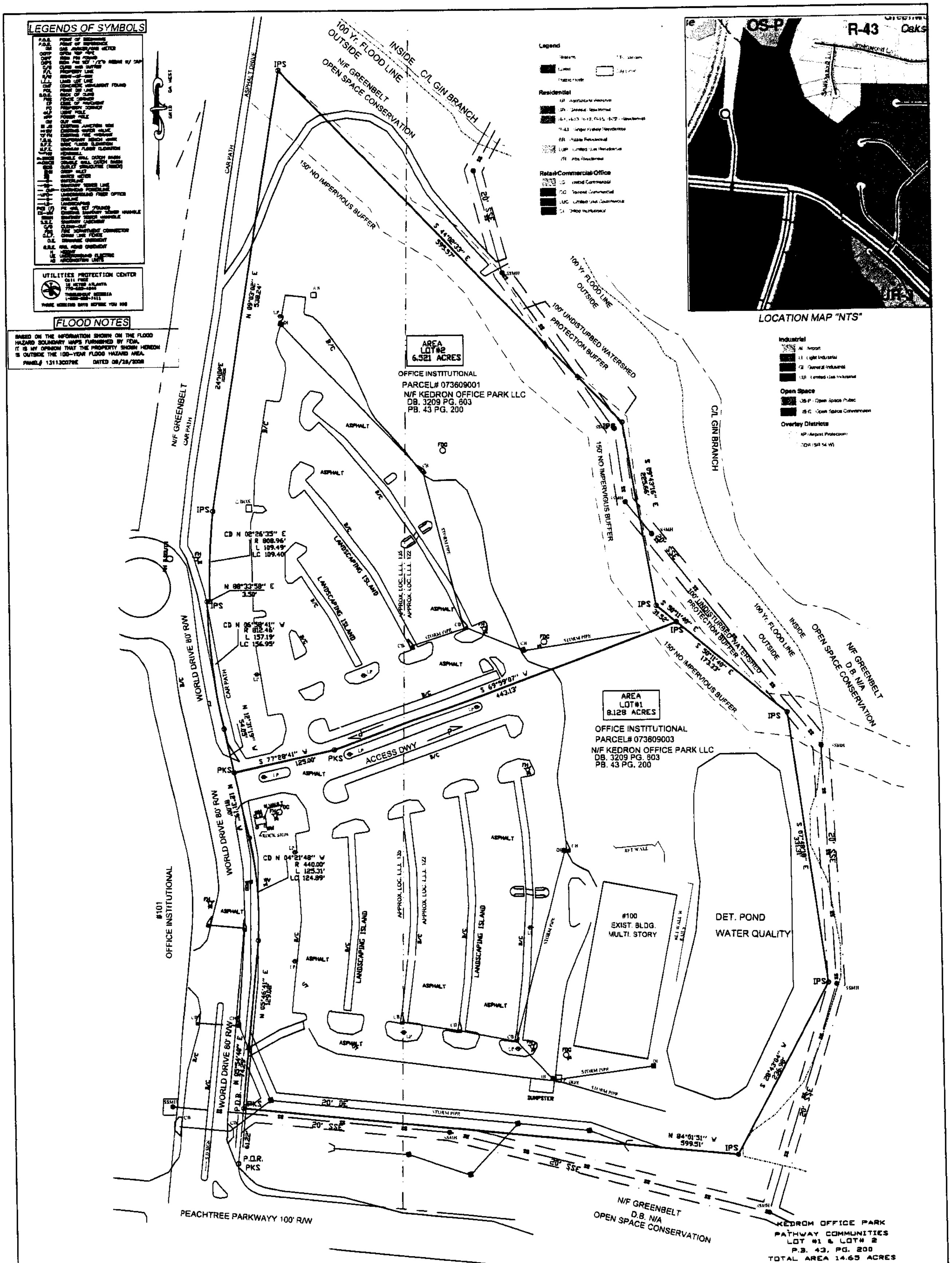
By: Rialto Capital Advisors, LLC, its attorney in fact

By: ______________________
Name: Michael B. Madden, Authorized Signatory
Title: ______________________

10/3/14
Date

2795709-1 11887.5020000

RECEIVED OCT - 6 2014



PEACHTREE PARKWAYY 100' R/W

N/F GREENBELT
D.B. N/A
OPEN SPACE CONSERVATION

KEDROM OFFICE PARK
PATHWAY COMMUNITIES
LOT #1 & LOT# 2
P.B. 43, PG. 200
TOTAL AREA 14.65 ACRES

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 08/25/14
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,347 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,763 FEET.
EQUIPMENT USED GTS 220

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED No. 2646 LAND SURVEYOR

Certified Design Professional # 4479

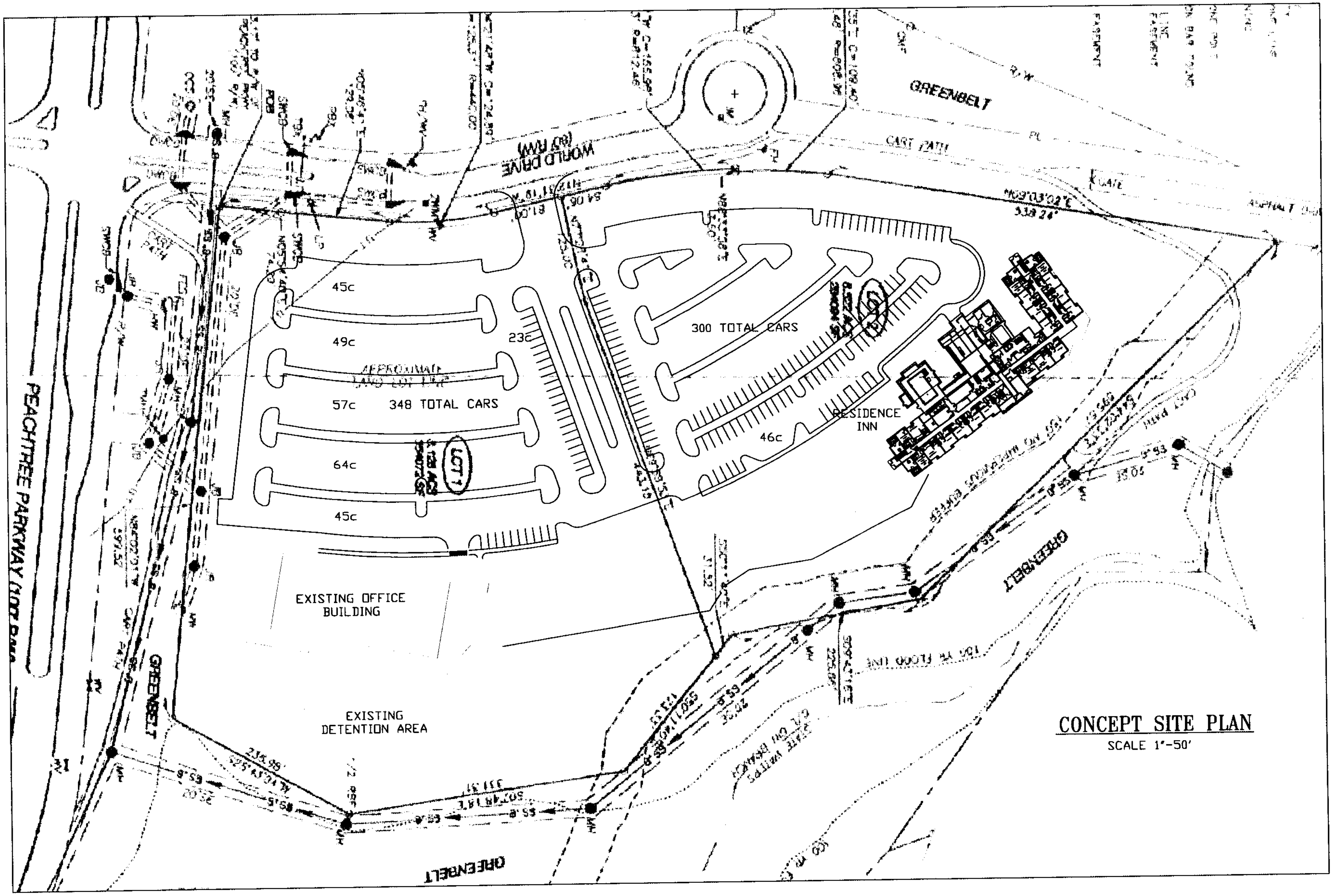
** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, OTHER EXPRESSED OR IMPLIED.

50' 0' 50' 100'
Scale: 1" = 50'

REV.	DESCRIPTION	DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831	818 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8000 Fax: (770) 320-8088	1/1

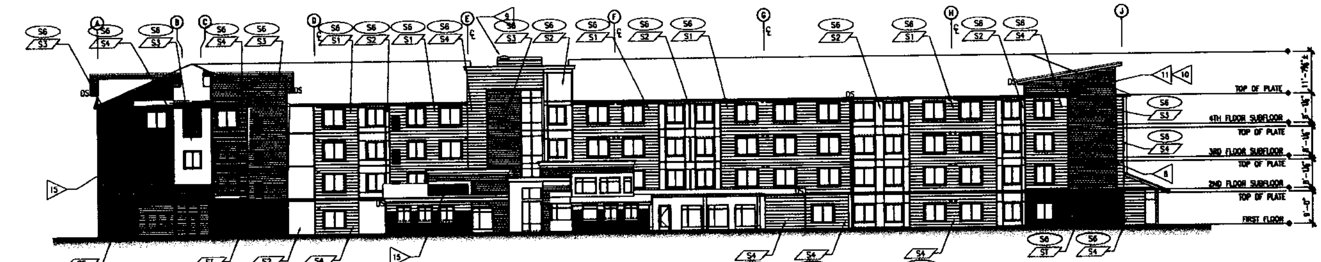
SURVEY FOR:
RESIDENCE INN AND SUITE KEDRON CONFERENCE CENTER
PEACHTREE CITY
Land Lot 122 & 135 7th Dist. FAYETTE County, GA

Drawn By: AMM	Scale: 1"=50'
Dwg No: 2-140992B	Date: 08/25/14

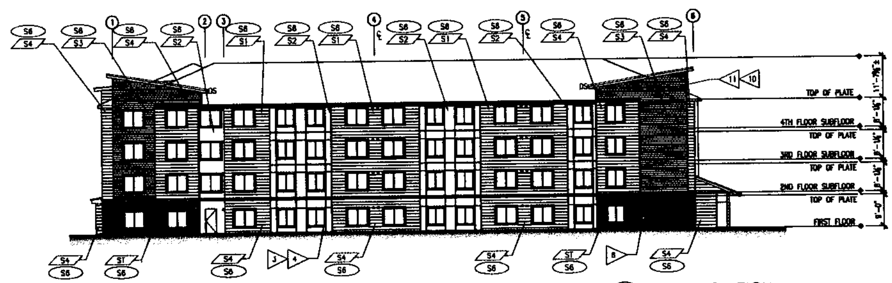


CONCEPT SITE PLAN

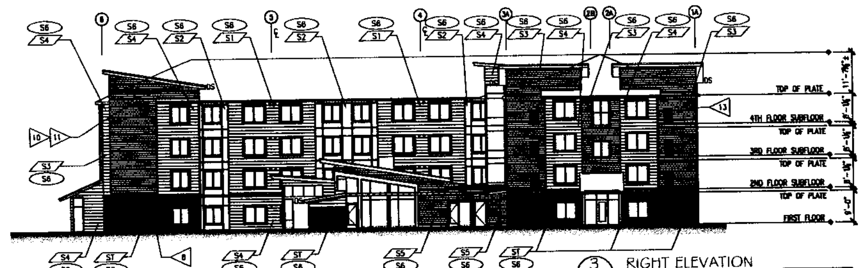
SCALE 1"-50'



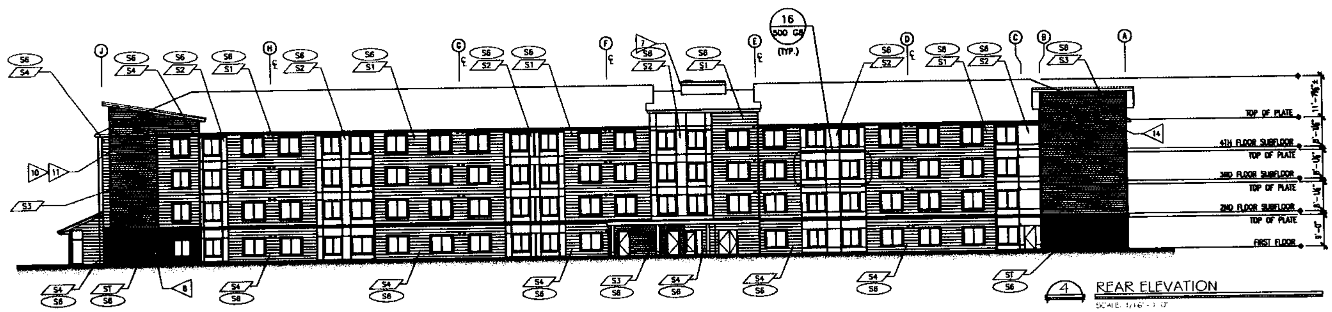
1 FRONT ELEVATION



2 LEFT ELEVATION



3 RIGHT ELEVATION



4 REAR ELEVATION

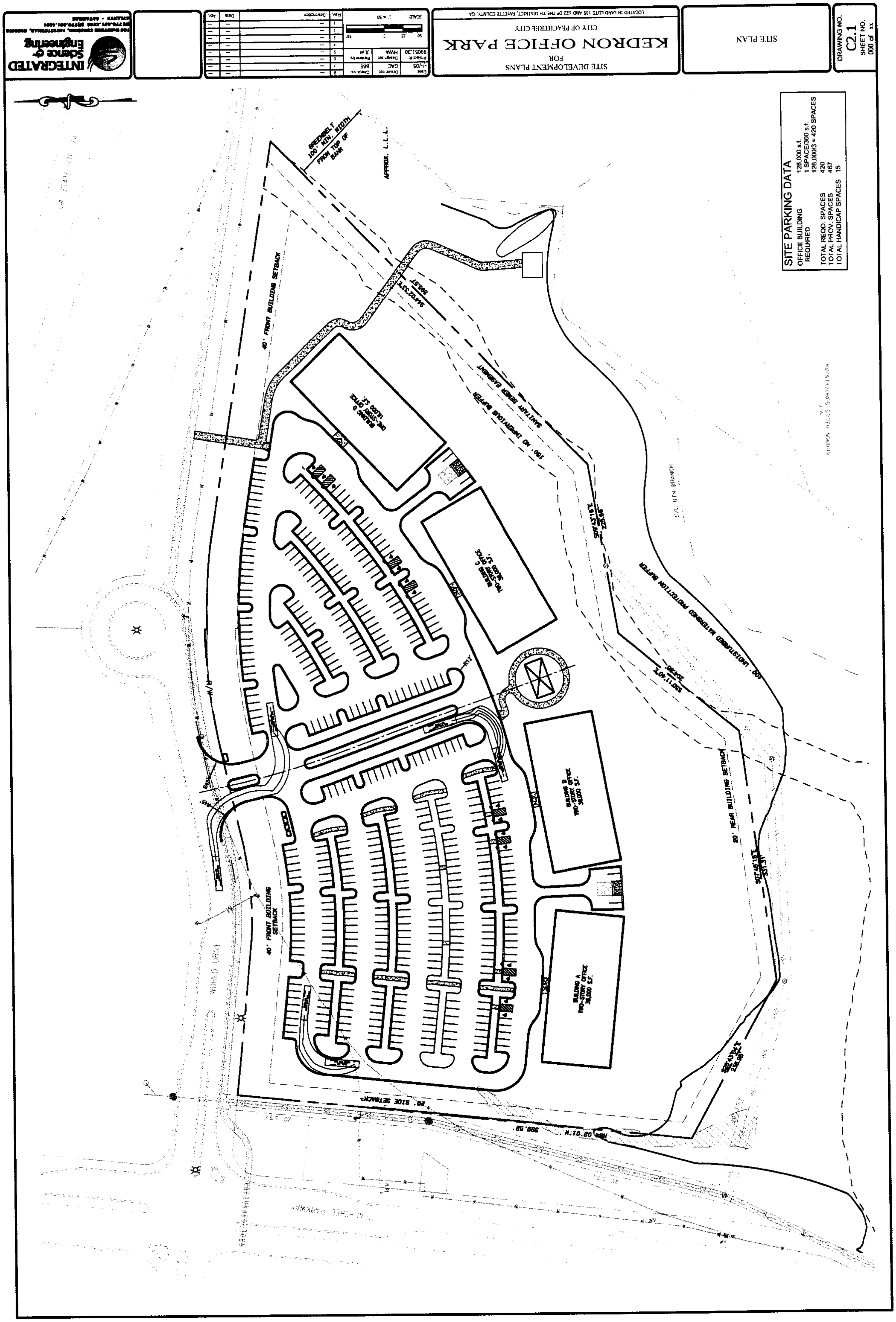
REVISIONS	DATE

Residence Inn Marriott
Peachtree City Georgia

DANIEL LEMBERG - ARCHITECT
3445 CONCORD CORNER PHONE: 770-922-8322
CONYERS, GA 30013

DRAWN
DLL
DATE
9-27-2014
JOB NO.
SHEET
A-2

PRELIMINARY



Attachment "B"

UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
December 8, 2014

PUBLIC HEARINGS

PH-14-06 **Consider request from Apsilon Hotels, LLC to rezone 14.65 acres within the Kedron Office Park from OI Office Institutional to LUC-24 Limited Use Commercial to permit two hotels and a banquet facility (100 World DR).**

Mr. Rast explained that the Public Hearing to consider this request was initially held at the November 10 Planning Commission meeting, at which time there were a number of questions and concerns raised by both the Planning Commission and nearby residents. The Public Hearing had been continued to this meeting. He provided an overview of the proposal.

The Applicant, Apsilon Hotels, had both parcels under contract. Since the last meeting, the rezoning application had been modified such that they were requesting only the northernmost parcel be rezoned. That tract contained two building pads and was 6.5 acres in size. There was one building pad and the 100 World Drive building on the property to the south. The Land Use Plan and the Zoning Map both showed the Kedron Office Park and the World Airways building for Office use (OI).

Mr. Rast displayed and reviewed the site plan that had been approved in 2005. That plan included a total of four office buildings that were pretty much identical in appearance. Three of the buildings were two stories and totaled 36,000 SF, and the fourth was one story and 18,000 SF. All of the parking, stormwater, and other site improvements, except the last three buildings, had been installed in 2006 or 2007.

Mr. Rast compared the first application to their current proposal. Rather than building two hotels and an event/banquet facility, they wanted to modify the rezoning to permit one freestanding all-suites hotel. A rendering that showed the elevation of the proposed building was displayed.

Mr. Rast made the following additional comments:

- Further research would be needed to determine the reason the 100 World Drive building exceeded the 35' building height limitation at 42'.
- The building height of the new building would be consistent with the height of the existing building.
- A change had been made in the zoning and in the way Staff interpreted height restrictions within zoning districts. Since 100 World Drive was built, language had been added that stated the building height was measured to the highest point on the roof, not just to where the floor level stopped. This was probably how the additional screening on the 100 World Drive building got around the height restriction.

Attachment "C"

- The potential increase in traffic had also been discussed. Staff had provided some preliminary numbers based on a cursory review of the Institute of Transportation Engineers (ITE) manual.
  - Mr. Rast and the City Engineer had since done a little more in-depth analysis. Currently, including the World Airways building, there was a total of 186,000 SF of office space permitted off of World Drive with the access at Peachtree Parkway and World Drive.
  - Based on the ITE manual, they had projected the week day AM peak hour trips as well as the Saturday AM and PM peak hour trips.
  - Using an 80 percent hotel occupancy rate (96 rooms), the counts were 10 to 12 percent higher than if the property was developed solely as office. It was therefore felt a condition should be added requiring the Applicant do a traffic study to determine if there would be a change in the level of service at the intersection of Peachtree Parkway and World Drive. If the study showed there would be a change, the Applicant would be responsible for implementing whatever changes needed to be made at that intersection.
- Another question that had been raised during the Public Hearing at the last meeting related to how much land was already zoned and available for hotel use. Based on an analysis of all undeveloped tracts currently zoned GC or LUC where hotels were currently permitted, it appeared there were a total of 25 parcels or 70.33 acres of land available. However, development plans had already been approved for some of the parcels and only four (4) of the others were large enough to accommodate a hotel similar in size to what was being proposed including the associated parking, stormwater, and infrastructure. Some of these parcels would also have to be rezoned.
- Visibility of the hotel from Kedron Hills was another concern that was raised at the last meeting.
  - There was a minimum of 400' from property line to property line of this northernmost site and Kedron Hills.

Mr. Raj Patel of Apsilon Hotels, LLC, was the Applicant for this proposal. He explained that, based on the comments at the last meeting from both the residents and the Planning Commission, they had modified their application to eliminate the second hotel and the banquet facility which he felt would reduce the traffic. A professional video had been made showing the pad at 45', 70', and 150' which indicated the hotel would not be visible from the homes. He noted the video was shot from the edge of their property where the hotel would be located.

Since Apsilon did not yet know the brand of the second hotel and this was also a concern to the residents, they decided to eliminate that hotel.

Mr. Raj Patel further stated that since Kedron Hills subdivision abutted this property, they had met with a few of their residents. They were concerned about future plans for lot 1 and the possibility of another rezoning request in the future. To eliminate that concern, Apsilon proposed adding a deed restriction to lot 1 that would prevent a hotel from being developed in the future. The rezoning of lot 2 would stipulate that only one hotel could be developed on that site. They were proposing a Marriott Residence Inn, a well-known all-suites hotel which was a top class brand that catered to business people.

No one else spoke in favor of this proposal.

The following individuals spoke during the time allotted for opposing comments:

- Russ Korn, a member of the Kedron Hills Homeowner's Association, thanked Mr. Patel and Mr. Rast for their attention to the concerns the homeowners had raised and their efforts to try to minimize them.
    - This modification to their proposal was brought to their attention the previous Friday, but there was not enough time to get consensus from the neighborhood as a whole so they were neither for nor against it. These comments were mostly his own although he might possibly be speaking on behalf of the board.
    - In general, they were against the idea of changing the Land Use Plan. It was a good plan that had served the community well. Changing it put the city on a "slippery slope."
    - The deed restriction and the limitation on the rezoning of lot 2 proposed by Mr. Patel did a good job of preventing that from happening.
    - He was against rezoning and thought all options for areas that were already properly zoned should be seriously considered before this property was rezoned.
    - He agreed with the commissioners that a rezoning had to meet higher standards. However, he was not sure those higher standards had been met.
    - He had not seen enough support for rezoning this property for a hotel. If the commission felt there was, it was vitally important to make sure the restrictions Mr. Patel proposed were kept in place. The language of the deed restriction should be worked out because that would impact whether the commissioners wanted to move forward with the rezoning.

  Mr. Korn reiterated that the residents were concerned about a slippery slope. They had moved into a neighborhood that was positioned next to property that was zoned OI but now was being proposed for commercial use.

- Mr. Jack Allen, a resident in North Cove subdivision, had purchased their home and moved here from Connecticut in 2013.
    - Their house was the first house people saw on Peachtree Parkway.
    - They enjoyed the buffer between the shopping center and their property, and he was trying to develop more of a buffer between the road and the portion of their property which abutted the public right-of-way.

- His concerns included traffic, dirt, and more access by people from outside the area.
- The need for the hotel was not clear to him.
- This was very different from what he had seen and was told when he purchased his property.
- He was speaking for himself but knew that other residents had the same concerns.

Mr. Bob Patel was also with Apsilon Hotels and wanted to clarify one of the comments Mr. Korn had made. In response to concerns that had been expressed by the Kedron Village community, he noted the homeowners association would be part of the deed restriction in that they would have to get approval from them in order to waive the deed restriction on lot 1. He suggested either Apsilon's lawyer or the lawyer for the HOA write up an agreement that would be contingent on the rezoning and purchase of the land so they would have something ahead of time. He wanted to be sure Mr. Korn was aware of this.

- Ms. Mary Giles, a resident in Braelinn Village, had the following concerns/questions:
  - It was short-sighted to permit a business with so few employees to develop this land when the property could be developed for a much more employee-intensive use that would create more jobs.
  - Should the city be involved in a need for hotels due to the city's focus on sporting events and other large group events? This could be good if the events were scheduled during a time when the need for hotels was low so that it would be a benefit to the hotels and the city. Would hotels be put in a position where they would have to give up their business stay-overs in order to accommodate short-term events?
  - Was it possible to make an agreement with an HOA?
  - What was Marriott's commitment to keeping their brand on this hotel?
    - Originally, one of the reasons for this hotel was to offer some long-term stay-overs for Pinewood and Raleigh Studios.
    - Then it was said the business community needed long-term stay-over hotels.
    - If the studios or any of the city's large businesses decided to leave this area in 5 to 15 years, what would they do with this property and what would Marriott's commitment be to this property?
  - When at full capacity, would their employees be required to refer their guests to other Marriott hotels or would they be able to also refer to the other hotels in Peachtree City?
  - Was there a referral clause in the agreement which required them to refer guests they could not accommodate to a Marriott before they could refer to another hotel brand?
  - At this point, she did not see the need for the property to be rezoned from OI.

- Mr. David Worley lived in the Lake Kedron Community on the south side of Peachtree Parkway and was speaking on his own behalf. Most of the questions he had raised at the last meeting had been answered in Mr. Rast's memo to the Planning Commission. His question about the number of hotel rooms in the city had not been answered.
    - After the last meeting, he was told there were 910 hotel rooms, and another 81 rooms would be provided when the Fairfield Inn on Wisdom Road was built.
    - There was currently a 35 percent vacancy rate in the existing hotels which meant there currently were 350 hotel rooms that were not being used on a regular basis.
    - This plan was not consistent with the Land Use Plan. He had not seen anything in the materials that had been presented that showed there was a need for changing that Plan other than the fact that the Applicants had a contract on a piece of land and would like to build a hotel.
    - To him, as far as the Land Use Plan was concerned, removing the second hotel correlated to being "a little bit pregnant" and was not an improvement when changing from OI to commercial.
    - He asked that the Commissioners deny this rezoning request.

No one else spoke in opposition to this proposal.

The Chairman opened the floor for questions:

In response to Ms. Giles' questions, Mr. Raj Patel explained that after the city made a decision that they would approve the hotel, Apsilon would sign a 20-year franchise agreement with Marriott. This, along with their personal guarantee, would ensure they would maintain the Marriott Residence Inn name and their standards. If they did not follow through with that, they would have to pay a penalty of close to three years' royalty which would be approximately $400,000 to $500,000.

Relative to Ms. Giles' question about businesses leaving the city, Mr. Raj Patel said that anytime a large business left Peachtree City, it affected other businesses, not just hotels. Referring back to the recession of 2008 and 2009, he pointed out they had maintained their hotels during that recession. They had signed a similar agreement with Hilton when they built the Hilton Garden Inn. He thought it was important the city look at their track record.

A female resident, whose name was indecipherable, mentioned that the seven hotels already in the Peachtree City area were not running at 60 percent on an annual basis. Was there enough market share for another hotel? How would this benefit the city?

Mr. Bob Patel responded as follows to the comments that had been made:

- The previous speaker's figures were not accurate. She responded that her concern was for all of the hotels in the city, not only the Hilton Garden Inn.
- A recent article in *The Citizen Newspaper* stated the occupancy levels had risen above 65 percent and in the last three months had been running above 70 percent. The information in the article had been provided by the Peachtree City Convention & Visitors Bureau (CVB).
- Weekends were their slowest times so they appreciated the events the City was bringing in. During the past year, there were 125 days where they were at capacity and had to turn away a lot of business. This equated to tax revenue leaving the city and going to neighboring communities.
- They would not want to build another hotel if it would negatively impact the Hilton Garden Inn.

Relative to the referral clause, Mr. Raj Patel stated that the majority of their bookings were from Reservations and a lot of guests were loyal to certain brands because of the rewards they got. Mr. Bob Patel explained that there was no requirement that they recommend another Hilton or Marriott, only a similar property.

In response to questions asked by Dr. Russell Wilson, a resident of Kedron Hills subdivision, the following information was provided:

- Mr. Rast stated the entire lot would be rezoned to LUC and would specifically state there was one all-suites hotel. If there was a second building in the future, it would comply with all of the stipulations of the OI zoning district. Mr. Raj Patel confirmed that of the three building pads, only one would be for a hotel; the others would remain OI.
- Mr. Rast also stated that since the Clayton State building at 100 World Drive was constructed, the definition of building heights had been clarified to avoid situations like this one.

Dr. Wilson asked to see the footprint of the proposed building and also asked about the building height. Mr. Rast said it would be a maximum of 35' to the top of the rooftop screening. Dr. Wilson also wanted to confirm the modifications the Applicant had made to their rezoning application and asked for clarification of the deed restrictions Apsilon was proposing for Lot 1 as they were typically under the owner's control.

Mr. Bob Patel explained they wanted to include language in the deed restrictions stipulating that Lot 1 would be limited to office buildings only and any changes to that concept would require approval from the Kedron Hills HOA. A condition of the rezoning would limit the property to no more than one hotel, and the city would enforce this through zoning.

Mr. Rast clarified that the zoning for Lot 1 would remain OI and the zoning for Lot 2 would change to LUC to permit one (1) all-suites hotel. The uses for the second building would be the uses permitted in OI plus all of the general requirements. If in the future, the owner/owners of the parcels wanted to modify the zoning to add a second hotel or any other use, they would have to go through this process again.

Mr. Randy Burnett, another resident of Kedron Hills, was concerned about the buffer as he would be looking directly into the office park. He was also concerned about the golf cart path shown on the site plan and wondered how much additional traffic would be using the path. He said they could see the lights from the existing office buildings from their back yard.

Mr. Rast replied that the golf cart path was constructed 8 to 10 years ago, and no additional path was planned. When this site was cleared and graded in 2006 or 2007, the building pads were essentially established. There would be no additional clearing or grading between the existing building and the vegetation in place today. The depth of the proposed hotel would be no greater than what was previously cleared for the second, third, and fourth office buildings.

Ms. Sandy McCullough, a resident of North Cove, asked whether the hotel could ever be expanded. Mr. Rast noted the zoning would specify no more than 120 rooms. Mr. Raj Patel said they would like some leeway on this before they got their final drawings done as it might be necessary to put 118 or 122, depending on how the building ultimately fit on the property. Mr. Rast and Mr. Destadio stated that a condition would be added to this effect.

Mr. Allen of North Cove subdivision noted that some of the studies that had been done were based on 96 rooms. He asked whether they would be redone for 120 rooms. Mr. Rast explained that the traffic numbers were based on a hotel of 120 rooms at 80 percent occupancy which equated to 96 rooms.

Mr. Allen said he had not heard anything about how the community would benefit by changing the zoning of this property when there were other properties available that were already zoned for commercial use.

In response to whether or not they had explored other tracts of land in the city for the proposed hotel, Mr. Bob Patel explained they had looked at the property in Lexington Circle which was currently zoned for a hotel. He admitted that it would be easier for them to build there. However, they strongly believed the property in Kedron was more viable for a hotel. Although they did not have anything in writing, the representative from Marriott who visited the site agreed it was ideal due to the proximity to HWY 74 and the restaurants and shopping within the Kedron Village retail center. From their experience, building on the site in Lexington Circle was not a risk they were willing to take. Mr. Raj Patel stated that if they built in Lexington Circle, they believed the hotel would be half empty. He confirmed they had looked at the other locations and felt this was the best one.

Mr. Robert Hamblin, a resident in Smokerise Estates, asked what would happen if the rezoning was approved and the deal with Marriott fell through. Mr. Destadio said the property would stay as it was and the application would be withdrawn.

Mr. Conner thought the Marriott name should be included in the rezoning. Mr. Rast said it was not permissible to do so. The term "all-suites hotel" was taken from hotel industry literature and included a separate living area and full-service kitchen. Mr. Conner wondered if it was possible to specify a rating that had been assigned by an industry rating system.

Mr. Bob Patel understood the Marriott name could not be included but wondered if wording that possibly specified "an all-suites hotel similar to a Marriott Residence Inn of equal or better value" would be permitted. Mr. Conner said this was a little more subjective than what he was trying to accomplish.

Mr. Jim McCullough, a resident of North Cove subdivision, also backed up to Peachtree Parkway and wondered if there was any other access to this property other than off Peachtree Parkway. Mr. Rast said the only access would be from World Drive. There was no other plan beyond the signalized intersection at World Drive and Peachtree Parkway.

Mr. Destadio asked the commissioners for questions they would like to discuss after the public hearing was closed.

Mr. Prebor asked what percentage of the hotel rooms in the city were suites. Mr. Raj Patel said there were no all-suites hotels in the city but noted they had some large rooms at the Hilton. However, they were not considered suites. He did not know what Wyndham or Dolce might have. Mr. Bob Patel thought the only property that might have suites similar to the ones they were proposing for the Residence Inn was the Holiday Inn. However, he did not know how they would compare to Residence Inn.

Mr. Destadio noted that there had been a significant number of questions about traffic when this item was discussed during the last Planning Commission meeting. GPS programs actually routed traffic from the film studios in Fayetteville down Peachtree Parkway and through Smokerise Crossing. He thought if the hotel was built in Lexington Circle, there would be more traffic on Peachtree Parkway.

Mr. Rast stated that all of the land in Lexington Circle that was still available for development was designated for commercial use. When built out, there would be more commercial components than anything else so it was possible that traffic could increase. The traffic improvements had been made to Walt Banks Road in the form of dedicated turn lanes and associated lane improvements. The traffic study prepared as a part of the Lexington Circle rezoning also recommended intersection improvements at the Peachtree Parkway/Walt Banks intersection, but previous Councils had not been in favor of making those improvements.

Referring to the GPS routing, Mr. Raj Patel stated that the shortest and fastest route they had been given from 100 World Drive to the Pinewood Studios was from SR 74 to Tyrone Road to Sandy Creek Road at 11 minutes. The longest routes were from Peachtree Parkway through Smokerise at 18 minutes and from SR 74 to SR 54 at 15 minutes.

The Chairman closed the public hearing.

Mr. Prebor called attention to a letter that had been received from Eaton Cooper Lighting which stated they had 10,000 visitors annually. They felt, without question, there was a need for more hotel space in Peachtree City. He thought it was important to get those business travelers so we could get rid of the 30 percent vacancy rate in offices. That vacancy rate concerned him. Would this hotel bring the market that would want to expand to fill the offices in the city? He thought there was a good chance of that.

Ms. Wojcik had the following comments:

- She agreed the city needed more business and thought there were a couple of properties that would be great for corporate headquarters.
- If we did not have quality hotel rooms and amenities that would attract business people, their corporate headquarters would not want to locate/relocate in this area.
- Cooper Lighting had been promised a certain number of hotel rooms when they moved here. NCR brought people in here to train but had opted to locate their headquarters in North Atlanta.
- The location in Lexington Circle would only increase traffic in residential areas.
- The location near Planterra Ridge subdivision would increase traffic in an area that was already congested.
- The tract of land in Braelinn Village would also increase traffic in residential areas.
- Since the proposed location for this hotel was on a corner, it seemed to her it would have the least impact on residential traffic.
- She thought this location was better than others in the city.
- As a business traveler, she always looked to stay in a Hilton or a Marriott.
- Three more office buildings would not offer the best thing for the city as a whole. To her, offering something the city did not currently have was a better thing.
- She was impressed that the Applicant had agreed to deed restrictions and was very happy they had met with homeowners and would have to have HOA

approval to make changes. She noted the deed restrictions would stay with the property even if it was sold.

Mr. Destadio's comments included the following:

- Homeowners in the Kedron Village area had expressed their opposition to this proposal.
- It was very good the Applicant had met with the property owners, but it was unfortunate the first public hearing had been held before they did.
- He was somewhat disappointed the Applicant had met with Kedron Hills but not the other Kedron Village subdivisions.
- He did not think the benefit to the village versus the benefit to the city had been totally addressed.
- He was still concerned about traffic and did not think any additional traffic on Peachtree Parkway would benefit anyone. However, he also thought the guests of the hotel would turn right and travel SR 74 as opposed to Peachtree Parkway.
- There were pros and cons for this proposal.
- He had not seen any benefit to the village but he did see benefits to the city.

Mr. Conner reiterated the six points Mr. Rast had mentioned during his presentation at the November 10 Planning Commission meeting. These were per the city ordinance, and Staff's recommendation and analysis were based on these considerations:

(1) Whether the zoning proposal was in conformity with the policy and intent of the land use plan;
(2) Whether the zoning proposal would permit a use that was suitable in view of the use and development of adjacent and nearby property;
(3) Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property;
(4) Whether the property to be affected by the zoning proposal had a reasonable economic use as currently zoned;
(5) Whether the zoning proposal would result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and
(6) Whether there were other existing or changing conditions affecting the use and development of the property which gave supportive grounds for either approval or disapproval of the zoning proposal.

He specifically pointed to the fifth item and acknowledged there would be an increase in traffic. However, if this proposal were to get a favorable nod from the Planning Commission to go to City Council, he thought the Applicant should be asked to provide a professional traffic study and to be ready to provide the necessary improvements. Mr. Destadio noted this was one of Staff's recommended conditions of approval.

Mr. Conner's comments also included the following points:

- Many years ago this property was designated for multi-family so there had already been a change in the land use.
- It was not uncommon for property to be changed from the Land Use Plan.

  Mr. Rast confirmed that the property had at one time been designated for multi-family use with office use located adjacent to Lake Kedron where the apartments had been built.

- Was the height issue the reason the request was to rezone the property to LUC instead of GC?

  Mr. Destadio stated the LUC zoning allowed more restrictions to be added. Mr. Rast agreed and pointed out that adding hotels as a permitted use in the OI zoning district would open every tract of land zoned OI to hotel use. The LUC zoning was a site-specific zoning that allowed site-specific conditions for a tract of land that would run with the land. If Apsilon did not develop the land for some reason, the zoning would still be in place. It provided more of a guarantee the conditions were adopted specific to this tract of land. Mr. Destadio pointed out this would be the 24th time an LUC zoning had been adopted specific to a piece of property. This was not uncommon.

- Mr. Conner agreed with Ms. Giles that rezoning this property for a hotel would take away the potential for future jobs because a hotel would require a lot fewer employees. However, there would still be 168,000 SF of OI that could be developed on this property. It would be a different story if the entire property were being considered for rezoning.

Mr. Rast noted that the occupancy rates that were presented were annual rates. When looking at the rates for Monday through Thursday, which would be the business travelers, the rates were upwards of 70 to 75 percent. When the weekends were factored in, unless there was a tournament, the rates were the 60 to 65 percent level. Mr. Conner thought this was somewhat like a parking lot which was not designed for the average number of people but for the rush. He thought the 60 to 65 percent occupancy rates were a sweet spot and did not indicate that this hotel was not needed. He was in favor of letting the free market decide. It was not up to the Planning Commission to decide whether this was a profitable venture for them. He agreed the bulk of overnight hotel guests would not come through Fayetteville but rather from the interstate. He also thought this was a perfect site for the hotel.

Mr. Daily had these concerns/comments:

- A rezoning needed to satisfy a higher threshold than anything else the Planning Commission did.
- He agreed with Ms. Giles that they were looking at a potential short-term gain and should not be in a rush to put something on this property.
- A lot of opportunities for corporate headquarters were lost when the Planterra Ridge property was rezoned years ago. This would be a perfect location for a corporate headquarters and a hotel could go on a smaller piece of property. There were other properties available.
- He thought Lexington Circle would be a perfect site for this hotel.
  - It was designed as a mixed-use environment and could be a win-win situation where the hotel and the restaurants would help each other. It was closer to Pinewood Studios than any other property in the city.
  - It would be on the edge of town, would have the same amenities, and had about the same proximity to residential.
  - It would not have to be rezoned.
  - He did not think this would be the best and highest use for this property.
  - He was also concerned that there was no guarantee this would be a Marriott or something similar.
    - Peachtree City could handle another hotel, but he wanted it to be a nice one.
    - A Marriott would be a nice hotel, but he did not think including "all suites" was enough. He had seen a lot of "all-suites" hotels he would not want to stay in.
    - There was no guarantee that an all-suites hotel would stay a Marriott.

Mr. Destadio agreed there should be a higher standard when rezoning property. He and many other Peachtree City residents came here for a reason, and it was not to live in downtown Atlanta.

After further discussion, a motion was made by Mr. Conner and seconded by Ms. Wojcik that the request from Apsilon Hotels, LLC to rezone a 6.52-acre tract within the Kedron Office Park from OI to LUC-24 be forwarded to City Council with a recommendation that it be approved subject to the following understandings and conditions. The motion passed by a vote of 3 to 2 with Mr. Destadio and Mr. Daily voting against it.

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' as measured from finish grade to the ridge line or 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 a 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 prepared.*
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.*

Mr. Rast stated for the record that conditions 12 through 14 would be part of the recommendation to City Council but the language relative to the deed restrictions might be reworded based on the opinion of the City Attorney.

Council Member King did not think the rating the commissioners were requesting could be met. Mr. Daily thought the requirement that the hotel meet a certain rating standard was unenforceable. Mr. Conner still preferred to include this condition in the recommendation.

Mr. Destadio thought there were still a lot of issues and more work was needed between the hotel owners and the HOA.

Mr. Rast noted the public hearing to consider this proposal would be on the December 18 City Council agenda.

As he was walking toward the exit of Council Chambers, Mr. Mike Byrd, a resident of North Cove subdivision, pointed out that there were other HOA's in Kedron Village besides the one in Kedron Hills. Mr. Conner said the motion was made specifically for Kedron Hills because their property was adjacent to the property proposed for rezoning. The Planning Commission had already voted on his motion and it could not be changed.

Mr. Destadio recommended Mr. Byrd come to the City Council meeting on December 18. Mr. Byrd said he would be there.

Ordinance Number _____ (LUC-24)

AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE TO REZONE A 6.52-ACRE TRACT OF LAND WITHIN THE KEDRON OFFICE PARK, SPECIFICALLY TO ADD AN ALL-SUITES HOTEL AS A PERMITTED USE, 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. Article X, Requirements by district, of the Peachtree City Zoning Ordinance, specifically Section 1016B Specific limited-use commercial districts, be amended as follows:

(Section 1016B.24) Limited-use commercial district no. 24

(a) The tract of land as described below shall be rezoned from its present classification of OI Office Institutional to LUC-24 Limited-use commercial, subject to the conditions set forth herein.

In the event of a conflict between the provisions of this ordinance and the regulations of the LUC Zoning District, the most restrictive regulation shall apply.

INSERT LEGAL DESCRIPTION – LOT 2

(b) This tract of land is illustrated on the Survey for Residence Inn and Suites, prepared by Southside Surveying and Planning (dated September 25, 2014), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUC-24 zoning district be established specifically to permit the development of an all-suites hotel on the subject tract subject to the following understandings and conditions:

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' as measured from finish grade to the ridge line or 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.

Attachment "D"

It is understood the adjoining building pad shall be developed for office use as identified within Section 1005A.2 of the OI Office Institutional zoning district and in conformance with other requirements as identified within Section 1005A.4 of the OI Office Institutional zoning district.

(c) Development shall take place substantially in conformance with the schematic site plan as prepared by Lemberg Architects and Associates and dated September 24, 2014 (Exhibit "B"). It is understood the location of the building may change once detailed site and grading plans are prepared; however, any increase in the intensity of that which is shown on the schematic site plan or any of the conditions and requirements identified herein shall require a new rezoning action.

(Section 1016B.24.1) Permitted uses.

In addition to those uses identified within Section 1005A.2 of the OI Office Institutional zoning district, the following uses shall be permitted within the LUC-24 zoning district:

(a) All-suites hotel.

(Section 1016B.24.2) Other requirements.

1. *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 a 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 prepared.*
2. *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.*
3. *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.*
4. *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.*
5. *The developer shall pay impact fees as identified within the city's Impact Fee Ordinance.*
6. *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.

7. *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.*

8. *The hotel shall maintain a minimum AAA 3-star rating, or equivalent, per hotel industry standards.*

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager
Community Services Director

FROM: Senior Planner David

DATE: January 9, 2015

SUBJECT: Kedron Office Park rezoning request – supplemental information
January 15, 2015 City Council Agenda

The following documents have been submitted to supplement and/ or support the Applicant's rezoning application:

November 6, 2014
- Press Release from Peachtree City Convention and Visitor's Bureau.

November 7, 2014
- Letter from EATON/ Cooper Lighting.

December 9, 2014
- Letter from Marriott International, Inc.

December 23, 2014
- Proposal from POND & Company to Apsilon Management related to preparation of traffic impact study.

December 24, 2014
- Copy of check from Apsilon to POND for traffic impact study.
- Second Amendment to Agreement for Sale and Purchase of Property addressing Restrictive Covenants.

11-6

Peachtree City
GEORGIA
Convention and Visitors Bureau

Peachtree City CVB Reports Record Growth

Press Release
Contact: Nancy Price 678-364-6945
nprice@visitpeachtreecity.com

In the tourism world, the standard and most widely recognized form of measurement of success is in direct relation to Hotel/Motel excise tax. For Peachtree City, that measurement has seen a strong percentage of growth for 2014.

Hotel/Motel Tax revenue for the city's five hotels and two conference centers has increased substantially for the fiscal year 2014. "The market is currently very strong and appears to be steadily growing" according to Nancy Price, Executive Director of the CVB. Utilizing the monthly STAR (Smith Travel Accommodation Report), the destination industry's tool for Hotel Owner's Operators, and Hospitality professionals to benchmark trends and property performance compared to its competitive aggregate and general market, while allowing you to follow trends in occupancy, average daily rate (ADR), revenue per available room (REVPAR), Demand and overall Revenue. The STAR report benchmarks hotel data for +6.7 million rooms worldwide, tracking market share for hoteliers.

While comparing the data in several different categories for the past 12 months (September 2013-September 2014) the seven Peachtree City properties have shown an increase collectively in every category. Hotel Occupancy has increased 16.3% and is currently at 64.9, although May, June, August and September exceeded 70%. Average Daily Rate has increased 2.8%, RevPar has increased 19.6%, Demand has increased 16.3%, and Total Revenue has increased 19.6%.

The Excise Tax funds the Peachtree City Convention and Visitors Bureau, but also contributes substantially to the city coffers. Of the 8% collected, 4% of the tax is allocated to the CVB. The City retains the other 4% with 3% being used for unrestricted use, and the remaining 1% being used by the city for restricted use as defined by the state for Tourism Product Development (TPD). Approved expenditures for the TPD may include capital costs and operating expenses for items such as sports stadiums, arenas, and complexes, visitor information and welcome centers, wayfinding signage, performing arts facilities, recreational facilities and more. (O.C.G.A. 48-13-50.2).

"The past year has been a very successful year for the Peachtree City Convention and Visitors Bureau" says Price. "The Visitors Center has experienced record numbers of visitors utilizing its services, the Visitpeachtreecity.com web site has been redesigned to better showcase area hotels, restaurants, retail and the city's varied amenities. The Southern Hollywood Film tour operated by the CVB has been updated to include Pinewood Studio information and additional coverage about the Walking Dead and other more recent film activity, and sports tourism efforts have proven fruitful with the success of recruiting national brands such as the Divas Half Marathon". These initiatives combined with a recovering economy, have proven to have a positive impact for the CVB and for the City.

###

Powering Business Worldwide

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree, City GA 30269
USA
tel: 770-486-4800
fax: 770-486-4

November 07, 2014
Mr. David Rast
Peachtree City Planning and Zoning Administrator
151 Willowbend Rd.
Peachtree City, GA 30269

Dear Mr. Rast,
Eaton's Cooper Lighting Business fully supports the approval of additional hotel space in Peachtree City.
As the headquarters location of Eaton's Cooper Lighting Business, we are a major user of local hotel rooms. In addition to corporate visitors, vendors and customers, our training facility, the SOURCE, is also located on our Peachtree City campus, and hosts more than 10,000 visitors annually. Many of these visitors require overnight or extended stay accommodations, and we use local hotels as our first choice for accommodations. It is not uncommon for many of the local hotels to be fully booked, forcing us to put visitors in hotels outside of Peachtree City, which is a major inconvenience for our visitors. An added benefit of having our visitors stay in Peachtree City is that they tend to support local businesses and restaurants during their stay, which provides additional economic impact to the City.
Without question, there is a need for additional hotel space in Peachtree City. Local hotels, such as the Hilton Garden Inn, provide an exceptional level of service, quality management and excellent value, but often have no vacancies. We would welcome and make use of any new hotel that is of similar quality and standards.

Thank you for your consideration of our position.

Ted Brickenden
Director of Sales Operations,
Eaton's Cooper Lighting Business
Office: 770 486-4662

Marriott

Marriott International, Inc.
Central Region
Lodging Development

8403 South Park Circle
Suite 600
Orlando, FL 32819

Tim Sponsler
Area Vice President
Phone: 407/903-6101
Fax: 407/903-6362

December 9, 2014

Mr. Raj Patel
Chief Executive Officer
Apsilon Hotels, LLC
3434 Browns Mill Road
Atlanta, GA 30354

Dear Raj:

During my visit with you in Peachtree City, thank you for showing me your proposed hotel site and touring the market.

Marriott International has a strong relationship with Apsilon Hotels and we're pleased with the high quality of standards that you've maintained in renovating and operating our SpringHill Suites brand in the Atlanta Lithia Springs submarket.

I would be very supportive of you developing and operating a Residence Inn at your proposed Peachtree City site location.

Please keep in mind that formal approval for the hotel project will require the submission of a franchise application and review by Marriott's Development Committee. However, I don't anticipate any issues with obtaining the approval.

If you or anyone related to this proposed project has any questions, please don't hesitate to contact me at 407/903-6101.

Sincerely,

Tim Sponsler

Tim Sponsler
Vice President, Lodging Development

Pond & Company

Architects
Engineers
Planners

3500 Parkway Lane
Suite 600
Norcross, GA 30092

P 678.336.7740
F 678.336.7744
www pondco.com

December 23, 2014

Mr. Raj Patel
Apsilon Hotels, LLC
3434 Browns Mill Road
Atlanta, GA 30354

Subject: **Proposal for Traffic Impact Study of Residence Inn, Peachtree City**

Dear Mr. Patel:

Pond & Company (Pond) is pleased to provide you with this proposal for traffic engineering services to prepare a traffic impact study for the Residence Inn development in Peachtree City, Georgia. This study includes traffic data collection, traffic forecasting, and analysis of conditions with approved development of the site and proposed development which includes a Residence Inn hotel.

SCOPE OF SERVICES
The work associated with this proposal will consist of six tasks, as indicated below.

Task 1: Traffic Data Collection
Traffic data collection will be conducted by a traffic counting firm as subconsultant to Pond, in the vicinity of the Residence Inn development. The following data collection is proposed:

24-hour bidirectional traffic volume count
- North Peachtree Parkway east of SR 74

Weekday AM and PM Peak Period (7-9 AM and 4-6 PM) Turning Movement Counts
- North Peachtree Parkway at World Drive
- North Peachtree Parkway/Crabapple Lane at SR 74

Task 2: Analysis of Current Conditions
Current traffic conditions will be examined to determine areas of congestion and levels of service for Peachtree Parkway and the above intersections. Traffic analysis will be performed for signalized intersections using Synchro software. The result will be a record of current use and level of service at the intersections with current development.

Task 3A: Traffic Generation Due to Development
Trip Generation, by the Institute of Transportation Engineers (ITE) will be used to determine the traffic anticipated to be generated by increased development at the site. The site currently has 36,000 sf of office space. The following two scenarios will be examined:
- Scenario One - Currently Approved Development: This will add 92,000 sf of office for a total of 128,000 sf of office.
- Scenario Two – Proposed Development of Residence Inn: This will add 60,000 sf of office and a 120 room Residence Inn Hotel.

Task 3B: Traffic Distribution and Assignment
Existing traffic counts and observation of traffic patterns will be used to determine the distribution of traffic among various roadways and directions. This will be used to assign traffic to the roadway network.

Task 4: Analysis of Build Conditions
Conditions will be examined with the current development occupancy and two future scenarios as indicated above. As in Task 2, Synchro software will be used to determine anticipated future traffic operating conditions. Where traffic conditions provide a level of service (LOS) worse than LOS D, improvements needed to provide adequate LOS will be evaluated. The following intersections will be examined:

- North Peachtree Parkway at World Drive
- North Peachtree Parkway/Crabapple Lane at SR 74

Task 5: Documentation of Traffic Study Results
The results of the traffic study will be documented in a report that will include the appropriate graphics and descriptions to convey the findings of the study. The report will also identify improvements needed to mitigate the effects of the access changes. Three bound copies of the final report will be prepared. An electronic copy (.pdf format) of the draft and final reports will also be provided.

Task 6: Additional Services and Coordination
Pond will be available to perform additional services and/or coordination, as needed, to discuss the study results in a meeting with the Peachtree City. These additional services will be provided on an hourly basis, plus direct expenses and will only be provided upon additional authorization by Apsilon Hotels, LLC.

ASSUMPTIONS
It is assumed that Apsilon Hotels, LLC will provide information on the development site including current and future development size and current occupancy information. Please note, preparation of a signal design or signal permit modifications is not included in this scope of work. The scope of work assumes coordination for this project will be accomplished via telephone and email. Additional services and coordination can be performed if desired and authorized by Apsilon Hotels, LLC. as indicated in Task 6.

SCHEDULE
Pond will begin work immediately upon notice to proceed. Traffic data collection will be coordinated with Peachtree City to occur on a typical day when school is in session and after January 12th. Pond anticipates a report will be complete for review by Apsilon Hotels, LLC within four weeks following completion of the traffic data collection.

PROFESSIONAL FEES
Pond proposes a fee for of $4,800 for Task 1 through 5. If additional services and coordination is desired, it can be provided at our standard hourly rates, as indicated in Task 6.

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project. If this proposal is acceptable to you, please sign the attached POND 100 contract and return and original for our files. If you have any questions, please do not hesitate to contact me at (678) 336-7740.

Sincerely,

POND & COMPANY

Richard Fangmann, PE, PTOE
Director of Transportation Planning

Attachment: Pond 100 (revision 8/23/13)

Pond & Company

Check Number: 101105
Check Date: Dec 24, 2014
Check Amount: $4,800.00

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
	12/24/14		4,800.00		Legal & Professional

Apsilon Management Peachtree city LLC
Hilton Garden Inn Peachtree City
3434 Browns Mill Road
Atlanta, GA 30354
PH: 404-564-1701

Bank
64-2068/611

101105

PAY ONLY 4,800 00 CENTS

DATE	AMOUNT
Dec 24, 2014	$***4,800.00

PAY Four Thousand Eight Hundred and 00/100 Dollars

TO THE ORDER OF
Pond & Company
3500 Parkway Lane
Suite 600
Norcross, GA 30092

COPY

Apsilon Management Peachtree city LLC

101105

Check Number: 101105
Check Date: Dec 24, 2014
Pond & Company
Check Amount: $4,800.00

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
	12/24/14		4,800.00		Legal & Professional

Apsilon Management Peachtree city LLC
Hilton Garden Inn Peachtree City
3434 Browns Mill Road
Atlanta, GA 30354
PH: 404-564-1701

Bank
64-2068/611

101105

PAY ONLY 4,800 00 Four Eight Zero Zero CENTS

DATE	AMOUNT
Dec 24, 2014	$***4,800.00

PAY Four Thousand Eight Hundred and 00/100 Dollars

TO THE ORDER OF
Pond & Company
3500 Parkway Lane
Suite 600
Norcross, GA 30092

Details on Back. Security Features Included

⑈101105⑈ ⑆061120686⑆ 2007193⑈

SECOND AMENDMENT TO AGREEMENT FOR SALE AND PURCHASE OF PROPERTY

THIS SECOND AMENDMENT TO AGREEMENT FOR SALE AND PURCHASE OF PROPERTY (this "**Amendment**"), dated as of December ___, 2014, by and between APSILON HOTELS, LLC a Georgia limited liability company ("**Buyer**") and RREF RB-GA KOP, LLC, a Georgia limited liability company ("**Seller**").

Preliminary Statement

WHEREAS, Buyer and Seller entered into that certain Agreement for Sale and Purchase of Property having an effective date of September 9, 2014 as amended by First Amendment to Agreement for Sale and Purchase of Property dated December 8, 2014 (collectively the "**Agreement**"), whereby Seller agreed to sell and Buyer agreed to by certain real property located at 100 World Drive, Peachtree City, Georgia, as more particularly described in the Agreement (the "**Property**");

WHEREAS, the parties desire to amend the Agreement to modify its terms, as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing, Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by each of the parties hereto, Buyer and Seller hereby agree as follows:

1. Capitalized Terms. All capitalized terms used in this Amendment, but not otherwise defined herein, shall have the meanings set forth in the Agreement.

2. Restrictive Covenants. In the event that the appropriate governmental officials of Peachtree City, Georgia approve the re-zoning of Lot 2, containing 6.522 acres of the Property to a zoning classification of LUC and the Buyer consummates the purchase of the Property, the parties agree that the Limited Warranty Deed to be executed by the Seller at the Closing of the transaction shall contain the following with restriction with respect to Lot 1, containing 8.128 acres of the Property:

Grantee and their respective successors, assigns and successor in title shall not have the right to request a re-zoning of all or any portion of Lot 1, containing 8.128 acres from its present zoning classification of O-1 (office institutions) without the prior written consent of the Kedrom Hills Homeowners Association, Inc. or their successor and/or assigns (the "HOA"). The written consent of the HOA shall be evidenced by a duly adopted resolution attached to each re-zoning application.

This Restrictive Covenant shall constitutes a covenant running with the land and any transferee of all or any portion of Lot 1 by their acceptance of title, shall be subject to the restriction set forth herein.

3. Severability. In the event any term or provision of this Amendment shall be declared invalid, void or unenforceable, it shall not affect the validity of any other term or provision hereof or any term or provision of the Agreement, all of which shall remain valid, binding and enforceable.

4. Successor and Assigns. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

5. Governing Law. This Amendment shall be governed by and construed in accordance with the laws of the State of Georgia.

6. Counterparts; Originals. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute a single document. Facsimile and/or emailed counterparts of this Amendment shall constitute originals thereof for all purposes hereunder.

7. Entire Agreement. This Amendment contains the entire agreement of the parties with respect to the matters contained herein and all prior agreements and understandings of any kind or nature relative to this Amendment are hereby superseded.

[SIGNATURE PAGE ATTACHED]

IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be executed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

SELLER

RREF RB-GA KOP, LLC, a Georgia limited liability company

By: RREF RB ACQUISITIONS, LLC, a Delaware limited liability company, its Sole Member

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, its Attorney-in-Fact

Signature: ______________________
Print Name: ______________________

By: ______________________ (seal)
Name: ______________________
Title: ______________________

Signature: ______________________
Print Name: ______________________

By: ______________________ (seal)
Name: ______________________
Title: ______________________

Date: ______________________

BUYER

APSILON HOTELS, LLC, a Georgia limited liability company

Signature: ______________________
Print Name: ______________________

By: ______________________ (seal)
Name: Rajesh A. Patel
Its: Manager

DATE: ______________________

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager

DATE: January 5, 2015

SUBJECT: Consider Appointment of Convention & Visitors Bureau Members
Consent Agenda, January 15, 2015

Recommendation:

Appoint Mike Regli to the CVB Board to fulfill the term of Hotel/Motel Member-Alternate that runs 1/1/15-12/31/16, and appoint Jonathan Fralick to serve the term for the Recreation Venue Representative that runs 1/1/2015-12/31/16.

Discussion:

The Selection Committee composed of Mayor Vanessa Fleisch, Council Member Mike King, Rick Barnes – CVB Retail Member and myself, considered 3 applicants to fill these positions.

It is the recommendation of the Committee that Mike Regli be appointed to the Hotel/Motel Alternate position for a term that would end on 12/31/2016 and Jonathan Fralick to a term on the Recreation Venue position that would end on 12/31/2016.

Copies of their applications are attached for your review.

Budget Impact:

This item should have no budgetary impact.

Name: Mike Regli

Address: 2443 Highway 54W. Peachtree City, Ga 30269

Telephone: (770-486-3310)

Day: 770-486-3310
Night: 843-655-4239

Signature: *Mike Regli* Date: *November 21, 2014*

Information provided on this form is subject to disclosure as a public record under GA Open Records Law

1. What is the name of the company you are a manager / owner/ operator of?

   Wyndham Peachtree Hotel & Conference Center

2. Which Capacity and how long have your served in this capacity?
   Director of Sales & Marketing with this property for almost 2 years, over 28 years of experience in the hospitality industry.

3. List major jobs you have held during your working career to include name of company and position.
   A) Director of Sales & Marketing - Big Sky of Montana Resort
   B) Vice President Sales & Marketing - Wintergreen Resort
   C) General Manager - Seven Springs Resort
   D) Regional Director of Sales & Marketing - Boykin Management
   E) Director of Sales & Marketing – Hilton Oceanfront Resort on Hilton Head Island
   F) Vice President Sales - Mount Washington Resort
   G) Director of Sales & Marketing - Hilton DeSoto Savannah
   H) Regional Director of Sales - Landry's Inc.
   I) Director of Sales & Marketing Wyndham Peachtree Hotel

4. Are you a resident of Peachtree City? How long? If not, where do you reside?
   I reside in Coweta County however I work in Peachtree City, Ga.

5. Why are you interested in serving on the CVB?
   As a representative of a member business, I believe this is a great opportunity to work with other business leaders to help promote and further the financial and community interests of Peachtree City. I believe in many of the exciting and new opportunities that have been uncovered in the past couple of years since I have been attending CVB meetings and events and would like to take a more active and formal role in the future growth of Peachtree City's economic development.

6. What qualifications and experience do you possess that would benefit the CVB?

   I have been in the hospitality industry for 28 years having worked at both destination environments and small cities. As such, I have worked cooperatively with local businesses to build a brand and destination that is financially sound and mutually beneficial to business and the community as a whole. My experience of being a part of an organization that can build a sound future while keeping within the framework of the core values that built the destination, is an attribute I believe I would bring to this opportunity.

7. Do you have any past experience relating to CVB operations? If so, describe.
   Throughout my 28 years in the hospitality industry, I have had the opportunity to work with CVB's in a number of capacities. In Montana, I served as one of the original committee members working to create and develop a new CVB in Big Sky Montana while serving on the Governor's Taskforce for Tourism. Throughout my time at resorts in Virginia and Pennsylvania I was a member of various tourism taskforces through active participation in local CVB and Chambers. I have sat on and been an active "hospitality Industry" representative to CVB's in Hilton Head, SC, Nashua, NH as well as a board member of the Galveston Island Convention Center.

8. Have you attended any CVB meetings in the past year and if so how many?

   I have attended every CVB monthly meeting as well as participate in the CVB Marketing group for the past two years I have been in Peachtree City.

9. Are you willing to take continuing education classes?

   Yes, I am always looking for and willing to participate in continuing education programs that will benefit my abilities to better serve my family, community and career.

10. Would there be any possible conflict of interest between your employment and you serving the CVB?

    No, I view my service to the CVB as a positive way to give back to the greater Peachtree City community and help continue the wonderful partnerships that the Wyndham has enjoyed over the year.

11. Describe your current community involvement.

    I am an active member in Dogwood Church where we raise and harvest food for the Real Life Center. I am an active donor and sponsor for Healing for Hero's, a support organization that pairs PTS veterans with animal companion's helping them return to a more balanced life.

PEACHTREE CITY CONVENTION & VISITORS BUREAU
APPLICATION FOR APPOINTMENT

Thank you for your interest in being considered for appointment to the **Peachtree City Convention & Visitors Bureau, Inc. (CVB).** The purpose of the CVB is to serve the needs and interests of tourism within the City of Peachtree City.

The CVB is comprised of eight members appointed to a two year term. The composition of the Board as is outlined in the CVB By-Laws* requires seats to be filled by volunteers with specific backgrounds. **The checked box below indicates the specific background we are looking for during this current cycle. Only applicants with experience in the checked category will be accepted. Applications received without experience in the checked category will not be considered.**

Meetings are held on the third Wednesday of each month at 6:30 pm at the Amphitheater Cast House (behind Public Works) on McIntosh Trail. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Bureau meetings as possible in an effort to become familiar with the responsibilities of the Bureau.**

Please take a few minutes to complete the form below and to answer the questions on the reverse side of this application and return it with a resume, if available, to Debbie Lemay, Peachtree City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m. on Friday, Dec. 9, 2011.** The City will contact you within one week of the application closing date.

If you have questions, please call (770) 487-7657.

- ☐ **Citizen of, or persons conducting business in PTC who is Manager or Owner of a retail business in PTC with prior tourism related work experience preferred**
- ☐ **Manager / Owner / Operator Hotel / Motel**
- ☐ **Manager / Owner / Operator Hotel / Motel (as an alternate to other Hotel/Motel position)**
- ☑ **Manager / Owner/ Operator Recreational Venue/ Sports Association/Athletic Facility**
- ☐ **Citizen of or persons conducting business in Peachtree City with current or previous tourism media related experience preferred**

**See excerpt from CVB By-Laws – Board Composition - (attached to this packet)*

NAME: Jonathan Peter Fralick

ADDRESS: 10 Plantera Way
Peachtree City GA 30269

TELEPHONE (Best Phone Number to Reach You)

(Day) 252. 256. 1491

(Evening) __________

(E-mail) jfralick@tenniscenter.net

Signature __________ Date 11-4-2014

Information provided on this form is subject to disclosure as a public record under GA Open Records Law

1. What is the name of the company you are a manager / owner / operator of?

Currently Manage the Peachtree City Tennis Center for Club Corp / Sequoia Golf

2. Which capacity and how long have you served in this capacity?

Title is General Manager

Length 6 months

3. List major jobs you have held during your working career to include name of company and position.

MTS International - Director of Racquet Sports

LifeTime Athletic - Director of Tennis

4. Are you a resident of Peachtree City? How long? If not, where do you reside?

Yes, 6 months - 702 Cirrus Court

5. Why are you interested in serving on the CVB?

assist in the operations of Recruiting events and visitors to our community.

6. What qualifications and experience do you possess that would benefit the CVB?

Work well aligning people to shared visions industry contacts as well as 18 years directing major events.

7. Do you have any past experience relating to CVB operations? If so, describe.

I have worked with the Raleigh NC CVB, Ashburn VA, and Grand Rapids Michigan. We have worked together in developing strategies for bringing in events and filling our hotel rooms, while showcasing the community

8. Have you attended any CVB meetings in the past year and, if so, how many?

Yes 1 meeting

9. Are you willing to take continuing education classes?

Yes

10. Would there be any possible conflict of interest between your employment and you serving the CVB?

No - should be very nice synergy

11. Describe your current community involvement.

1. Coach sons basketball team through PTC Athletics
2. coach other sons soccer team through Lazers
3. have begun process of entry into Rotary

1. One (1) member of the Development Authority of Peachtree City to be selected by that Board after the initial term of office of such member named in these Bylaws. After the initial term of office set forth in these Bylaws, the term of office for such person shall be two (2) years.

2. The Chairperson of the Recreation Commission of the City of the City of Peachtree City; and

3. One 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 of the Peachtree City Airport Authority to be selected by a majority of the members of such board after the initial term of office of such member named in these Bylaws. After the initial term of office set forth in these Bylaws, the term of office for such person shall be two (2) years.

5. One (1) person who serves as a manager or owner of a retail development within the City of Peachtree City, such person to be selected by the governing authority of the City Council of Peachtree City after the initial term of office of such member named in these Bylaws. After the initial term of office set forth in these Bylaws, the term of office for such person shall be two (2) years.

6. One (1) person who serves as a manger, 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 after the initial term of office set forth in the Amended and Restated Bylaws of the Corporation. After the initial term of office set forth in the Amended and Restated Bylaws, the term of office for such person shall be two (2) years or until such person leaves his or her place of employment in Peachtree City.

7. One (1) person who serves as a manager, owner, or operator of a recreational venue, sports asrociation, or other athletic facility located in Peachtree City, such person to be selected by the governing Authority of the City Council of Peachtree City after the initial term of office set forth in the Amended and Restated Bylaws of the Corporation. After the initial term of office set forth in the Amended and Restated Bylaws, the term of office for such person shall be two (2) years or until such person leaves his or her place of employment in Peachtree City.

Jonathan P. Fralick

Cell 252.256.1491
Jfralick2@gmail.com

PROFESSIONAL

Peachtree City Tennis Center **General Manager** *Current*

- Re-branding responsibility for 24 Court Full Service Tennis Facility
- Re-launch of all Tennis Programs and Membership Strategies
- Tournament Director for 16 events ranging from State Championships to Sectional Competitions
- Re-define USTA, Community, City and CVB relationship as working partners
- Providing Continuing Education for a Staff of 20 Team Members
- Develop relationships with community partners to increase awareness of Tennis Center
- Drive yearly financial performance and accountability
- Awarded the 2014 Member Organization of the Year for USTA GA

Life Time Athletic Westchester NY **Tennis Department Head**
November 2013-May 2014

- Responsible for Pre-Opening and Grand Opening of the $77 million 210,000 square foot, 10 indoor court facility
- Recruitment, On-boarding, Staff Training 29 employees
- Designed Strategical Plan for Facility position within the community
- Built partnership with Pepsico, USTA, and Junior League of Westchester
- Manage USTA National Relationship
- 1500 square foot Pro-shop Concept and Execution
- Created budget and financial targeted rollout
- Ensured member experience is being met through team member training and program design
- Implemented branded layout of Life Time Athletic National Tennis Programs

WTS Corporate Director of Racquet Services **WTS International**
2010-2013

- Team Sales Leader for Racquet Services Division
- Directed WTS Sales Targets, Goals, & Implementation of Sales Strategies
- Improved gross revenue by $120,000/profitability by 17%
- Staff Retention rate of 90% from 2010-current throughout all clients
- Managed 5 retail operations
- Member of 5 transitional teams when launching WTS management in a new client
- Financial Budgetary responsibility and profit accountability
- Provide Operational Support for 11 tennis facilities including Ritz Carlton West Palm Beach, Dragon Ridge Country Club NV, Schaumburg Tennis Plus IL, and Ashburn Village VA
- Exceeded sales forecast in 2011-2013
- 3 facilities won USTA Sectional awards including facility and organization of the year

Head Tennis Professional — ***Cary Tennis Park***
May 2005-2010 — *Cary NC*

- Develop and maintain all programming for a 30 court facility, the largest facility in North Carolina as well as an additional 55 courts town-wide
- Managing Coach for Cary Junior Tennis Academy (110 juniors)
- Designed Ladies Travel Teams pathway of development (10 teams)
- Responsible for $500k program revenue
- Tournament Director for NC Junior State Closed 2005-2008 (550 players)
- Facility host for the ACC Championships, Junior Designated, USTA Southern Mixed, USTA Campus Championships, in-house and local events
- Direct a staff of 13 pros, desk staff, stringers, bookkeepers, and pro-shop
- Started in-house ladies/men's league
- NC Junior Davis Cup Coach
- Coach's Advisory Committee North Carolina Tennis Association
- Recipient of the 2006 USTA National Public Facility of the Year
- 57 USTA Adult Teams

WTS Director of Tennis — ***Duck Woods Country Club***
2001- 2005 — *Kitty Hawk, NC*

- Developed and implemented comprehensive tennis program for entire membership including adult social events and Hospice Charity tournament.
- Directed a staff of 4 including all clay court maintenance and facility upgrades.
- Conducted feasibility studies for new court expansion.
- Proprietor of *Sticks 'n Balls High Performance Tennis Shops* with two locations in different markets.
- Continued *Premier Tennis Academy* for state/sectional/national ranked juniors.
- Active chairman of Outer Banks Tennis Association, (a division of the USTA)
- 2004 USTA Area 1 Director for NCTA
- Vice President of OBTA
- 2003-2005 North Carolina Junior Fed/Davis Cup Coach 14's-18's

General Manager/Tennis Director — ***HealthTrack Sports Wellness***
1999-2001 — *Glen Ellen, IL*

- Managed 110,000 square foot facility with fitness, tennis, salon and spa, 4 pools, membership base of over 7,000, 14 department heads, and staff of 175 employees
- Profit and loss responsibility for $4 million in gross revenue
- Devised member retention ideas and new member marketing strategies

Director of Junior Tennis — ***HealthTrack Sports Wellness***
1999-2000 — *Glen Ellen, IL*

- Responsible for all junior programs, camps, and national training program
- Personally coached 20 sectional and national ranked juniors
- Tournament Director for B12's sectional qualifier

Director of Junior Tennis — ***Four Lakes Athletic Club(TCA)***
1997- 1999 — *Lisle IL*

- Supervised junior programs for over 300 juniors of all abilities
- Developed a free community program for all tots in the community
- Taught ladies travel teams, 18 sectional ranked juniors, and intermediate adults and juniors

Assistant Marketing Director — *Atlanta Thunder Team Tennis*
Summer 1995

- Created and sold sponsorships to area businesses
- Directed all on-court marketing and promotions
- Established local promotions in Atlanta area

EDUCATION

Valdosta State University
BA in Speech Communication – Spring 1997
(Emphasis in Public Relations)
NCAA Division II National Fourth Place Team

ACHIEVEMENTS
INVOLVEMENT

- 2014 Member Organization of the Year Award Winner USTA GA
- 2013 Facility of the Year Award Winner USTA Virginia
- 2013 Member Organization of the Year USTA Midwest
- 2013 Program of the Year USTA Midwest
- 2012 USTA Chicago Davis Cup Coach
- 2009 USTA North Carolina Tournament Director of the Year
- USTA Chicago Tournament Director Midwest Qualifier
- USTA Midwest Designated Tournament Director
- USTA NC Board Member
- 2006 Certified USTA High Performance Coach
- 2000 K-Swiss United States Pro of the Year
- USPTA P-1 certified
- North Carolina Davis Cup/Fed Cup Coach
- North Carolina High Performance Junior Staff
- Area Training Center Midwest Instructor
- 2004 Southern Section Zonal Coach
- 4 players won USTA National Level 1 Championships

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager**
Community Services Director

FROM: **Senior Planner** David

DATE: **January 9, 2015**

SUBJECT: **Consider Amendment to Article IV, Enactment Clause, of the Peachtree City Zoning Ordinance**
January 15, 2015 City Council meeting

Recommendation:
That Council adopt the amendments to Article IV, Enactment Clause, of the Peachtree City Zoning Ordinance as proposed.

Discussion:
The purpose of this amendment is to officially adopt the Peachtree City Zoning Ordinance as well as the Official Zoning Map. The zoning ordinance has been updated to reflect all text amendments adopted during 2014. Likewise, the zoning map has been updated to reflect all annexations and zoning changes adopted to date.

At their meeting on December 8, 2014, the Planning Commission voted unanimously to forward the proposed amendments to City Council with a recommendation that they be approved (Attachment "A).

Due to what we believe may have been an error with the legal advertisement for the December 8 meeting, we will consider this item once again in a Public Hearing at the January 12 Planning Commission meeting as a housekeeping issue.

Budget impacts:
There are no budget impacts associated with this request.

EXCERPT FROM
UNAPPROVED MEETING MINUTES

PLANNING COMMISSION MEETING
December 8, 2014

PH-14-08 **Consider re-adoption of the City's zoning map and zoning ordinance in effect as of this date. No new zoning classifications will be established nor will any amendments be made to the text of the zoning ordinance or map.**

Mr. Rast explained that this was a new housekeeping item that would be brought forth for approval each year. The purpose of this action was to formally adopt the Official Zoning Map and the associated Zoning Ordinance on an annual basis.

After brief discussion, a motion was made by Mr. Prebor, seconded by Mr. Daily, and unanimously adopted that the City's zoning map and zoning ordinance in effect as of this date be forwarded to City Council with a recommendation that they be approved.

Attachment "A"

Ordinance Number ______

AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE, SPECIFICALLY ARTICLE IV, ENACTMENT CLAUSE, TO FORMALLY ADOPT THE PEACHTREE CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP, AND FOR OTHER PURPOSES

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 Article IV of the Peachtree City Zoning Ordinance be amended as follows:

ARTICLE IV. – ENACTMENT CLAUSE

In accordance with an adopted land use and thoroughfare plan for the development of a new town and in pursuance of authority granted by the State of Georgia General Planning and Zoning Enabling Act of 1957, as amended [Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.], the City Council of the City of Peachtree City, Georgia, does hereby ordain and enact into law the articles and sections of this ordinance for application to the entire incorporated area of Peachtree City, Georgia.

The zoning map, dated ~~October 7, 2010~~January 1, 2015, is hereby adopted as the official zoning map as a part of this zoning ordinance by the City Council of the City of Peachtree City, Georgia.

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.

Done, Ratified, and Passed this ______ day of __________ 2015.

____
Vanessa Fleisch, Mayor

____

____

____

____

Attest: ____________________________
City Clerk

MEMO TO: Mayor and City Council

FROM: Al Yougel, Director
Keep Peachtree City Beautiful

DATE: January 8, 2015

SUBJECT: 2015 KPTCB Budget

January 15, 2015 City Council Agenda

Recommendation:

To approve the fiscal year 2015 budget for Keep Peachtree City Beautiful (KPTCB).

Discussion:

As part of the intergovernmental agreement between the City of Peachtree City and Keep Peachtree City Beautiful, a 501(c)(3) and a component unit of the City beginning in fiscal year 2012, an annual budget for the organization must be presented to Council. Attached please find a copy of the fiscal year 2015 budget for your approval.

Budget Impact:

The revenue included in this budget in the amount of $41,028 and $45,760 agrees with the City's budgeted expense of $86,788 in the Public Works general fund budget and the amount budgeted for Waste Hauler Franchise Fees of $42,000 is a reasonable budget based on previous years with fee collections and quarterly disbursements to KPTCB recorded in a City Special Revenue Fund.

Thank you for your attention to this matter.

KB/Keep Peachtree City Beautiful

KPTCB BUDGET
FISCAL YEAR 2015

	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Annual	
REVENUE						
Waste Haulers Franchise Fees	**$ 10,500**	**$ 10,500**	**$ 10,500**	**$ 10,500**	**$ 42,000**	
Recyclabes/Earth Day	**$ 7,775**	**$ 7,025**	**$ 6,275**	**$ 7,025**	**$ 28,100**	
Litter/Compost Contract	**$ 10,257**	**$ 10,257**	**$ 10,257**	**$ 10,257**	**$ 41,028**	86,788
Cart Path Litter/Trash	**$11,440**	**$ 11,440**	**$ 11,440**	**$ 11,440**	**$45,760**	
					156,888	
EXPENDITURES						
Purchased/Contracted Services:						
Professional Services						
Tax/990 Preparation	$ -	$ -	$ -	$ -	$ -	
Contract Services						
Bin Pulls	14,325	13,125	14,125	13,125	54,700	
Technical Services						
Software Support	-	300		200	500	
Software Development		250	1,100	-	1,350	
Repairs & Maint Equipment	200	400	500	250	1,350	
Repairs & Maint Vehicles						
Trucks	325	350	500	500	1,675	
Trailer		200	400	200	800	
Rental/Lease						
Other				-	-	
Recycle bins					-	
Office/Utilities	210	210	210	210	840	
Insurance						
Dir/Officer	-	1,000	-	-	1,000	
Vehicles	573	573	573	573	2,292	
Drop Off	1,500	-	-	-	1,500	
Other		1,500	-	250	1,750	
Communications	300	300	300	300	1,200	
Advertising/Promotion		-	-	-	-	
Printing & Duplication	300	450	250	250	1,250	
Postage						
Office	45		90	45	180	
Travel/Entertain						
KGB	-	-	-	450	450	
Other	150	105	65	105	425	
Dues & Fees						
KAB	200	-	150	-	350	
Other	200	-	175	-	375	
Education & Training	-	300	-	300	600	
Contract Labor	17,100	17,100	17,100	17,100	68,400	
Total Purchased/Contracted Services	**35,428**	**36,163**	**35,538**	**33,858**	**140,987**	

KPTCB BUDGET
FISCAL YEAR 2015

	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Annual
Supplies:					
Office Supplies	180	200	180	180	740
Operating Supplies					
Materials	400	800	600	600	2,400
Computer Supplies	-				-
Gasoline	800	800	800	800	3,200
Small Tools & Equipment		650	260	200	1,110
Uniforms					
Shirts/Vests	200	350	200	200	950
Other	56	150	150	150	506
Total Supplies	**1,636**	**2,950**	**2,190**	**2,130**	**8,906**
Capital Outlay:					
Machinery & Equipment	-		3,000	-	3,000
Total Capital Outlay	**-**		**3,000**	**-**	**3,000**
Total Expenditures	**$ 37,064**	**$ 39,113**	**$ 40,728**	**$ 35,988**	**$ 152,893**
Total Available for Capital Reserves:					
Facility Improvements		1,100	855	100	2,055
Other		650	600	690	1,940
Total Capital Reserve	**-**	**1,750**	**1,455**	**790**	**3,995**
Total Expenditures & Reserves	**$ 37,064**	**$ 40,863**	**$ 42,183**	**$ 36,778**	**$ 156,888**

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager

FROM: Paul J. Salvatore, Financial Services Director P.S.

DATE: January 7, 2015

SUBJECT: Master Lease-Purchase – Lease Schedule #4 (1000139839)

January 15, 2015 City Council Agenda

Recommendation:

It is Staff's recommendation that City Council approve Lease Schedule #4 for City-wide network infrastructure and Telephone System Replacement; a Police records management system and Police vehicle replacements; an EMS patient handling system, a Fire rescue boat, and Fire vehicle replacements; and a sand pro, a bobcat skid steer, utility vehicles, and a pick up truck for the Public Works Department in the total amount of $1,145,555.32 and authorize the Mayor to sign the documents and the Mayor and City Council Members to sign the City's Certificate of Incumbency.

Discussion:

On April 5, 2012, City Council approved a Master Lease-Purchase Agreement for the financing of machinery and equipment in conjunction with JPMorgan Chase. This request is for Lease Schedule (Draw) #4 against that Master Lease-Purchase Agreement. The total amount for Schedule #4 of $1,145,555.32 is for City-wide network infrastructure and Telephone System Replacement; a Police records management system and Police vehicle replacements; an EMS patient handling system, a Fire rescue boat, and Fire vehicle replacements; and a sand pro, a bobcat skid steer, utility vehicles, and a pick up truck for the Public Works Department. The vehicles and equipment will be financed over a five (5) year period with the first quarterly payment due March 31, 2015 and the last payment on December 30, 2019. The interest rate on this loan is not to exceed 2.00 percent per annum. An update on the rate is expected to be available at the City Council meeting on January 15, 2015.

The City and the Finance Corporation are expected to close (fund) this transaction on Friday, January 16, 2015, following approval by the City and the Finance Corporation, both who will meet on Thursday, January 15, 2015 to approve the transaction. The final documents to be signed by the Mayor and City Council will be provided on Monday, January 12, 2015, along with an Opinion Letter from the City Attorney regarding this transaction.

Budget Impact:

Funds for the fiscal year 2015 debt service payments have been previously budgeted. Debt service payments for future fiscal years will be included in the annual operating budgets proposed to City Council.

If you have any questions, please do not hesitate to contact Paul Salvatore.

Thank you for your attention to this matter.

Attachments

KB/Financing/Chase Lease Purchase Schedule #4

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expects to obtain financing (the "Obligations") through the Peachtree City Governmental Finance Corporation, Inc., in a principal amount not to exceed $1,600,000 to finance the costs of acquiring a Citywide ERP system; Citywide network infrastructure replacement, telephone system equipment, Police records management system, EMS patient handling system, Police vehicles, Fire vehicles, Public Works equipment including a sand pro, bobcat skid steer, utility vehicle, and pickup truck (the "Project"); and

WHEREAS, the City has used or will use, before the issuance of the Obligations, moneys in its General Fund to pay expenditures related to the Project and reasonably expects to use proceeds of the Obligations to reimburse its General Fund for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Obligations to reimburse its General Fund or moneys used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Peachtree City, and is hereby resolved by authority of the same, as follows:

1. The City declares its intent to use proceeds of the Obligations to reimburse its General Fund for moneys used to pay expenditures related to the Project.

2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED THIS 7 day of November, 2013.

PEACHTREE CITY

(SEAL)

By: Donnie O. Haddix
Donnie O. Haddix
Mayor

Attest: Ann E. Tyler
Ann E. Tyler
City Clerk

STATE OF GEORGIA

FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, ANN E. TYLER, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the City Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at 7:00 p.m., on the 7 day of November, 2013, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

Mayor Don Haddix
Vanessa Fleisch
Kim Learnard
Eric Imker

and that the following members were absent:

(Post 2 vacant)

and that such resolution was duly adopted by a vote of:

Aye 4 Nay 0

WITNESS my hand and the official seal of the Peachtree City, this the 7 day of November, 2013.

Ann E. Tyler
City Clerk

(SEAL)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

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

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

DATE: **January 8, 2015**

SUBJECT: **Hustler Mower Bid Award**
January 15, 2014 City Council Meeting

Recommendation:
Staff recommends the purchase of one (1) Hustler Super 104 and three (3) Hustler Super Z HD 72" mowers from Fayette Mower for the bid price of $55,153.66

One (1) Hustler Super 104 with mulch Kit	$ 19,800 ✓
Three (3) Hustler Super Z HD 72" with mulch kit	$ 32,154.66 ($10,718.22 each) ✓
One (1) Hustler Bac Vac System 72"	$ 3,199 ✓
Total	**$ 55,153.66** ✓

Discussion:

Bid packages were sent to a number of equipment distributors. Bids were received from several dealers. Upon review of the bid submittals, two bids did not meet bid specifications. That left three responsible and responsive bids:

BIDDER	BID
Fayette Mower	$55,153.66
Ga. Lawn Equipment	$59,545.00
Toney's lawn	$57,924.62

Budget Impact: The 2015 PIP budget for the Hustler Mowers is $57,000.00. Bid came in under budget by $1,846.34. Funding will be drawn from PIP account 335-1566-542274

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 8, 2015**

SUBJECT: **Facility Bond: Braelinn Basketball Court Replacement Bid Award**
January 15, 2014 City Council Meeting

Recommendation:

Staff recommends that City Council award a contract to Frontier Electric, LLC for a not to exceed amount of $45,500 to replace the Basketball Courts at Braelinn Recreational Complex.

Discussion:

Staff solicited bids for the demolition and replacement of two (2) asphalt basketball courts located at the Braelinn Recreational Complex. Bids were received from two vendors:

Frontier Electric	$54,995
Riley Construction	$73,900

Staff worked with the low bidder to reduce the overall costs. As a result, City staff will complete the demolition of the current courts and Frontier will install the new courts: therefore, the contract award price for Frontier will be in the amount of $45,500.

Budget Impact:

The current funding proposal is $2,500 over budget but contingency funding is available to cover overage. Braelinn Basketball Court replacement is an approved project utilizing facility bond funding; therefore, staff proposes that funding be drawn from Facilities Authority Bonds as budgeted in FY 2015.