

City Council of Peachtree City
REVISED AGENDA
December 18, 2014
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Recognize Employee of the Month – Robert Scruton**
 - Recognize Supervisor of the Quarter – Odilia Bergh**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - November 20, 2014, Regular Meeting Minutes**
 - December 4, 2014, Regular Meeting Minutes**
- VII. Monthly Reports**
- VIII. Consent Agenda**
 - 1. Consider Appointments to the Peachtree City Airport Authority (PCAA) (Memo added)**
 - 2. Consider Appointments to the Water & Sewerage Authority (WASA) (Memo added)**
 - 3. Consider Appointments to the Recreation & Special Events Advisory Board**
 - 4. Consider Appointments to the Convention & Visitors Bureau Board (CVB)**
 - 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**
- IX. 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 property to permit 2 hotels and a freestanding banquet/ event facility
****Applicant has requested continuance until January 15 meeting**
 - 12-14-02 Reconsider Bid for Rubber Tire Loader Replacement – ASC Construction Equipment**
- X. New Agenda Items**
 - 12-14-05 Public Hearing – Consider Amendments to Annexation Ordinance Related to Step One and Step Two Application Process**
Staff is recommending modifications to annexation process based on input from City Council
 - 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)**
Applicant desires to construct a covered porch off rear of home which would extend 12 feet into established 50-foot no impervious buffer
 - 12-14-07 Consider Award of Facilities Bond HVAC Projects – Shumate Mechanical**
 - 12-14-08 Consider Bid for Ambulance – Custom Truck & Bodyworks (REVISED MEMO)**
 - 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.**
 - 12-14-11 Consider FY 2015 TruGreen Right-of-Way Mowing Contract**
 - 12-14-12 Consider Cart Path Crossings on State Routes**
 - 12-14-13 Consider Resolution to Amend WASA Terms of Service to Four (4) Years**
- XI. Council/Staff Topics**
 - Hot Topics Update**
- XII. Executive Session**

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: 12/17/2014
SUBJECT: Consider Appointment of Airport Authority Member(S)
Consent Agenda, December 18, 2014

Recommendation:

Appoint Tom Fulton to a new term on the Airport Authority ending 12/31/2019. In addition, appoint George Harrison as an alternate in the event a vacancy occurs.

Discussion:

The Selection Committee - composed of Mayor Vanessa Fleisch, Council Mike King, Airport Authority Chairman, Richard Whiteley and myself considered 5 applicants for the vacancies on the Airport Authority.

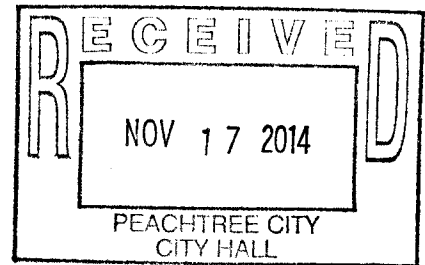
It is the recommendation of the Committee that Tom Fulton be appointed to a term that would end on 12/31/2019. In addition, the Committee further recommends that George Harrison be appointed as an alternate to fill any vacancy that may occur.

Copies of their applications are attached for your review.

Budget Impact:

This item should have no budgetary impact.

**AIRPORT AUTHORITY
APPLICATION FOR APPOINTMENT**



Thank you for your interest in being considered for appointment to the **Airport Authority**.

Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Airport Authority is comprised of five members appointed to five-year terms. Meetings are held on the second Thursday of each month at 7:00 p.m. at the Falcon Field Aviation Center. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Authority meetings as possible in an effort to become familiar with the responsibilities of the Authority.** The Authority is responsible for the operation of the Falcon Field Airport.

Please take a few minutes to complete the form below and to answer the questions on the reverse side of this letter 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, November 28, 2014**. Interviews will be held the week of December 15, 2014. Debbie will contact you with meeting times. If you have questions, please call (770) 487-7657.

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

NAME: George B. HARRISON

ADDRESS: 109 M. Hilton Drive
PEACHTREE CITY GA 30269

TELEPHONE (Cell) 404 358 8120

(Evening) 770. 487 7742

(Fax #) _____

(E-mail:) george.harrison@gt.igstech.edu



Signature

17 November 2014

Date

1. How long have you been a resident of Peachtree City?

Seven years

2. Why are you interested in serving on the Airport Authority?

AS AN ACTIVE INSTRUCTOR PILOT AND TENANT AT FALCON FIELD, I AM EXTREMELY INTERESTED IN THE HEALTH OF THIS AIRPORT. ECONOMIC VIABILITY AND FACILITY HEALTH ARE VITAL TO ALL USERS AND TO THE COMMUNITY. I INTEND TO CONTRIBUTE TO HEALTH AND EXPANSION IF APPOINTED.

3. What qualifications and experience do you possess that would benefit the Airport

Authority? I AM A COMMON MEMBER OF THE AIRPORT AUTHORITY AND A CURRENT TENANT AT THE AIRPORT. I ACTIVELY FLY AS AN INSTRUCTOR PILOT AND VOLUNTEER PILOT WITH THE COMMEMORATIVE AIR FORCE AND CIVIL AIR PATROL, GIVING ME INSIGHT INTO A BROAD SPECTRUM OF OPERATIONS AT FCC.

4. List major jobs you have held during your working career - include name of company and the position held.

- BACKGROUND DATA WITH JOB HISTORY ATTACHED.

- CURRENTLY PRINCIPAL RESEARCH ENGINEER AT
GEORGIA TECH RESEARCH INSTITUTE

5. Do you have any past experience relating to airport operations? If so, describe.

Yes - THREE YEARS AS AIRPORT AUTHORITY MEMBER.
- FIVE YEARS COMMANDING AIR FORCE WINGS WITH 120-150 AIRCRAFT. RESPONSIBLE FOR AIRFIELD MANAGEMENT, AIR TRAFFIC CONTROL, ET. AL.

6. Have you attended any Airport Authority meetings in the past year and, if so, how many?

Yes - Two

7. Are you willing to take continuing education classes?

Yes

8. Would there be any possible conflict of interest between your employment and you serving the Airport Authority?

No

9. Describe your current community involvement.

- VOLUNTEER AT COMMEMORATIVE AIR FORCE, CIVIL AIR PATROL
- SPEAKER AT VARIOUS COMMUNITY EVENTS
- VOLUNTEER AT GREAT GEORGIA AIR SHOW

GEORGE B. HARRISON

109 Middleton Drive
Peachtree City, GA 30269

770-487-7742 (h)

404-358-8120 ©

e-mail: george.harrison@gtri.gatech.edu

EXPERIENCE

1997

GEORGIA TECH RESEARCH INSTITUTE, ATLANTA, GA

Director, Research Operations and Associate Director(1998-)

Directs research activities of nine diverse laboratories (1500 personnel, \$200 million annual budget) engaged in sponsored research in electrical, aeronautical, electro-optical and human factors disciplines. Activities range from basic science to prototype construction for private, state and federal sponsors. Represents GTRI in scientific and engineering fora as appropriate.

1993-1997

AIR FORCE OPERATIONAL TEST AND EVALUATION CENTER ALBUQUERQUE, NM

Commander.

Directed operational test and evaluation of major Air Force systems, including C-17, F-22, JPATS, Joint STARS, Cheyenne Mountain Upgrade. Implemented innovative system for development and test of new electronic warfare techniques. Instituted Quality Air Force strategic planning system.

1992-1993

USAF AIR WARFARE CENTER FORT WALTON BEACH, FL

Commander.

Conducted Air Combat Command testing of command and control, fighter avionics and weapons. Commanded U.S. operations on temporary assignment in Saudi Arabia. Directed reorganization of the Center resulting in more efficient and effective operations.

1991-1992

U. S. AIR FORCES IN EUROPE RAMSTEIN AIR BASE, GERMANY

Deputy Chief of Staff, Operations.

Directed Air Force operations in the European and African areas. Organized humanitarian relief airlift into the former Soviet Union and Bosnia. Implemented model-based analysis systems resulting in more efficient use of air assets.

1989-1991

AIR FORCE CENTER FOR STUDIES AND ANALYSIS THE PENTAGON, WASHINGTON, DC

Commander.

Directed Air Force studies to determine required characteristics for new bomber, fighter and airlift systems. Developed long range plan for Air Force computer-aided analysis needs.

EDUCATION

1958-1962

U. S. AIR FORCE ACADEMY COLORADO SPRINGS, CO

B.S., General Engineering and Public Policy

1969-1970

WHARTON, UNIVERSITY OF PENNSYLVANIA PHILADELPHIA, PA

M.B.A., Industrial Management, "With Distinction"

1990

JFK SCHOOL OF GOVERNMENT, HARVARD BOSTON, MA

Program for executives in national and international security

REFERENCES

Business and personal references available upon request.

11/17/2014

MAJOR GENERAL GEORGE B. HARRISON, USAF (RET.)

General Harrison is the Associate Director, Georgia Tech Research Institute. He oversees cross-lab activities comprising sponsored research in aerospace, transportation, electronic systems, sensors, electronic combat, signature technology, information technology, and electro-optical applications and supervises GTRI's field activities at eight locations across the United States. He moved to Georgia Tech upon his retirement from active duty in July 1997. His initial position at GTRI was Director, Electronic Systems Laboratory, responsible for development, design, simulation, testing and fielding advanced electronic warfare systems, as well as development and implementation of test range systems and methods and later became Director, Research Operations. He assumed his current position on 1 October 2003. Additionally, as a member of the USAF Scientific Advisory Board, he brought his expertise to bear on numerous complex Air Force issues ranging from ISR integration to strike planning and execution problems with particular emphasis on directed energy, remotely piloted aircraft and human systems integration issues.

From 1993 until 1997, as the Commander, Air Force Operational Test and Evaluation Center, Kirtland Air Force Base, New Mexico, General Harrison brought his operational experience to bear on more than 300 Air Force systems in the acquisition process. These systems included the B-1B, B-2A, F-22, F-15E, CV-22, Joint Primary Aircraft Training System, Joint Strike Fighter, Cheyenne Mountain Upgrade Program, Minuteman III Guidance Upgrade, Joint Surveillance Target Attack Radar System, Airborne Warning and Control System Radar Staged Improvement Program and numerous other systems. In addition, he initiated and implemented a comprehensive, Air Force wide approach to the development of electronic warfare techniques. By integrating the results of live flight test and digital modeling, the entire electronic warfare process was significantly enhanced.

From 1992 – 1993, he was Commander, USAF Air Warfare Center. He conducted testing of all Air Combat Command command and control, fighter avionics and weapons. Additionally, he directed the Air Force's command and control training school, commonly known as Blue Flag, as well as the Tactical Air Command and Control Simulation Facility. During this period, he also served on temporary assignment as joint commander of U.S. forces in Southwest Asia.

From 1991 – 1992, General Harrison was Deputy Chief of Staff for Operations, U.S. Air Forces in Europe. He directed all USAF operation in Europe, Africa and the former Soviet Union, including relief operations in all of those areas plus Bosnia. He implemented model-based planning systems to enhance efficiency in contingencies and installed modernized command and control systems to improve crisis response.

General Harrison was Assistant Chief of Staff for Studies and Analyses on the Air Staff from 1989 to 1991. He directed Air Force Studies to determine required characteristics for bomber, fighter and airlift systems through the mid 21st Century. He developed the definitive long-range plan for Air Force computer-aided analysis needs and initiated the Air Force model validation, verification and accreditation processes.

From 1962 until 1989, General Harrison served in a variety of operations and staff assignments. He commanded a tactical fighter training wing and an operational test squadron. He served as Chief, Joint Operations Division, OJCS where he was instrumental in the planning and execution of the American retaliatory raid on Libya, the capture of the Achille Lauro hijackers and numerous other contingencies. He flew 260 combat missions in the F-4 and O-1 during the Vietnam War and 14 combat missions in the F-16C during Operation Provide Comfort in Iraq.

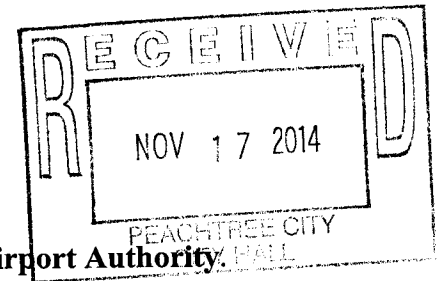
General Harrison has operational experience in the F-4, O-1, F-16, EC-135, E-8C, and AT-38B. He is an active civil aviator with an Airline Transport Pilot license and instructor certification in single and multi-engine aircraft and gliders. He has flown 102 different aircraft types during 8500 hours including 530 hours of combat flying.

Education: B.S., General Engineering and Public Policy
 U.S. Air Force Academy

 M.B.A., Industrial Management
 Wharton School of Finance and Commerce
 University of Pennsylvania

 Program for Senior Executives in National and International Security
 Harvard University

**AIRPORT AUTHORITY
APPLICATION FOR APPOINTMENT**



Thank you for your interest in being considered for appointment to the **Airport Authority**.

Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Airport Authority is comprised of five members appointed to five-year terms. Meetings are held on the second Thursday of each month at 7:00 p.m. at the Falcon Field Aviation Center. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Authority meetings as possible in an effort to become familiar with the responsibilities of the Authority.** The Authority is responsible for the operation of the Falcon Field Airport.

Please take a few minutes to complete the form below and to answer the questions on the reverse side of this letter 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, November 28, 2014.** Interviews will be held the week of December 15, 2014. Debbie will contact you to schedule a time.

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

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

NAME:

Tom Fulton

ADDRESS:

118 Hilltop Dr

Peachtree City, GA 30269

TELEPHONE (Day Time)

770 329 1410

(Evening)

(Fax #)

(E-mail Add:)

tfultonvfr@gmail.com

A handwritten signature in dark ink, appearing to read "Tom Fulton", written over a horizontal line.

11/12/2014

1. How long have you been a resident of Peachtree City? I've lived in Peachtree City for more than 40 years.
2. Why are you interested in serving on the Airport Authority? I see an opportunity to leverage the skills and experienced gained over a diverse career to give back to the community. With my history in business and airport real estate I bring a unique perspective to the board.
3. What qualifications and experience do you possess that would benefit the Airport Authority? I served over 6 years in Delta Air Lines' corporate real estate department, ultimately as the department head. In this role I had a lot of exposure to airport operations in both large and very small settings. I gained a good appreciation for the perspective of both owner/operators and tenants. I also have a lot of experience with commercial construction and lease negotiations.
4. List major jobs you have held during your working career – include name of company and your position.
 - a. Delta Air Lines
 - i. Program Engineer – MD-11
 - ii. Project Engineer – B-757, MD-11
 - iii. General Manager – Properties and Facilities
 - iv. General Manager – Wireless Programs
 - v. General Manager – Sales and Service
 - b. Autotrader.com
 - i. Senior Program Manager
 - ii. Director – Program Management Office (PMO)
 - c. Coldwell Banker Commercial Bullard – commercial real estate sales and leasing agent
5. Do you have any past experience relating to airport operations? Is so, describe. With Delta I represented Delta's station management team in negotiations with airport authorities across the nation. In that role I had to be able to address operational and financial needs of the airline with the airport operator. I have been an alternate board member for the PCAA for the past year.
6. Have you attended any Airport Authority meetings in the past year and, if so, how many? I have attended 4 regular meetings and a finance committee meeting.
7. Are you willing to take continuing education classes? Yes
8. Would there be any possible conflict of interest between your employment and you serving on the Airport Authority? No
9. Describe your current community involvement. I coached baseball for 11 years (1990 – 2001). I am active at my church, and currently serve on the Newnan Coweta Habitat For Humanity Board of Directors, as an alternate PCAA board member, as Chairman of the Lake Peachtree Association, and as a recent graduate of the PTC CERT program.

Thomas Lee Fulton

118 Hilltop Drive • Peachtree City • GA • 30269
fultont60@yahoo.com • 770-329-1410

Commercial Real Estate • Program and Project Management Business Development • Strategic Planning • Corporate Real Estate

Highly accomplished executive with experience in commercial real estate, enterprise program management, technology project delivery, business development, asset management, corporate real estate, cross-department and industry coordination, budget control and project justification. Proven record of customer service, project delivery, negotiation success and cost savings in new and changing environments. Committed to continuous improvement and learning.

Core Competencies

- Lease Negotiations
- Change Management
- Relationship Building
- Program Management
- Cross Department Coordination
- Business Development
- Strategic Planning
- Public Speaking
- Team Building

Professional Experience

COLDWELL BANKER COMMERCIAL BULLARD, LLC

Commercial Agent

September 2012 – Present

Specializing in industrial and office segment, representing sellers, landlords, buyers and tenants.

AUTOTRADER.COM

April 2006 – April 2012

Director – Program Management Office

Mar 2010 – April 2012

Established a program management center of excellence organization within the PMO. Includes creation of standards, templates and best practices for program and project management. Also responsible for departmental training, coaching and mentoring efforts.

Simultaneously served as Program Director for a corporate relocation program, a \$38mm, 2 year renovation and relocation effort for the 1300+ employees in the corporate office. Responsibilities include overall program management, floor programming, real estate coordination and executive reporting.

KEY ACHIEVEMENTS:

- Delivered entire relocation effort (15 floors, 1300+ employees moved) on schedule and on budget

Professional Experience (continued)

- Successful implementation of numerous project management support tools, including electronic tool kit, multiple training programs and departmental communication outlets

Director – Enterprise Program Management

Dec 2007 – Mar 2010

Responsible for program management team leading enterprise-wide programs across several focus areas, including dealer advertising, dealer portal, finance and human resources.

Senior Manager – Enterprise Program Management

Mar 2007 – Dec 2007

Providing program management leadership for enterprise-wide technology programs in support of the automobile dealer advertising solutions group. Responsibilities include leading team of 4 with oversight of deliverables across all departments including Information Technology, Training, Marketing, Corporate Communications and Sales.

Sr Program Manager – Enterprise Program Management

Apr 2006 – Mar 2007

Providing program management leadership for enterprise-wide technology programs in support of the automobile dealer advertising solutions group. Responsibilities include leading team of 4 with oversight of deliverables across all departments including Information Technology, Training, Marketing, Corporate Communications and Sales.

DELTA AIR LINES, INC. – Atlanta, GA

1982 – April 2006

General Manager – Online Sales and Service

2001 – April 2006

Manager of product development team for Delta's online sales channel, www.delta.com, with responsibility for providing customer service and cost savings tools across fast growing online channel

Professional Experience (continued)

Responsibility for developing and deploying new and revised functionality for delta.com, Delta Air Lines' \$2.0 billion online sales and service channel. Includes strategic plans, business development, 3rd party service provider relationships, contract negotiations and budget (\$750k in operating, \$2.0 million in capital).

Key Achievements:

- Project management of major site redesign, launched Summer 2005
- Enhancements to online check-in product (approx. \$4.0 million in annual cost savings).
- Evaluated and introduced multiple new product opportunities
- Developed relationships across multiple departments and across the industry
- Experience with corporate downsizing and re-structuring programs

General Manager - Wireless Programs

2000 - 2001

Served as project lead for development of wireless Internet startup service, one of the first successful deployments of wireless internet in any industry

Managed implementation of industry leading initiative to deploy wireless internet service in Crown Room Clubs and gate holdrooms throughout Delta's U.S. system. Strategic efforts included developing strategic and business plans, negotiating contracts and overseeing wireless internet system deployment with international telecommunications providers. Deeply involved with contractual and day to day relationships with multiple airline partners. Responsible for development and implementation of internal Delta goals and objectives.

Key Achievements:

- Led negotiations with 3 major airlines to new business opportunity
- Negotiated national contract with business partner for wireless Internet service
- Maintained corporate support for initiative through aftermath of terrorist attacks and economic downturn
- Respected authority in wireless Internet industry with multiple national conference presentations

Professional Experience (continued)

General Manager - Properties and Facilities

1998 – 2000

Department head for corporate real estate team with budgetary responsibility of over \$260 million

Responsible for corporate real estate management worldwide, with a staff of 10 regional directors and regional managers. Annual operating budget of over \$260 million. Responsibilities included ownership of corporate relationship with airport managers across U.S. Delta route system. Individual responsibilities also included corporate representation on multiple industry issues.

General Manager - Properties and Facilities

1995 - 1998

Managed construction and real estate activities for all technical facilities nationwide, responsible for over \$7.0 million in operating and \$10.0 million in capital budgets

Responsible for construction management, building maintenance, space planning, concessions agreements, and real estate services for all of Delta's technical facilities, representing over 3.0 million square feet of aircraft hangars, administrative, support, line maintenance and cargo facilities across the United States. Annual operating budget of over \$7.0 million, in addition to approximately \$10.0 million annually in construction contract work. Staff included 9 direct reports (managers, project managers, and administrative support), plus building maintenance contractor with over 120 employees.

**Positions in Real Estate, Engineering,
Fleet Management and Information Services**

1982 - 1995

EDUCATION

**Masters of Business Administration • Georgia State University
Bachelor of Engineering Technology • Georgia Southern University**

CITY OF PEACHTREE CITY**INTEROFFICE MEMORANDUM**

TO: Mayor and Council
FROM: City Manager 
DATE: 12/17/2014
SUBJECT: Consider Appointment of WASA Board Member(S)
Consent Agenda, December 18, 2014

Recommendation:

Re-appoint Phil Mahler to a new term on the WASA Board beginning 1/1/2015 and ending 12/31/2019. Also re-appoint Glen Adams to the alternate position on the WASA board.

Discussion:

The Selection Committee - composed of Mayor Vanessa Fleisch, Council Member Terry Ernst, Bill Holland-WASA Chairman and myself considered 5 applicants for the vacancy on the WASA Board.

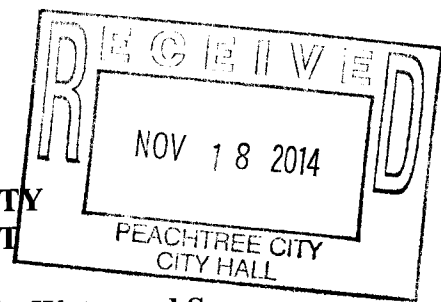
It is the recommendation of the Committee that Phil Mahler be re-appointed to a term that would end on 12/31/2019. Also, re-appoint Glen Adams to the alternate position.

A copy of the applications are attached for your review.

Budget Impact:

This item should have no budgetary impact.

WATER AND SEWERAGE AUTHORITY
APPLICATION FOR APPOINTMENT



Thank you for your interest in being considered for appointment to the **Water and Sewerage Authority**.

Applicant must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Water and Sewerage Authority is comprised of five members appointed to five-year terms. Meetings are held on the first Monday of each month, 6:30 pm at the WASA Office on Hwy. 74. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Authority meetings as possible in an effort to become familiar with the responsibilities of the Authority.** The Authority is responsible for the operation of the Peachtree City sewer system.

Please take a few minutes to complete the form below and to answer the questions on the reverse side of this letter and return it with a resume, if available, to Debbie Lemay, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m. on Friday, November 28, 2014**. Interviews will be held the week of December 15, 2014. Debbie will contact you with meeting times.

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

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

NAME:

Phil Mahler

ADDRESS:

114 TERRANE RIDGE

PEACHTREE CITY, GA 30269

TELEPHONE (Day Time)

678-364-1294

(Evening)

(Email)

Phil.Mahler@bellsouth.net

Signature

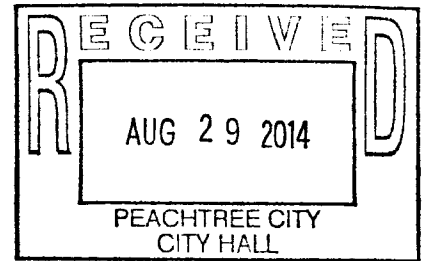
Phil Mahler

Date

11-17-2014

1. **How long have you been a resident of Peachtree City?** We moved to Peachtree City in June 2006, we have residents for 8 years and 5 months.
2. **Why are you interested in serving on the Water and Sewerage Authority?** Being on the WASA Board enables me to use the skills I learned in college as well on the job as an IRS agent to help in a community I call home.
3. **What qualifications and experience do you possess that would benefit the Water and Sewerage Authority?** I have BS in Accounting and spent 34 years working for a large governmental organization starting as field agent and retiring as an executive. During my career I was involved with auditing, planning and performance management and oversight of national operations for part of Appeals. The knowledge I gained from successfully leading a group of 15 agents, leading a branch of 130 agents and through executive leadership of 600 employees enabled me to have the background to lead people, achieve goals and manage resources. In addition, my involvement in a municipal fire department (officer at the company level as well as Chief of the Department) resulted in my ability to deal with people in day to day operations in extreme situations.
Also, having spent nearly seven years as a WASA Board member, I have gained institutional knowledge of WASA that has been immeasurable in my being able to provide input during Board discussions.
4. **List major jobs you have held during your working career to include name of company and position.** I worked for the Internal Revenue Service from September 1971 to January 2006 in New York City and Washington DC.
1971-1980 Internal Revenue Agent
1980-2001 manager of a group of agents (15-20), branch chief for 10 groups of agents (field agents, appraisers, tax auditors, engineers, computer audit specialists, international agents, and large case agents), executive assistant to the regional chief compliance officer(10-15 regional analysts), assistant examination division chief.
2001-2006 executive – associate chief financial officer, director technical services Appeals.
5. **Do you have any past experience relating to water/sewerage? If so, describe.** I have been appointed to the WASA Board twice, once to complete an unexpired term and secondly for a full term.
6. **Have you attended any Water and Sewerage Authority meetings in the past year and if so, how many?** I have attended all meetings called for by WASA.
7. **Are you willing to take continuing education classes?** Yes
8. **Would there be any possible conflict of interest between your employment and you serving the Water and Sewerage Authority?** No
9. **Describe your current community involvement.** Currently I have no other community involvement other than the WASA Board. I have previously served three years on the HOA Board for Planterra Ridge. While living in New Jersey, I served 24 years in the volunteer fire department as firefighter and as an officer including being chief of the department. Also while living in New Jersey, I ran the recreational soccer program for the town as well coach a team.

WATER AND SEWERAGE AUTHORITY
APPLICATION FOR APPOINTMENT



Thank you for your interest in being considered for appointment to the **Water and Sewerage Authority**.

Applicant must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Water and Sewerage Authority is comprised of five members appointed to five-year terms. Meetings are held on the first Monday of each month, 6:30 pm at the WASA Office on Hwy. 74. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Authority meetings as possible in an effort to become familiar with the responsibilities of the Authority.** The Authority is responsible for the operation of the Peachtree City sewer system.

Please take a few minutes to complete the form below and to answer the questions on the reverse side of this letter and return it with a resume, if available, to Debbie Lemay, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m. on Friday, August 15, 2014.** **Extended to 5:00 pm on Friday, September 12, 2014. The City will contact you within one week of the application closing date.

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

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

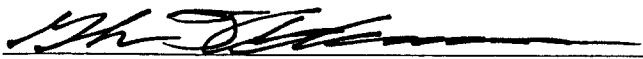
NAME: GLEN T. ADAMS

ADDRESS: 317 CALGARY DR
PTC, GA. 30269

TELEPHONE (Day Time) 678-588-3869

(Evening) " " "

(Email) GTADAMS67@GMAIL.COM


Signature

29 AUG 14
Date

1. How long have you been a resident of Peachtree City? I moved here in June of 2006 with a 20 month period in Japan from Dec 2009 - Jun 2011.

2. Why are you interested in serving on the Water and Sewerage Authority? I have had a life of service; I would like to continue to serve the community.

3. What qualifications and experience do you possess that would benefit the Water and Sewerage Authority? I was in the Army Corps of Engineers; I participate in several professional development trips to Sewage and Water treatment facilities. In Qatar we installed force mains, lift stations, and gravity fed systems to support our infrastructure.

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

- a. Facilities Branch Chief, U.S. Forces Japan, supporting 85 installations and 102,000 Service members and their families.
- b. Engineer Force Manager, U.S. Army Forces Command, Atlanta, GA; directly responsible for all Active U.S. Army Engineer units.
- c. Chief of Staff and Operations Officer, 92nd Engineer Battalion (Construction) Fort Stewart, GA. Managed 60 simultaneously executed construction projects executed by over 1200 Soldiers across Baghdad for a year. Deployed and returned with 100% of my personnel.

5. Do you have any past experience relating to water/sewerage? If so, describe. Contracted and conducted QC in the installation of force main, lift stations, gravity fed systems to support U.S. Forces in Quatar.

6. Have you attended any Water and Sewerage Authority meetings in the past year and, if so, how many? I have not.

7. Are you willing to take continuing education classes? Yes!

8. Would there be any possible conflict of interest between your employment and you serving the Water and Sewerage Authority? I do not believe there will be a conflict. I own a property acquisition and management company; my properties are throughout the South Atlanta area. I own two properties in Peachtree City.

9. Describe your current community involvement. I am not currently actively involved.

SKILLS & KNOWLEDGE:

- Expert staff manager and developer
- Public speaking and consensus builder
- Skilled at conflict management/resolution
- Financial manager/programmer
- Trained and tested leader
- Role model

PROFESSIONAL EXPERIENCE:

Financial Management: Through numerous assignments I have learned to develop and manage budgets, recently in excess of over a billion dollars. The Government of Japan provides funds for U.S. Stationing within Japan, they require extensive preparation and negotiations before presentation, my staff and I supported that effort. I have also presented budgets in excess of \$85 million to Army leadership.

- Led U.S. and Japanese Government working groups which manage over \$1 billion in Japanese funded construction annually.
- Personally managed budgets and programs ranging from tens of thousands to over \$200 million in annual funding.
- Fiscally responsible with budgets and actively find / leverage alternate funding sources.
- In just two years leveraged my company with an initial investment of \$200,000 which now has over \$466,000 in assets and only \$50,000 in debt and providing a 10% monthly profit.

Leadership: Positive leadership style honed over 26 years of experience, capable of resolving the toughest issues. Routinely working for 3-5 bosses, I have mastered the ability to build consensus and developed staffs which can do the same instinctively.

- Using tools that I teach in my "Time Management for Real People" seminar, I can inspire individuals to work as a team and those teams to achieve the unimaginable.
- Honed the art of breaking complex issues down to core issues and activities, explaining them in terms easily understood and how individuals and sections fit into the issues; and then providing the tools required to resolve the issues.
- I have been mentored to bring mentorship into everything I do. I know how to use both verbal and written counseling for both positive and negative actions which will bring even the most difficult personnel on board with the team.
- Led and mentored a staff of up to 9 departments with over 1200 full time employees.
- Live my father's legacy "...it is always cheaper to do it right the first time!"

Strategic Planning and Communications: Mastered the art of providing flexible options and branch plans which inherently allow leadership to make the right decision now and in the future.

- Developed and staffed the Army's seven year Engineer force structure plan; which increased the number of full time engineers by over 9000 and stationed them throughout the world to support the Army's needs for the next 20 years.
- Developed and integrated a weekly engineer conference call with all key Army engineers to discuss issues, develop solutions, and support the Army's Engineer requirements.

Glen T. Adams

317 Calgary Drive, Peachtree City, GA. 30269

678-588-3869; gtadams67@gmail.com

- Positively train and develop staffs, which develop effective networks, and accomplished goals in stride that others only aspire to.
- Led quarterly and monthly U.S. / Japanese international negotiations meetings, ensuring that publicly all matters are addressed; while behind the scenes resolving the tough issues.
- I teach "Time Management for Real People" in which communications is the fundamental theme.
- Trained in communications for both Civil Affairs and Psychological Operations, inherently integrating discussions which preserves long term relationships and builds consensus.
- The essential function of a psychology major is to communicate.

Utilities and Infrastructure:

- Programmed and built the bed down facilities for over 20,000 Soldiers in Kuwait. This included road networks, power productions and distribution, bath, latrine, and dining facilities, two air fields, and security perimeters.
- Supported CENTCOM Forward Headquarters with contracting and quality control of the construction of beddown facilities including force main, lift stations, and gravity systems.
- Automated Fort Gordon, GA's peak shaving plant to assume the installations load to reduce electrical costs and feed power to critical facilities when required.
- Was the facility manager for a National Security Organization facility.

EMPLOYMENT HISTORY

2012 – Present; President and Owner, Property Magic, LLC, Peachtree City, Georgia
Compensation: \$125,000 a year. Analyze distressed properties for investment; purchase, renovate, and rent out properties.

Relevant Achievements:

- Acquired renovated and rented 7 properties at an average of 18% profit within 12 months.
- Doubled the company's net worth in just two years.
- Acquired and renovating a house original built in 1850; working within the National and Local Historical Society Guidelines and local codes to complete renovations.

“Glen masterfully set the conditions that fostered trust between all services, directly contributing to successful bi-lateral agreements; which improved the operational capabilities and quality of life for U.S. service members in Japan.”

- Brigadier General William B. Crowe, 2011

2009 – 2011; Facilities Branch Chief, Headquarters, U.S. Force Japan
Compensation: \$127,000 plus benefits a year. Responsible for the U.S. Alliance interface and negotiations with the Government of Japan, managing facilities, real-estate, and support requirements for all four U.S. Services on 85 installations supporting over 102,000 Service members and their families. This required advising the Commanders and Staff of all U.S. Forces in Japan, the U.S. Embassy, Department of State and the Office of the Secretary of Defense on initiatives and efforts which support the Defense Posture and U.S. Government funding requirements in Japan.

Relevant Achievements:

- Negotiated with the Government of Japan to construct 700 new homes, build ammo bunkers, and a new port facility for the U.S. Navy; which consolidated Navy operations, saved the U.S. taxpayer over \$1 billion while improving the quality of life for the Japanese.
- Led the negotiations with the Government of Japanese on U.S. Marine stationing in Okinawa; engaging at all levels of the Japanese Government; working directly with the U.S. Embassy and all four U.S. Services to hold the first Okinawa alliance working group in over 18 months. This set the stage to re-start an \$8 billion Japanese funded construction program designed to resolve political tension in Okinawa.
- Subordinate Environmental Branch was recognized by the Office of the Secretary of Defense, Installations and Environment, for excellence in the Pacific.
- Supported U.S. military engineering efforts supporting emergency operations after Japan was hit by initially a 9.0 earthquake, tsunami, and nuclear incident at Fukushima. This included assisting in the development and implementation of consequence management to open all northern ports, clear channels, and provide emergency equipment to Fukushima.

“LTC Glen Adams is among the top two of 56 officers I senior rate, a consummate professional and always accomplishes the most challenging missions with superior results.”

- Major General John Yingling, 2009

Glen T. Adams

317 Calgary Drive, Peachtree City, GA. 30269
678-588-3869; gtadams67@gmail.com

2006 – 2009; Engineer Force Manager, U.S. Army Forces Command, Atl., GA

Compensation: \$120,000 plus benefits annually. Responsible for managing all active Engineer units in the Army; work directly with the Headquarters Department of the Army and Service Staff Components, Combatant Commands, and Maneuver Commanders to ensure the Army's Engineer structure is capable of supporting all current and future requirements.

Relevant Achievements:

- Coordinated an Army Engineer wide staffing system which generated the sourcing plan and force rotation schedule for all deploying units. Synchronized manning, equipping, training, budgets, and integrated them into the Army's master plan.
 - Developed and coordinated the seven year strategic engineer structure plan for the U.S. Army Forces Command (FORSCOM); which added over 9,000 Engineer Soldiers to the Army. This included funds for stationing and equipping 13 new organizations.
 - Led the successful transition of U.S. Army Civil Affairs and Psychological Operations forces from special operations to conventional forces in the Reserve component. Developed lead agents in the Headquarters Department of the Army, Special Operations Command, Reserve Command, Training and Doctrine Command and Forces Command which properly realign units, personnel, equipment and doctrine. This was the first time the Army had ever changed a force structure from Special Operations to Conventional Forces and then only done so in the Reserves.
 - Led an Army wide weekly conference call; recognized across the Army's leadership as the "Voice of FORSCOM" for taking ownership of all Engineer matters and resolving them.
- "Glen is a dynamic, caring officer, who provides great counsel to his commander and always represents him well.*
- Brigadier General Brian R. Layer, 2006

2004 - 2006; Chief of Staff, 92nd Engineer Battalion, Ft. Stewart, GA

Responsible for the mentoring, training and development of 9 department heads, integration of five construction companies into the battalion; growing it from 791 Soldiers to over 1200 while deployed. Responsible for supporting all military construction throughout Baghdad, which included the design, procurement of materials, construction, quality control, and delivery.

Relevant Achievements:

- Developed the train up plan, operating procedures, and deployment of the battalion to Baghdad Iraq in which we constructed over 200 major construction projects to standard within a year and redeployed the battalion without a single fatality.
- Developed the system that maintained accountability of over \$60 million worth of equipment which document less than .0001% in equipment loss through a year deployment to combat.
- Ensured the maintenance of over 700 vehicles at an average readiness rate of over 87% in combat, when the average was 65%. This ensured battalion was capable of executing all missions when required.

2003 - 2004; Supply and Budget Officer, 4th Brigade, Ft Stewart, GA

Responsible for the supply and budget of the activation of the Army's first modular Brigade, with over 2500 Soldiers, an \$8 million operational budget and a \$5 million organization budget.

Relevant Achievements:

- Organized and oversaw the brigade's modular coordination cell which focused the Army to properly design the brigade as well as provide facilities to work out of on Fort Stewart.
- Coordinated for, and equipped the activation of three new battalions and ten new companies which included receiving over \$125 million worth of equipment and the reception of 2500 Soldiers in just 6 months to ensure the brigade could properly train up and deploy.

"Glen built the equivalent of three cities from which over 20,000 V Corps and 3rd Infantry Division Soldiers lived, staged and deployed from. The Deputy Commanding General of the 101st Airborne Division personally recognized him for establishing an 8,000 Soldier airfield.
- LTC Joseph "JT" Hand, 2003

2002 - 2003; Construction Officer, Coalition Forces, Kuwait

Responsible for planning, programming, synchronizing and managing Joint Forces construction projects in support of operation Enduring Freedom and Iraqi Freedom. Manage the programmed construction of a \$30 million Central Command Headquarters in Qatar and a \$15 million V Corps lodgment facility in Kuwait.

Relevant Achievements:

- Developed facilities and support requirements for 20,000 soldiers to live and train while preparing for combat operations into Iraq which provided utilities, 16 temporary dining facilities, 200 shower trailers, 900 latrines, security perimeters, roads and 3 airfields.
- Developed and coordinated the employment of the inland petroleum distribution system which provided fuel directly from the Kuwaiti Government pipelines to U.S. fuel points. Followed by a permanent pipeline which the Kuwaiti Government installed to the Iraqi border which provides fuel to the U.S. in Iraq. This was for free for 5 years of our operations in Iraq.
- Developed and coordinated permanent facilities constructed to replace leased facilities at Camp Udairi Kuwait, which was approved by congress and saved \$25 million a year or \$200 million over the last eight years while supporting rotational forces in and out of Iraq.

"Glen is the single officer under me that has had the greatest impact on our mission, a sentiment echoed by four senior service commanders I rate. He is a skilled leader that takes the "bull by the horns" and gets the difficult missions done."

- Colonel Daniel G. Daily, 2002

2000 -2002 Facilities Engineer, Gordon Regional Security Operations Center, Augusta, GA

Develop the Facilities Master Plan for a National Security Administration compound requiring redundant power and communications systems, for five administrative buildings, seven living structures, and a warehouse supporting all U.S. Services. Manage a \$3 million operational budget and a \$15 million contingency budget. Additional duties: Fire Marshal, Safety and Environmental Officer. Responsible for 30 Soldiers and 15 civilians.

Relevant Achievements: Grew the mission support capability which allowed the mission executed to grow to twice its original size in support of operations in Afghanistan and Iraq, linking

Glen T. Adams

317 Calgary Drive, Peachtree City, GA. 30269
678-588-3869; gtadams67@gmail.com

double redundant utilities from two outside power sites, and two sets of power generation with automatic switch over and synchronization. Critical to this was integrating and automating the installation's "Peek shaving plant" to simultaneously reduce load burden and improve power management for all. This reduced the cost of power to the installation by reducing the maximum demand required by the installation. Developed and staffed the concept plan for an entirely new NSA compound, which went to congress and was funded for design and construction. Recommended by the Commanding General to assume duties as the Director of Public Works for Fort Gordon Georgia, however I volunteered to go to war instead.

1998 – 2000, Civil Affairs Officer, 3rd Battalion, 1st Special Forces Group (Airborne), Tacoma, WA

Plan, coordinate, and implement civil military operations and their impacts based on desired impacts between the U.S. and Host Nation civil and military authorities, populations, and both governmental and non-governmental organizations. Develop and implement a Public Affairs plan.

Relevant Achievements: Coordinated and executed humanitarian medical and engineering programs in support of U.S. and Thailand which ensured the continued civil populace support of U.S. military operations in Thailand. Providing medical support for over 1300 Thai citizens in three remote locations near the Burmese / Mayamar border; contracted the construction of a four room school in the same community. Through an aggressive series of articles which highlighted the Special Operations capabilities and the individuals I changed a very negative community opinion of Special Operations Soldiers in the Tacoma / Olympia areas of Washington to a positive image of those Soldiers.

1985 - 1998; Enlisted in the U.S. Army Reserves as a simultaneous attended Washington State University. I earned a Reserve commission in 1988, graduated from Washington State University in 1989, and was pulled onto active duty as a Second Lieutenant in 1990. I served and was promoted through various leadership and staff position from Platoon Leader, Company Executive Officer, Battalion Logistics Officer, Battalion Operations Officer, and Company Commander.

EDUCATION

- 2011 - Received 9 credits towards a MBA at Clayton State University
- 1989 - Bachelor of Arts in Psychology and General Studies, Washington State University

- 2006 - U.S. Army Force Management School, "How the Army Runs," Fort Belvoir, Virginia
- 2003 - U.S. Army Command and General Staff College, Fort Leavenworth, Kansas
- 2001 - OSHA Compliance Management Course and Ground Safety Management Course, Alamo Safety Organization
- 2001 - Department of the Army, Leadership Education and Development Course
- 2001 - Contracting Officers Representative Course, U.S. Army Logistics Management College
- 2000 - Job Order Contracting Course, U.S. Army Corps of Engineers
- 1998 - Civil Affairs, Psychological Operations, and Regional Studies Course, John F. Kennedy Special Warfare Center and School
- 1997 - U.S. Army Combined Arms Services Staff School
- 1994 - Engineer Officer Advance Course, U.S. Army Engineer School
- 1991 - Air Assault and Sapper Leader Courses
- 1990 - Airborne and Ranger Courses
- 1990 - Engineer Officer Basic, U.S. Army Engineer School

"I give Glen the toughest missions because I can count on Glen to deliver results where others may falter. There are some who believe they can "will" things to happen, Glen is one of the few who can!"
- Major General Edward C. Cardon, 2004

REFERENCES

Professional:

Major General, Robert M. Dyess, Jr.; Mentor
Deputy Chief of Staff, G8, Headquarters U.S. Army
robert.m.dyess.mil@mail.mil; 703-339-1395

George Karnitis; Mentor
Realtor / Property Manager
georgekarnitis1@gmail.com; 770-317-0500

Brigadier General W. Blake Crowe; Mentor
Commander Marine Forces Command
crowe.blake.w@gmail.com; 757-323-5489.

Sue Goodyear; Mentor
U.S. Army Material Command
susan.j.goodyear.civ@mail.mil; 256-450-7659;

COL (Retired) Patrick T. Stackpole; Mentor
Business Development at Lockheed Martin
pat506stackpole@gmail.com; 703-982-1783 or 703-470-4517

Personal:

Ken Newby; Mentor / Friend since 1986
Owner SafeTech Consulting Group
ken@safetech.ca; 780-819-7339

John "Rob" Ligon; Neighbor / Friend since 2006
johnrligon@gmail.com; 678-364-0712

Darrell Sellers; Neighbor / Friend since 2006
darrellsellers@live.com; 404-307-2539

CITY OF PEACHTREE CITY

CA #8

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Financial Services Director P.S.
Purchasing Agent 
Public Services Director 

FROM: Stormwater Manager 

DATE: December 9, 2014

SUBJECT: Structural Pipe Lining – 156 Cloister Drive
COUNCIL CONSENT AGENDA - DEC 18TH, 2014

Recommendation:

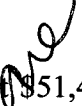
Staff recommends sole source approval of the attached quote from Utility Asset Management, Inc. (UAM) to assist the City in structurally repairing 238 lineal feet of 36 inch diameter storm drainage pipe and two drainage structures located adjacent to 156 Cloister Drive. UAM will perform the structural repairs for the not to exceed amount of \$51,414.00.

Discussion:

During a visual inspection of the above mentioned storm drainage system, staff observed that several sections of the pipe invert along the 36 inch diameter pipe contained holes due to severe corrosion. In addition, the two catch basins at the road had interior structural damage. The services provided by UAM (Centrifugally Cast Concrete Pipe) is the best option for the observed failures in that it can be quickly installed and provides a structural component without having a significant expense that would result from open excavation and replacement. Comparatively, open cut replacement of the pipe system adjacent to was estimated to cost \$75,910.00.

Currently, UAM is the only local vendor that can provide this service. As such, it is recommended that this project be sole sourced to UAM as no other vendor is available. The City has used UAM in the past and has been satisfied with their work.

Budget Impact:

Staff recommends that  \$51,414.00 be funded from Stormwater Utility Fund account 521-4250-541947 Project Code SW-047-CONSTR.

Attachments

cc: City Engineer's File



December 5, 2014

To: Peachtree City
Attn: Michael Maddison

Re: Cloyster Dr. 36" Culvert Repair

Scope of Work:

Furnish all materials, equipment, labor and supervision to restore the structural integrity of approximately 238 linear feet of existing 36" Corrugated Metal Pipe and (2) 4' diameter manholes. Our proposed method of repair is by application of 8,000 psi Centrifugally Cast Concrete Pipe. We have included in our proposal minimal cleaning <25% debris removal. The minimum finished thickness is based on current site conditions is 1 inch.

Cost of Work:

- | | | | |
|--------------------------------------|---------------------|---|-------------|
| • 36" CCCP Installed 1" thick | \$209.00 / LF x 238 | = | \$49,742.00 |
| • Spincast / hand spray 48" manholes | \$209.00 / LF x 8 | = | \$ 1,672.00 |

Notes:

- Includes only incidental bypass pumping (3" max. pump size).
- Mobilization, traffic control, and other pay items that may be required to complete the project or work order will be negotiated onsite.
- The owner to provide access to a potable water source and all permits and rights of entry.
- We will submit progress billing for completed line segments as applicable.

Please feel free to call if you have any questions or need additional information.

Sincerely,

Anita Clyne
Utility Asset Management, Inc.

CERTIFIED FEMALE BUSINESS ENTERPRISE

Corporate Office:
86 Peaches Drive
Reynolds, GA 31076
478-847-2301

Atlanta Area Office:
75 Mendel Drive
Suite C
Atlanta, GA 30336
404-691-4836

E-Fax : 678-623-0282

156 Cloister Drive Open Cut Replacement Cost Estimate

Item	Description	Unit	Units	Unit Rate	Cost
General					
1	Payment & Performance Bonds	LS	1	\$1,488.44	\$1,488.44
2	General Conditions	LS	1	\$7,071.75	\$7,071.75
3	Surveying	LS	1	\$2,500.00	\$2,500.00
Demolition					
4	Clearing	LS	1	\$3,500.00	\$3,500.00
5	Removal of Existing Roadway (incl curb)	SY	50	\$25.00	\$1,250.00
6	Removal of Existing Pipe and Structures	LS	1	\$2,500.00	\$2,500.00
Site Work					
7	Grading Complete	LS	1	\$10,000.00	\$10,000.00
8	Pavement Section (incl curb)	SY	50	\$80.00	\$4,000.00
9	36" RCP	LF	238	\$100.00	\$23,800.00
10	Single Wing Catch Basin	EA	2	\$1,800.00	\$3,600.00
Miscellaneous					
11	Erosion Control	LS	1	\$3,000.00	\$3,000.00
12	Utility Conflicts	LS	1	\$5,000.00	\$5,000.00
13	Traffic Control	LS	1	\$4,200.00	\$4,200.00
14	Misc Landscaping	LS	1	\$4,000.00	\$4,000.00
Estimated Cost =					\$75,910.19

CITY OF PEACHTREE CITY**INTEROFFICE MEMORANDUM**

TO: Mayor & Council Members
FROM: City Manager 
DATE: December 17, 2014
SUBJECT: Consider Resolution for Abandonment for Line Creek Court and Portion of Portion of Line Creek Drive
December 18, 2014 , City Council Meeting

Recommendation:

That Council discuss and consider the attached Right of Way Abandonment Petition from Trinity-Overlook, LLC to abandon Creek Court and a portion of Line Creek Drive.

Discussion:

The City Council has studied the Petition for Right of Way Abandonment submitted by Trinity as well as all information provided by Trinity and city staff concerning the abandonment of said right of way and has determined that the right of way has ceased to be used by the public to the extent that no substantial public purpose is served by this right of way. Council has determined that it appears to be in the best interest of the citizens of the City of Peachtree city to abandon Line Creek Court and a portion of Line Creek Drive (Attached Exhibit "A") for the appraised value of \$100,000.00

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION No. _____

A RESOLUTION TO ABANDON LINE CREEK COURT AND A PORTION
OF LINE CREEK DRIVE.

WHEREAS, the City of Peachtree City, Fayette County, Georgia, was duly incorporated by an act appearing at 1959 Ga. Laws, p. 2049, as amended by Ordinance No. 770, adopted September 6, 2001, et. seq.; and

WHEREAS, the Section 6.3 of the City's Charter and Georgia law authorize the City to dispose of property, including streets; and

WHEREAS, the City of Peachtree City owns, operates and maintains certain streets within the city, including but not limited to Line Creek Court and Line Creek Drive; and

WHEREAS, Trinity-Overlook, LLC (hereinafter "Trinity"), has submitted a Right of Way Abandonment Petition to the City regarding Line Creek Court and a portion of Line Creek Drive; and

WHEREAS, Trinity is the owner of all property adjacent to Line Creek Court and the portion of Line Creek Drive for which abandonment is being requested; and

WHEREAS, the City Council of Peachtree City has studied the Petition for Right of Way Abandonment submitted by Trinity as well as all information provided by Trinity and City staff concerning the abandonment of said right of way and has determined, pursuant to O.C.G.A. § 32-7-2, that said right of way has ceased to be used by the public to the extent that no substantial public purpose is served by such right of

way due, in part, to the ownership of such parcels adjacent to such right of way by a common owner, and the fact that no businesses are currently operating along such right of way; and

WHEREAS, the City Council has determined that it appears to be in the best interest of the citizens of the City of Peachtree City to abandon Line Creek Court and a portion of Line Creek Drive; and

WHEREAS, prior to considering the abandonment of Line Creek Court and a portion of Line Creek Drive, notice was provided to the adjacent property owners, specifically, Trinity.

THEREFORE BE IT RESOLVED, that the City Council of the City of Peachtree City, Georgia, it is to the best interests of the city that Line Creek Court and a portion of Line Creek Drive, as depicted on the drawing attached hereto as Exhibit "A", be abandoned, and that such right of way be transferred to Trinity for the appraised value of \$100,000.00.

BE IT AND IT IS FURTHER RESOLVED, that the city shall retain the right to maintain, operate, repair and replace, by itself or by any licensee or a holder of a franchise from the city, any poles, wires, pipes, conduits, sewer mains, water mains, or any other facility or equipment for the maintenance or operation of any utility now located in the street or portion thereof abandoned by this ordinance.

BE IT AND IT IS FURTHER RESOLVED, that the City shall proceed with the disposition of the abandoned right-of-way described herein in accordance with O.C.G.A. § 32-7-4, and that the Mayor is authorized to sign all documents necessary to

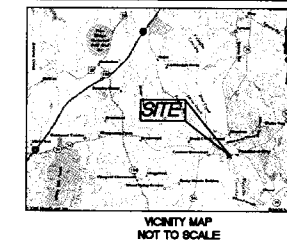
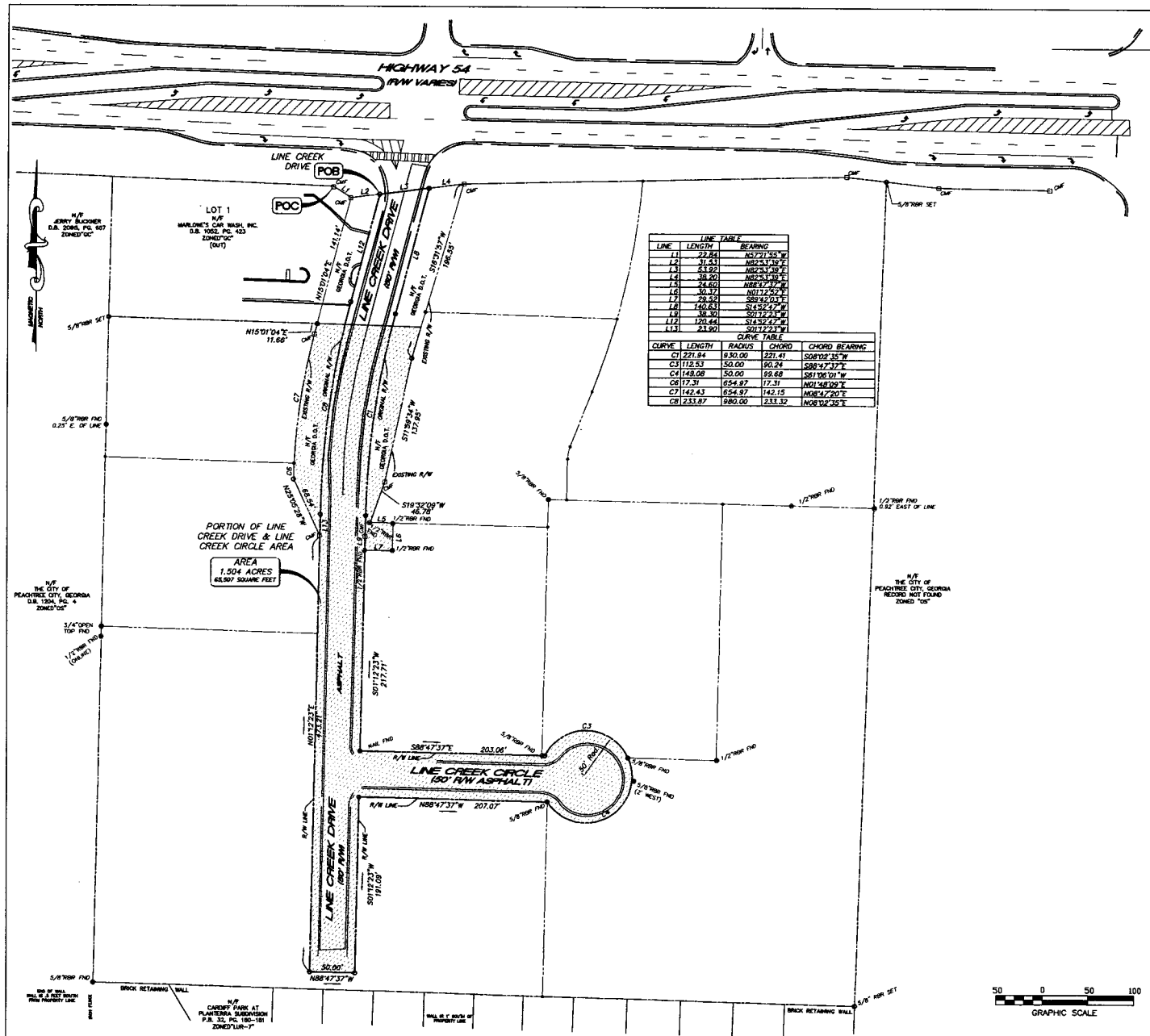
effectuate the disposal and transfer of said right of way for an amount of at least One Hundred Thousand Dollars (\$100,000.00).

IT IS SO RESOLVED, this _____ day of December, 2014.

ATTEST:

City Clerk

Vanessa Fleisch, Mayor



SURVEY NOTES

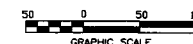
1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE OF ONE FOOT IN 511,760 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND SQUARE METHOD.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THE PLAT WERE OBTAINED BY FIELD SURVEY USING A ROBOTIC TOTAL STATION.
3. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 511,760 FEET.
4. THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AND IS SHOWN TO BE LOCATED IN ZONE X-1 (FLOOD DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN) ACCORDING TO FLOOD ZONE MAPS DATED 1987, COUNTY PANEL NUMBER 131130000, AS LAST REVISED JANUARY 19, 1996.
5. BASIS OF BEARING ORIENTATION IS MAGNETIC NORTH.
6. FIELD WORK FOR THIS SURVEY WAS PERFORMED BY LAI ENGINEERING ON JULY 31, 2008 AND THE SURVEY WAS COMPLETED ON AUGUST 15, 2008.
7. UNDERGROUND UTILITIES WERE LOCATED BY A PROFESSIONAL UTILITY LOCATOR. UNDETERMINED LOCATIONS, SUCH AS HIDDEN CTS, BAPTIST CHURCH, OR OTHER KNOWN UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE ENGINEER HAS EMPLOYED HIS CONSULTANTS AND HAS CONDUCTED REASONABLE DUE DILIGENCE TO LOCATE ALL KNOWN UTILITIES AND IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE 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. 15-6-62.



CLYDE R. ELDRIDGE DATE
GEORGIA REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 2559



REVISIONS

PROJECT: LINE CREEK DRIVE AND
LINE CREEK CIRCLE - R/W EXHIBIT
LINE CREEK DRIVE AT HIGHWAY 54
PEACHTREE CITY, GEORGIA
LAND LOT NO. 774 DISTRICT
PALETTE COUNTY, GA

PREPARED FOR:
CCD PTC, LLC
1800 PARKWAY PLACE, SUITE 720
MARKETTA, GEORGIA 30067

LAI ENGINEERING
PARKWAY CENTER - SUITE 720
1800 PARKWAY PLACE, SUITE 720
MARKETTA, GA 30067
PHONE: 770.423.0807
FAX: 770.423.0807
WWW.LAIENGINEERING.COM



JOB NO.: 6075
NAME: R/W Survey - EXHIBIT
SCALE: 1"=50'
SHEET NO.:
1 OF 1
DATE: 08/27/2008
Copyright © 2008

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Members of Council

VIA: Dr. James Pennington, City Manager
Paul Salvatore, Financial Services Director *P.S.*
Angela Egan, Purchasing Agent
Joe O'Connor, Fire Chief *Joe*

FROM: Jeff Koldoff, Operations Officer & Apparatus Committee Chairman *J.K.*

DATE: December 16, 2014

SUBJECT: (Revised) Request to purchase Ambulance (FY2015)

Recommendation: Staff requests City Council authorize the purchase of a Type 1 Ambulance from Custom Truck & Bodyworks (Custom Truck) of Woodbury, Georgia, for their bid amount of \$218,051.00. Anticipated delivery of the completed vehicle is approximately 180 days after bid award.

Discussion: The Fire Department's Apparatus Committee researched and developed a set of specifications for a Type 1 Ambulance to replace the Department's oldest / highest mileage Ambulance, built on a 2003 Ford Van Chassis. The specifications excluded proprietary products that are available from only one manufacturer. Specifications were sent by the City Purchasing Agent to 10 ambulance dealers / manufacturers, with bids due on November 20th. Only one bid meeting all significant requirements was received. This was not totally unexpected since many of the dealers were in attendance at our 2013 Ambulance bid opening with several expressing frustration that a local manufacturer (Custom Truck) had the significantly lowest bid at that time.

Custom Truck as a direct Ford distributor demonstrated their ability to bid without any added cost for dealer mark up; against this other manufacturers felt they couldn't compete on the price. Typically fire apparatus and ambulance dealers pay a fee to the manufacturers they represent just to submit a bid, this fee could be as much as \$3,000, with many hours of the dealer's time involved in putting together a bid. The department has run into this same scenario on heavy fire apparatus over the last 15 years, as several dealers that previously were regular bidders noted the low bidder, the industry's largest manufacturer, won several successive Peachtree City apparatus bids.

Budget Impact: The budgeted amount in the FY 2015 Public Improvement Plan for this purchase is \$223,128.00. Staff requests council approve the purchase amount of \$218,051.00 from Custom Truck & Bodyworks for this purchase, which is slightly below the budget amount.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
FROM: City Manager 
DATE: December 17, 2014
SUBJECT: Consider Resolution to Amend WASA Terms of Service to Four (4) Years
December 18, 2014 , City Council Meeting

Recommendation:

That Council discuss and consider the attached Resolution from the WASA Board to change the terms of the members of the Peachtree City Water and Sewerage Authority from five (5) years to four (4) years; and for other purposes.

Discussion:

On April 1, 2014, the WASA board met to discuss and approve the proposed changes. After discussion, the board voted to send a recommendation to the City Council to seek a legislative change to the WASA enabling legislation for the 2015 Legislative Session.

Following Council approval, the changes must then be forwarded to the Georgia Legislature for adoption.

Budget Impact:

This change will have no budget impact.

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION No.

A RESOLUTION TO AMEND THE ACT CREATING THE PEACHTREE CITY WATER & SEWERAGE AUTHORITY SO AS TO SHORTEN THE TERMS OF OFFICE FOR THE MEMBERS OF SAID AUTHORITY; TO APPROVE THE PROPOSED LEGISLATION TO BE INTRODUCED IN THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA SO AS TO AMEND SAID ACT; TO REPEAL CONFLICTING LAWS AND RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Peachtree City, Fayette County, Georgia, was duly incorporated by an act appearing at 1959 Ga. Laws, p. 2049, as amended by Ordinance No. 770, adopted September 6, 2001, et. seq.; and

WHEREAS, pursuant to the request by the City Council of the City of Peachtree City, Georgia, the Peachtree City Water & Sewerage Authority was created in 1987, 1984 Ga. Laws, page 4935, as amended by 1996 Ga. Laws, page 3828; and

WHEREAS, the City Council has determined that it appears to be in the best interest of the citizens of the City of Peachtree City to amend the provisions of the Act creating the Peachtree City Water & Sewerage Authority so as to shorten the terms of office of the members of said Authority.

THEREFORE BE IT RESOLVED, the proposed legislation attached hereto as Exhibit "A", to amend the length of the terms of office of the members of the Peachtree City Water & Sewerage Authority, is hereby approved and is to be presented to the Fayette County Delegation of the General Assembly of the State of Georgia so as to amend the Act creating the Peachtree City Water & Sewerage Authority in the form attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED, that said Fayette County Delegation of the General Assembly of the State of Georgia be and is hereby authorized to introduce legislation in the General Assembly of the State of Georgia to amend the length of the terms of office of the members of the Peachtree City Water & Sewerage Authority, in accordance with applicable State law.

BE IT FURTHER RESOLVED, that said member of the Fayette County Delegation of the General Assembly of the State of Georgia, to be selected by said Delegation, shall be authorized to advertise said intention to introduce legislation to amend the Act creating the Peachtree City Water & Sewerage Authority so as to amend the length of the terms of office of the members of said Authority.

IT IS SO RESOLVED, this ____ day of _____, 2014.

ATTEST:

Betsy Tyler, City Clerk

Vanessa Fleisch, Mayor

Eric Imker, Council Member

Mike King, Council Member

Kim Learnard, Council Member

Terry Ernst, Council Member

CLERK'S CERTIFICATION

I, BETSY TYLER, City Clerk of the City of Peachtree City, do hereby certify that I am the keeper of the seal, minutes, and records of said City; that the attached is a true, correct, and exact copy of the original Resolution as the same appears on record in the office of the City Clerk of the City of Peachtree City, Georgia; adopted _____, 2014, authorizing the introduction of legislation in the General Assembly of the State of Georgia to amend the Act creating the Peachtree City Water & Sewerage Authority.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of the City this the ____ day of _____, 2014.

Betsy Tyler, City Clerk
City of Peachtree City, Georgia

**AN ACT TO REVISE THE LEGISLATION CREATING
THE PEACHTREE CITY WATER AND SEWERAGE AUTHORITY**

AN ACT

To change the terms of the members of the Peachtree City Water and Sewerage Authority from five (5) years to four (4) years; and for other purposes.

WHEREAS, the Peachtree City Water and Sewerage Authority was created by the General Assembly of the State of Georgia pursuant to House Bill No. 1132, Act No. 411, effective March 31, 1987, the same being the Peachtree City Water and Sewerage Authority Act;

WHEREAS, the members of the Peachtree City Water & Sewerage Authority have determined that in order to have more citizen participation and input on the Authority that it is desirous to change the terms of the Authority members from five (5) years to four (4) years;

WHEREAS, the mayor and council of the City of Peachtree City have agreed with this proposed change and the reason therefore.

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF
GEORGIA:**

Section 1. The third sentence of Section 2(b) of the Peachtree City Water and Sewerage Authority Act is hereby changed to state as follows:

All ~~subsequent~~ appointments of members beginning in 2015 shall be for a term of ~~five (5)~~ four (4) years and until their successors shall have been duly appointed and shall be made by the mayor and council of the City of Peachtree City.

Section 2. This Act shall become effective upon its approval by the Governor or upon its becoming law without his approval.

Section 3. All laws and parts of laws in conflict with this Act are repealed.

Peachtree City Water and Sewerage Authority
Minutes of Special Called Meeting
April 1, 2014

The Peachtree City Water and Sewerage Authority met for a special called meeting, called by the Chair, on Tuesday, April 1, 2014, at 6:30 p.m. in the conference room at the John W. Gronner Administrative Center.

Terry Garlock led the meeting with the pledge of allegiance. Other Authority members present were: Phil Mahler, John Harrell, Bill Holland, Cliff Stern and John Dufresne. Also present: Stephen Hogan, WASA General Manager, and Mark Oldenburg, WASA Attorney. WASA staff present included: Keisha Thorpe, Lynda Price, and Nathan Brooks. Also present: City Council member Kim Learnard, City Council Member Terry Ernst, Peachtree City Planning Commission Chair Frank Destadio, and Pat Cooper.

AGENDA ITEMS

04-14-01 SCM – Election of Officers – Secretary and Treasurer. John Harrell tendered his resignation as Secretary. He remains the Treasurer. Phil Mahler made a motion to accept Mr. Harrell's resignation and nominated Bill Holland to serve as Secretary, which motion was seconded by Cliff Stern. That motion passed 5 – 0.

04-14-02 SCM – Discussion of proposed changes to make up of Membership of PCWASA Board. After discussion the Authority decided not to seek appointment of a City Council member to the WASA board and not to seek formal appointment of non-voting City employees to the board. GM Stephen Hogan and City Manager Jim Pennington will collaborate on informally appointing an appropriate City employee to attend WASA board meetings.

There was also discussion about asking the City Council to pass an ordinance or resolution that makes it clear it is the expectation that the board Alternate member automatically is appointed a full board member in a case in which a member resigns and creates a vacancy, and that the new member's term will be for the length of the resigning board member's term. Council Members Learnard and Ernest indicated they would seek such action. There was further discussion about requesting that the City Council change its ordinance addressing the use of alternates to give the alternate authority to vote in place of a member who is absent from a meeting. Due to numerous concerns about such a procedure, the Authority decided to request no action be taken on this possible change.

After discussion, the board voted to send a recommendation to the City Council to seek a legislative change to the WASA enabling legislation for the 2015 legislative session which would to reduce future WASA board member appointments from 5 years to 4 years. This recommendation will note, because it is a relatively minor change, that the City should pursue it only if it is not detrimental to the other legislative changes being sought by the City.

04-14-03 SCM – Discussion of Schedule for Monthly Board Report and Meeting Agenda. After discussion, the board set the cutoff for items to be included in the agenda for the next meeting to

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

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Recognize Employee of the Month – Robert Scruton
 - Recognize Supervisor of the Quarter – Odilia Bergh
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - November 20, 2014, Regular Meeting Minutes
 - December 4, 2014, Regular Meeting Minutes
- VII. Monthly Reports**
- VIII. Consent Agenda**
 - 1. Consider Appointments to the Peachtree City Airport Authority (PCAA)
 - 2. Consider Appointments to the Water & Sewerage Authority (WASA)
 - 3. Consider Appointments to the Recreation & Special Events Advisory Board
 - 4. Consider Appointments to the Convention & Visitors Bureau Board (CVB)
 - 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
- IX. 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 property to permit 2 hotels and a freestanding banquet/ event facility
 - 12-14-02 **Reconsider Bid for Rubber Tire Loader Replacement – ASC Construction Equipment**
- X. New Agenda Items**
 - 12-14-05 **Public Hearing – Consider Amendments to Annexation Ordinance Related to Step One and Step Two Application Process**
Staff is recommending modifications to annexation process based on input from City Council
 - 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)**
Applicant desires to construct a covered porch off rear of home which would extend 12 feet into established 50-foot no impervious buffer
 - 12-14-07 **Consider Award of Facilities Bond HVAC Projects – Shumate Mechanical**
 - 12-14-08 **Consider Bid for Ambulance – Custom Truck & Bodyworks**
 - 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.**
 - 12-14-11 **Consider FY 2015 TruGreen Right-of-Way Mowing Contract**
 - 12-14-12 **Consider Carl Path Crossings on State Routes**
- XI. Council/Staff Topics**
 - Hot Topics Update
- XII. Executive Session**

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

City Council of Peachtree City
Meeting Minutes
November 20, 2014
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, November 20, 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, Mike King, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Fleisch recognized the Employees of the Month – the team of Cody Ivey, Richard Swanger, Josh Teal, and Blake Wilhoit, who kept a 10-month old baby who had swallowed a seashell breathing as much as possible until the child could be flown to Children's Healthcare of Atlanta, where the seashell was surgically removed. The graduates of Community Emergency Response Team (CERT) Class 18 were recognized. Keith Larson of the Southside Cycling Club and members of Ladies on Spokes, PTC Tri, and the City's BMX group attended as Larson presented the City with the Bicycle Friendly Community Award – Bronze Level. The annual award was given by the League of American Bicyclists.

Mayor Fleisch gave a brief recap of 2014, saying Council had a list of 25 goals, of which 21 had either been accomplished or were in the process of evaluating or completing. Another Council planning session would be held in January 2015. Fleisch continued that an additional 1,400 feet should be added to MacDuff Parkway by the spring, and the sports associations hosted 17 tournaments that netted \$1.8 million economic impact. The economic impact from the Diva Marathon was estimated at \$1.6 million. Major repairs and renovations to the dams at Rockspray Pond and the ponds off Kedron Drive were completed on schedule and on budget. She thanked all the people in the City that worked tirelessly and thanklessly to make the City what it was, noting the latest Bicycle Friendly Community Awards. Fleisch added that the Great Georgia Airshow would bring the Blue Angels to the City October 31 – November 1, 2015, which should bring 80,000 – 100,000 people. She thanked everyone for a phenomenal year.

Agenda Changes

Learnard moved to move *New Agenda Item 11-14-06 Public Hearing – Consider Request to Rezone 2.36-acre Creekside Medical Complex from OI Office Institutional to LUC Limited Use Commercial (500 Stevens Entry)* to immediately following the Consent Agenda. Imker seconded. Motion carried unanimously.

Minutes

November 6, 2014, Regular Meeting

King moved to approve the November 6, 2014, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Monthly Reports

There were no comments on the Monthly Reports.

Consent Agenda

- 1. Consider FY 2014 Budget Amendments**
- 2. Consider FY 2015 Budget Amendments**
- 3. Consider FY 2015 Budget Amendments – Impact Fees**

Imker moved to remove Consent Agenda item 3 from the Consent Agenda for discussion. Learnard seconded. Motion carried unanimously.

King moved to approve Consent Agenda items 1 and 2. Imker seconded. Motion carried unanimously.

3. Consider FY 2015 Budget Amendments – Impact Fees

Imker asked City Manager Jim Pennington for more information on why this item was on the agenda, as well as other details. Pennington said Community Services/Public Works Director Jon Rorie would provide the information.

Rorie pointed out the City collected impact fees on all new commercial and residential construction, then explained how the state's impact fee program worked. According to the Georgia Development Impact Fee Act, impact fees were administered by the Department of Community Affairs (DCA), strictly defined and regulated through state law, and were designed to assure new developments paid no more than a fair share for additional facilities. Rorie noted that impact fees were not to be used to solve existing deficiencies.

Rorie continued that the City's impact fee program was revised and adopted in 2009. The 77-page methodology was adopted in March 2009, and it established the policies related to infrastructure development, identified the need for new facilities, and identified eligible facilities on which impact fees could be spent. The current methodology/forecast projected out to 2027 for a population of 40,000, with 1,435 dwelling units added during that time. Those units would be located in Wilksmoor Village, and would include Legacy (475 lots), Cresswind (650 lots), and Everton (204 lots).

The City's Capital Improvement Element (CIE) was adopted as a chapter in the City's Comprehensive Plan. To fully fund everything in the CIE, Rorie said \$11 million would be needed. With the adoption of the impact fees, the City was looking at a \$6 million price tag for the CIE. The CIE was required for collection of impact fees, and it had to include a projection of needs (eligible facilities), designation of geographical service areas, designation of levels of service (fees could not subsidize existing deficiencies), schedule of improvements, funding sources (General Fund, impact fees, bonds, grants, etc.), calculations of the gross impact of new development, credits and net impact costs, and a schedule of maximum impact fees that could be adopted by land use category.

Rorie said an impact fee of \$2,599.82 was collected for each new residence. The fee was divided between Parks and Recreation (\$1,554.62), Library (\$166.34), Police (\$102.98), Fire (\$700.15), and administrative fees (\$75.73). Commercial impact fees were assessed based on square footage, and they did not include anything for Parks and Recreation or the Library. Rorie explained that the Fire Department funds were to be used for heavy vehicles and fire station expansion, Police Department funds were to be used for facility expansion, and Parks and Recreation funds were to be used to purchase additional land or developed components. Rorie continued there were 416 park acres, noting that when the methodology was adopted in 2009 it pointed out the City had enough acreage, but pointed out a deficiency as things grew. Those deficiencies included the need for another pool, three more ball fields, and other areas. Rorie said what was adopted then as a level of service had now declined, so the City needed realistic targets.

The Fire Department had received \$523,328 in impact fees plus interest since FY 2010, while the Police Department had received \$76,770 during the same time period. The Parks and Recreation and Library did not receive any impact fees in FY 2010, FY 2011, or FY 2013. For FY 2012 and FY 2014, Parks and Recreation received a total, plus interest, of \$174,198, and the

Library received \$18,638. The total for all the projects was \$816,872, including \$23,938 for Administrative Fees.

Rorie continued that the City had to encumber the impact funds by the sixth year after payment, according to state law. The budget amendment would encumber the funds.

Staff had been working on an update of the Impact Methodology Report, which might result in some projects being canceled. Rorie said refunds might be necessary, and it was possible the fees could be reduced.

The budget amendment on this agenda would establish line item "expense" accounts for Parks and Recreation and Library impact fee funds. Rorie continued that unbudgeted items over \$5,000 would require Council approval for expenditures. Possible projects included adding picnic shelters (\$17,000) in parks, concrete pads (accepting bid alternatives as part of Braelinn basketball courts projects), Meade Field restrooms (\$75,000 had been given by Somerby developer towards the estimated \$110,000 cost; bid opening on December 12), and digital content (\$5,000 per year over a three to four-year period) for the Library. Rorie continued that there had been an increase in demand for digital content at the Library.

Rorie reiterated the goal was to get the Library and Parks and Recreation off the list of impact fee projects and move those impact fees to another area, such as cart paths, where the funding could be used to enhance connectivity issues. He added the budget amendment only established the revenue line for expenditures for the Library and Parks and Recreation and the expense line. In FY 2016, the items would be budgeted appropriately.

Rorie said if the City continued to move forward at the present rate of collection and no changes were made to impact fee methodology, approximately \$200,000 would be collected for Library circulation materials and \$2 million for Parks and Recreation. It made sense to look at the list of items realistically.

King noted this discussion had taken place because of a question he had asked earlier in the week and why the impact fee funds could not be used for other projects, such as Lake Peachtree or the employee pay study.

Imker noted a discrepancy in the amount of impact fees collected and how the fees had been divided. Rorie reiterated that commercial impact fees were not used for the Library or Parks and Recreation, only residential impact fees. Imker asked for the calendar dates of the last opportunity to use the funds that had been collected and to help in reevaluating the projects. The categories were fine, but he had no background on why these projects had been selected. Imker said he was hearing this information for the first time, and he was not prepared to make a decision, asking where staff was with the update. Imker agreed the current formula was no longer correct, asking how it could be changed.

Rorie said staff had met with Ross + Associates to discuss the levels of service. The purpose of the update and methodology was to address the areas that needed the funding more. Currently, the City was married to the projects in the current methodology. Of the \$11 million in projects identified in the CIE, over \$4 million were Parks and Recreation projects, so a larger proportion of the impact fees went to that. Staff and the consultant would determine the maximum impact fee that could be charged (the City did not charge the maximum allowed by state law), and Council would make the policy decision on where those fees could go, as well as prioritizing the identified projects.

Imker said he wanted to have this done sooner rather than later. Rorie said the goal had been to finish the update in December 2014, and they were two months behind.

King suggested adding this topic to Council's planning session in January. Imker agreed, adding being two months behind on the update was perfectly acceptable. Imker asked if the state would have to approve changes in the projects. Rorie said it would. Imker asked if it would involve legislation. Rorie said it would not. Pennington said the City should be in good shape. Staff had met with the consultant and was trying to refine the project list. He agreed this would be a great topic for the January planning session.

Rorie said he would rather be four months behind schedule and have it right. Imker clarified that Council would only be voting to set up the line items, not to encumber the impact fee funds. The critical piece was they would be opening the bids for the Meade restrooms on December 2. If the bids come in over \$75,000, Rorie said the impact fees for Parks and Recreation could be encumbered to help pay the remainder of costs for the restroom construction. Imker reiterated that this would not be taking money from the FY 2015 budget or the cash reserves, but from the impact fees that had been set aside for this purpose.

Imker said he had asked for some research about the impact fees that would come from the development on the west side, and a total of \$3.4 million in impact fees would come from the developments in Wilksmoor. If the City used the current formula, \$2 million would be for Parks and Recreation and \$900,000 for the Fire Department. Imker said that was backward. A fire station should be built and equipped first. Rorie said that was one reason it was the perfect time to discuss this.

Pennington added meetings were being held with homebuilders regarding the update, and that had not been done in 2009. Council would make the final decisions. Imker said it would be well worth the extra time to have the discussion, but this was the first time Council had to commit to doing something with the impact fee money.

King moved to approve Consent Agenda item 3. Imker seconded. Motion carried unanimously.

11-14-06 Public Hearing – Consider Request to Rezone 2.36-acre Creekside Medical Complex from OI Office Institutional to LUC Limited Use Commercial (500 Stevens Entry)

Senior Planner David Rast addressed Council, noting a site plan was originally approved for two office buildings on the tract in 2001. The applicants were Drs. Robert Brooks and Timothy Kaigler. The tract was surrounded by similar uses and backed up to McIntosh High School. Surrounding properties included the Parkside Medical Complex, Puppy Tubs, Ashley Glen Assisted Living, Gables Court Apartments, Flat Creek Golf Course, and City greenbelt. The pad for the second building had been graded and grassed, but the building had never developed. The existing building on the property had a medical/dental use. All the landscaping and stormwater structure had been installed, as well as the parking lot and its lighting.

Rast continued that the applicants wanted to subdivide the tract so the portion where the second building would be located could be sold. As current zoned, the property could not be subdivided as proposed and still comply with the building and parking setbacks within the OI zoning ordinance. However, an LUC zoning would allow that. There were no other changes requested. The Planning Commission recommended approval at its meeting on November 10, with three conditions:

1. Approval of the rezoning shall not include approval of any site enhancements or improvements.
2. The new building shall comply with the established site plan submittal requirements, and shall not exceed 4,881 square feet as identified on the approved conceptual and final site plans.
3. The Applicant shall coordinate with City staff to ensure notes related to site access, parking, stormwater and utility easements are properly addressed and included on the final plat.

Rast added that staff also recommended approval.

Robert Brooks emphasized that they were not trying to change the use of the property. The buffers along the outside perimeter would remain the same, and it would remain a common use with everything else in the area. They were just trying to work out some administrative issues so that the relationship with a neighbor would be simpler.

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

Learnard moved to approve the request to rezone the 2.36-acre Creekside Medical Complex from OI Office Institutional to LUC Limited Use Commercial (500 Stevens Entry), subject to the three conditions. Ernst seconded. Motion carried unanimously.

Old Agenda Items

11-14-02 Consider Dredging of Lake Peachtree

Pennington said that, at the last meeting, Council had discussed the potential of appending the County's Request for Proposal (RFP) for some additional dredging. Council had some additional questions, and Rich Gruel and Dan Davis from Integrated Science and Engineering (ISE) were available to answer any questions.

Learnard said she definitely wanted to piggyback on the County's RFP to get the pricing before making a decision on having the additional dredging done. She knew the Lake Peachtree Association had concerns and had a proposal they would like to submit.

Fleisch asked Davis and Gruel to discuss the options.

Gruel said that, at the November 6 meeting, Council had been presented with a broad sense of what should be done. They had broken the lake had into six areas outside of the areas where the County planned to dredge, so the City could get cost estimates for each area. The cost estimates given on November 6 had been based on \$30 to \$50 per cubic yard of soil to be removed, and they were soft estimates. Adding the alternatives to the County's proposal would provide firm numbers so Council could make decisions. The biggest cost for removing the material was for hauling it out, which was one of the reasons for breaking the lake into six areas. Gruel added removing the vegetation had also been broken down into six areas.

Fleisch opened the floor for questions from the public.

Marino Fuentes said he swam in the lake, and grass had not been an issue since the carp had been added. He understood the reason for the City to do the additional dredging was to get the water level below three and one-half feet to help control the vegetation. Since the

dredging would not add to the capacity of the lake, Fuentes suggested Council spend the money for additional dredging elsewhere.

Ken Schmidt said Council should not spend any money on the lake until the dam was fixed. He did not agree that the lake was not recreational, saying if it was not, then neither were the ball fields. People swam, boated, and kayaked on the lake.

Learnard said she understood the Lake Peachtree Association had done its own work regarding the dredging and had spoken with ISE. She understood the Association felt dredging along the edge of the lake was not a priority, but it should be done just outside of the large area the County planned to dredge and in the Pebblestump boat ramp area.

Tom Fulton of the Lake Peachtree Association said the peripheral dredging did not make much sense since the carp had been very effective. There was concern about one area where the silt could become higher between this dredging and the next time the lake was dredged. The area was in the biggest part of the lake, and it was very shallow. It made sense to dredge in that area and in the Pebblestump boat ramp area.

Learnard asked about removing vegetation since she had been told the new growth might not be eaten by the carp.

Gruel said the new growth was not the type the carp usually ran into. It was more upland vegetation. There was a lot of it that could reduce the oxygen levels in the lake if the carp did not take care of it fast enough, creating the potential for fish kills. He was not saying the new growth would not be eaten by the carp. The concern with clearing the vegetation was whether the carp could get rid of it before the decomposing vegetation sucked up all the oxygen in the water. Learnard clarified that removing the vegetation would be effective if done in a timely manner. Gruel said it would.

Fleisch asked when the County expected to receive the RFPs back, saying it could be possible the determination on the dam would have been made by that time. Pennington said that, per the County's calendar, the RFP for dredging would go out in December, with a due date in late January/early February.

Gruel said the City was not committing to any dredging by putting the alternative on the RFP. It was just to get the unit rate price from a contractor that could do the job, then a plan could be developed. There was some concern among Council that the dredging might begin before they could make a decision. Gruel said they would have time. King and Learnard asked to include the Lake Peachtree Association's suggestions in the bid alternative. Gruel said they were trying to do that. He said once they had a unit rate they could develop a grading plan for a general area.

Fulton suggested Council consider the dredging and vegetation removal separately, saying the vegetation would regrow if getting the dam repaired/rebuilt took one and one-half years or more. Fleisch said she hoped to have a clearer sense of the dam classification in January.

Michael Britt asked if dredging along the eastern shoreline would impact erosion. Gruel said most of the erosion would be from wave action, and he did not know if it would have an impact one way or the other. The volume of the lake would not increase. Britt asked what the thoughts were on the island. Fleisch said removal of the island was one of the alternative options so they could get a realistic price.

Marcia Brown said the erosion on the eastern side of the lake was also caused by people clearing vegetation down to the lake, which should be addressed by the City. The City needed to look at where the silt came from upstream. The silt issue needed to be addressed before taking care of the current issue. There were ways to keep the silt out of the lake.

Gruel said some sedimentation was natural, and the bulk of the silt came through the creeks/streams that fed Lake Peachtree. Sediment traps could be placed upstream, but that just trapped the sediment. He reiterated sedimentation was natural, and stream bank erosion and land disturbances without the proper precautions could increase it. They would have to look at where the silt was coming from. Someone had mentioned there was a sediment trap upstream of the lake at the last meeting, but Gruel said he was not aware of where it was located.

Learnard moved to authorize staff to request that Fayette County include the unit price listing for the 12 items and map as potential additions to the dredging for Lake Peachtree. King seconded. Motion carried unanimously.

Imker asked to add Lake Peachtree as a recreational source to the impact fee discussion, if possible.

New Agenda Items

11-14-04 Discussion on Questions Relative to the Approved Pay & Classification Plan

Learnard noted she had asked for the discussion and the City Manager had done a thorough and professional job answering all her questions on October 27. What was passed would use cash reserves in FY 2015, and she wanted to ensure Council acknowledged that and that taxpayers would know. An additional \$640,000 in cash reserves would be used for the pay increase. The City was looking at a 0.65 mill increase in property taxes next year rather than a 0.29 mill increase. Learnard said she wanted that information out in the open.

Imker said he wanted to hear from the public.

Fleisch opened the floor for comment.

Ray Watt said pay increases in the private sector were less than 2% annually. He asked what the 35th percentile meant, and if City employees made 35% less than employees in other cities, or if the other places made 65% more. Council had a fiduciary responsibility to the taxpayers, and they had not met that responsibility. He gave Mayor Fleisch a copy of a private sector pay study.

Martine Yancey noted that 240 of approximately 280 employees lived within 15 miles of the City, with 70 living inside the City limits. She questioned why cities on the north side of Atlanta were used for comparison. She continued that the Public Safety study done by Matrix in 2013 showed City's police officers received an average income, but received a higher wage than Newnan employees. She pointed out Newnan had 26 sworn officers, while the City had 64 for approximately the same number of residents, proposing the City remove 10 positions from the Police Department. She also asked that the take home vehicle policy be rewritten so only officers living within the City limits were allowed to take vehicles home. Yancey also questioned the pay increases received by two senior staff members who had previously worked with the City Manager in other cities.

Lynda Wojcik said she was heartened by the idea of giving City employees a decent wage. They had not been paid well in the last five or six years, and they had accepted it because of the economic times. She wanted her City's employees, especially police and fire, at the top, not also-rans. She was willing to pay more for her home to live in a nicer city that cared for employees and how the City looked. She was retired and on a set income. She received an increase from Social Security, but not her pension. She supported Council increasing the millage rate to get the improvements the City needed, specifically on the cart paths.

Glen Adams said he was disappointed in the concept of raising taxes. After spending 26 years in the military, he knew that in a life of service, a person could not control whether or not they got a pay raise. The pay study should have been fair, and he was upset taxpayer money was used. He asked if the problem was a morale issue rather than a pay issue, which he said was a leadership problem. Additional pay was nice, but it did not change morale. Council had to make a decision to raise taxes because of the people who received the raises, not the people who paid them, which was wrong. He asked Council to review why a tax increase would be needed just because the City's employees said they needed a pay raise.

Ken Schmidt said he used to work for the City, and there were people who deserved raises. He had read the study. He had a problem with City employees selecting the vendor and how the raises were distributed. In the corporate world, the employees never had anything to do with their raises. It was given by the owners. He referred to one employee who received a \$12,000 raise, while the person below him did not receive a raise. He saw no fairness in how the raises were given. There was a management problem. He said there were four people in the room that should be fired. As employees, they had no right to set up a committee to get a raise. It was Council's job. It was the taxpayers' city, not the employees.

Scott Austensen said he was more than disappointed with how the salary increases occurred, asking that the analysis be expanded to also look at the pension plan and the 457 plan. The entire other post-employment benefits (OPEB) package should be looked at, and a comparative analysis should be done. The pension fund seemed very robust and should compare very favorably. He recommended considering the long-term liability on OPEB, which probably would not occur until FY 2017.

Franco Artiles said the average household income had dropped 7% since 2007. He commended Council on how they had handled the decision on the lake, adding they should have taken the same amount of time on the salary increase. It had been a very hurried decision, and Artiles asked what was behind that decision. Management had a degree of interest and self-serving perspective that was being allowed to manipulate the City. Everyone wanted the City to have the best employees. The City's turnover of employees was vastly lower to that of comparable cities, which said to him there was no dissatisfaction. Artiles said he was disappointed the City Manager's responses were deemed adequate. His impression from a recent newspaper article was there were many questions still pending, and information was still being compiled. Artiles continued that Condrey and Associates had not substantiated their claim that employee pay was in the 35th percentile, and Council had made their decision based on that. The nine-page report had cost \$40,000. He had received a response to an open records request from City staff that said Condrey had never documented the 35th percentile. Members of Council had told him all the i's had been dotted and t's crossed. Council had rushed the decision through because the room was filled with employees striving for their benefit and nothing more. There had been a commitment from Council to not increase taxes for the pay increase, but that was the inevitable and only conclusion to cover \$600,000 that was not in the budget. He requested Council reconsider their decision, but he did not hold any hope of

that. There were citizens that had very strong sentiments about the pay study, and there was a lot of ire connected with the issue.

Randy Boyette told Council he was very disappointed with their decision. He felt it was irresponsible. He did not believe anyone did not want employees to get a fair wage and good working conditions. Peachtree City was a pretty nice place to work, but the way this was done was terrible. He referred how the Board of Commissioners recently handled a similar situation, and they had decided to discuss it more. The City Manager had gotten a pay study from an independent source rather than the Carl Vinson Institute. Everyone who had looked at the study said it was garbage. If he had a manager put him in that position when he had teams under him, the manager would not have been there. Council made a mistake, and they needed to find way to do it without a tax increase or use of cash reserves.

Shayne Robinson told Council she had received an anonymous letter and had been asked to read the letter at the meeting. She said she endorsed what was written, which addressed the timeline concerning the pay study and was critical of Imker and Learnard. After finishing the letter, Robinson continued that the pay study had not happened overnight, but had been discussed for two years. She had known about it when she ran for office last year, and so had Council Members Imker and Learnard. Anyone who said it was just dumped on them was incorrect. Robinson noted she had not missed a Council meeting this year. The letter had drawn a time line the public should be aware of. She had asked Pennington at a meeting what the cost of the study would be, and Pennington told her it would be \$35,000 – \$50,000. Robinson said she had never seen this type of theatrics, and she was embarrassed, disheartened, and disappointed. She hoped things could move along.

Learnard said this was the first time an unsigned letter had been brought to Council, and she told those attending the meeting she appreciated them taking the time to come state their name and address regardless of their opinion. She respected the difference of opinion. She asked the letter be stricken from the record. She had no respect for an anonymous letter.

Several attendees called for the letter to be stricken from the record. Fleisch closed the public comment.

Pennington said not one employee, including himself, was involved in making the decision on the pay plan. The process began in December 2012, when he had come up with a list of five major elements Council needed to discuss, and the pay study was one of those elements. In January 10, 2013, under Council/Staff Topics, he reported an RFP on the pay and classification study should be sent out in early summer. On February 7, 2013, under Council/Staff Topics, he said RFPs would be sent soon for Public Safety Assessment and the employee pay and classification study. At the June 17, 2013, budget workshop, Pennington said they discussed the need for a comprehensive pay/classification study, and Financial Services Director Salvatore discussed the highlights of the proposed FY 2014 budget. Funding for the pay/classification had been highlighted. On July 18, 2013, the public hearing for the FY 2013-2014 Operating Budget & PIP, and Salvatore discussed the highlights of the proposed FY 2014 budget, including the pay/classification study. On August 15, 2013, City Council adopted the budget resolution which included the funding for the pay/classification study. On December 17, 2013, the RFP for the pay/classification study was sent out. Sealed proposals were accepted on January 31, 2014.

Pennington told Council that he had never worked in any city that had not brought in a competent firm to do a pay study. A study needed to be objective with no comments from

Council. He continued that four of the five council members had attended a retreat on January 9, 2014, and their top priority to be accomplished had been a pay and classification study.

Pennington also explained that employee committees were formed to review a number of topics. The City had an employee committee that reviewed every proposal. The committee included the department head, the purchasing officer, and another member of the Financial Services Department. The committee that reviewed the pay/classification RFPs had been expanded to include a member from every City division. Pennington pointed out that the Carl Vinson Institute had not submitted a proposal. He noted that Condrey had established the program at the institute and was a professor emeritus for the University of Georgia in this particular field.

On April 3, 2014, under Council/Staff Topics, Pennington had discussed that an employee committee had been formed to review the RFPs, and they had recommended Condrey & Associates. The approval was within the City Manager's realm of authority. Pennington further discussed that at least 60% of employees would be interviewed, and the study would include a validated classification and pay plan, as well as an implementation schedule. Cost would be \$39,500 due to inclusion of benefit analysis. On April 17, 2014, Pennington, under Council/Staff Topics, reported the contract for pay/classification study had been executed. In May 2014, description questionnaires were distributed to all City staff for completion. At the June 16 & 17, 2014, budget workshops, there had been a discussion of a 3% placeholder being placed in the budget because the study had not been completed. On June 25 – 27, 2014, Condrey and Associates interviewed 70% of the employees. On September 16, 2014, the Council workshop to discuss the results of the pay/classification study was held. Condrey presented his study and his recommendations. Council did not get all the mathematics and materials behind his recommendations. On October 2, 2014, Council repealed the 2000 Job Classification and Compensation Plan and adopted the 2014 Employee Job Classification Plan, Option B Unmodified as presented by Condrey and Associates for implementation on October 20.

Pennington said that was the history, and everything had been made public. He had not received a raise. Nothing had happened behind the scenes. Everything had been out there and clearly stated,

King said he had not cared for the way the study had been presented at the September 16 workshop. However, he had to ask himself if the City's employees were worth it and he thought they were. He knew there were people who disagreed. King noted that three firefighters had been recognized at this meeting, and there was a little girl who would be in a grave without their help. He also cited an incident where a friend's daughter had virtually drowned in a pool at Kedron and the firefighters who helped. He pointed out every firefighter in the City was certified as an Emergency Medical Technician (EMT), and that was not in the case in other departments. The City would get what it paid for. He had met with citizens opposed to the pay raise, but no one had said the employees were not worth it. Their problem was with how it was done.

King continued that, when the right thing needed to be done, a leader stuck his neck out and did it. He had looked at the proposed budgets for the next five years, and all had an expected 2% increase in revenue. There might be some red figures for the \$600,000, but 2% of \$30 million was \$600,000. The City was not writing bad checks. Fiscal Year 2014 had not been audited yet, but a \$2 million surplus was expected, which was not attributable to the citizens but to the employees. There were people who simply disagreed, but King said he was not going to act like a teenage drama queen and write Letters to the Editor because he disagreed with how things

got to where they were. The majority of Council had done what they thought was right. If the economy tanked, then the City would have to reduce staff, increase taxes (possibly 0.65 mills), or cut a project. His choice would be a 4% cut in staff.

Fleisch noted that, per City ordinance, only a Council Member whose vote was on the prevailing side could bring an agenda item back for reconsideration. Fleisch said neither she, King, nor Ernst would do that. She closed the discussion.

Learnard moved to appeal the chair's decision so the conservation could be finished. Imker seconded. The motion carried 3 – 2 (Fleisch, King).

Pennington said there was a question regarding pension, and Clark Weeks, the City's actuary, was in attendance if there were any questions.

Imker said this might be his last chance to do his duty to the taxpaying citizens and ask questions before this issue was forgotten. He did not want to be disrespectful, and he did not question the reasons for the vote. He agreed the employees deserved a raise, but he could not agree to change the approved budget without questions being answered. He did not question the Council Members' reasons for their vote, they had their own reasons. He agreed the employees needed a raise, and one had been proposed and accepted, then changed. He could not support the change regarding the pay raise without his questions on the pay study being answered. There was no data to support any of the conclusions in the report.

Imker said he would like to thank the Mayor's neighbor, Lynda Wojcik, for speaking in favor of the employees. Wojcik said that Imker's allusion that she supported the pay raise because she and the Mayor were neighbors was wrong, saying she had e-mailed Imker and other members of Council regarding this in the summer.

Imker said he had been attacked personally and he was prepared to challenge those attackers. He had not attended the new Council Member orientation on January 9, 2014. He had understood it was for Council Members Ernst and King on the general how-to of Council meetings, so he made other plans. The meeting was later described as a new Council orientation, a workshop, and now a retreat. If it had been a retreat, Imker said he would have attended.

Imker continued that no one was blindsided by his proposed changes to the FY 2015 budget. At the budget workshop in June, staff had provided several options for Council to consider. He had asked the City Manager to prepare the workshop that way, then Council was to choose the baseline. He had shared his plans on his approach to the baseline budget with Learnard and King prior to the August 21 meeting. He had offered to share his approach with Ernst, but Ernst had not returned his call. He said Fleisch had called him a week before that meeting to ask what he was going to present. He had told her, but not all the details, adding Fleisch had walked into Council Chambers when he was going through a dry run of his presentation and had made comments. He told the City Manager and other Council Members in June via e-mail that he would not support a millage increase.

Most of his concerns about the pay and classification study were proving the claims that were made with the backup data, Imker said. The September 16 workshop was the first time any of the Council Members had seen the Condrey report. They had not had knowledge of the report months beforehand as was alluded to at the October 2 meeting. Imker had watched the video from the workshop, saying it was obvious that it was the first time the Council Members attending

the meeting had seen the data from the pay study. Imker had not attended the meeting. At the October 2 meeting, Council threw out the pay increase that had been approved as part of the budget. Learnard had asked basic questions at that time. The City Manager's answers had been well-crafted but insufficient.

Imker said he still did not know how the raises were implemented, why some employees did not get a base raise, but then got a salary compression raise. He said he was still trying to determine the definition of salary compression. Someone on staff had interpreted this and determined who got what as far as a pay raise. He said there would be more on this later. He still did not have the data from the 17 comparison cities showing salary or benefits comparisons.

The benefits description in the study was insufficient because no costs were shown. Imker said metric counts were meaningless without the true data behind it. The \$1,000 per employee Peachtree City healthcare plan benefit was not cancelled out by a \$10 per month favorable vision insurance plan. They did not cancel each other out when the values if one was two orders of magnitude more important than the other. Since there was no absolute data to compare, Imker asked how a valid judgment could be made.

King asked how long this would go on; they were beating a dead horse. Imker said he did not know, and this was his last chance to ask the questions.

Imker did not think there was any raw data from other cities. There was also no data showing employee departure rates with the comparison cities that could justify the higher salaries. The City's departure rate was well below the average, nor were there any indications that droves of people would leave the City's workforce. He asked why it was important to increase the salaries at this point, saying there would be more on this later. There was also no data on the value of the time spent driving to Atlanta and points north for work. It might be an undefinable cost, but everyone knew it existed. There were intangible, desirable elements in working for the City. The Police, Fire, and Public Works employees had superior facilities and equipment and an engaged community. There was no data showing the economy had turned around, just a blanket statement saying the economy was back. Imker said he would address this again. Imker noted that when he presented his 2% inverse pay raise plan, he showed the exact amount each employee would get and how it would be calculated.

Imker said he missed the September 16 workshop. It was not pointed out that a month earlier the City Manager had communicated the salary study would be completed by the end of August or early September. He had placed his absence on the City calendar a month earlier, and everyone knew he would not be there. The meeting had been scheduled while he was gone, and Imker said he had studied the meeting video over and over again.

Imker continued there had been a 10-minute briefing and 40 minutes of soft-ball questions, which was to be expected when the report had only been seen 20 minutes earlier. At the 29:20 time mark in the video, Imker said Condrey stated the economy was back. Imker asked where the proof was. The fair market value of homes had decreased for three years, before the slight increase for 2014. At minute 63, there had been a question about the 2% inverse pay raise. Condrey had said he did not quite understand the 2% inverse pay raise that Imker had devised. Condrey later said he had not looked at it. His conclusion was the compression problem would be made worse by the 2% inverse pay raise. Imker said Condrey's credibility was shot. He continued that there was obvious confusion on Council Members' faces after the presentation. Imker said he could ask questions now to prove his point.

There was a question about losing employees to the metro Atlanta area if there was no salary increase. Imker said the City's own data showed the full-time employee turnover rate since July 2013 was 12%. The average turnover rate across the nation was 15%. In Peachtree City, 3.5% left for another job, 3.5% resigned, 3% were dismissed for personnel actions, and 2% retired. There was no morale problem causing employees to flee or requiring a huge pay raise.

Imker recalled he was booed by the employees at the October 2 meeting when he said he was working on an additional pay raise above the 2% inverse pay raise that had been proposed. He had been trying to do the right thing for City employees.

Imker referenced an exchange of e-mails with Fire Chief Joe O'Connor, saying that, on August 9, he wrote that he had asked about the inequity of fire department pay. Employees who had been with the City for a number of years were paid the same as newly-hired employees. He had asked O'Connor to explain the circumstances. O'Connor replied on August 14, according to Imker, and wrote about the Cost of Living Allowance (COLA) adjustments, and merit pay. O'Connor had also written that 26 of the 64 full-time employees were at the first step of their pay grades. Ten firefighter/EMTs had completed the nine-month EMT course, 16 firefighters and paramedics had completed two years of EMT training above the original training, and four of those EMTs had just graduated from medical school. Imker wrote back that there was a chance to help that situation, asking if it would be fair to give, in addition to the proposed 2% pay increase, an additional 1% bump to the 10 who had completed the nine-month course (\$6,000), a 2% increase to the 12 who had completed the additional 24-month course (\$12,000), and a 3.5% bump to the four who had completed medical school (\$6,000). O'Connor had written back regarding years of service and rewarding loyalty, suggesting those with three to five years of service get a 2% bump and 3.5% to those with five years or more. Imker said he had planned to come back with something that combined both those ideas to work on the salary compression issue. Before that could happen, Pennington, who had been copied on all the e-mails, had suggested waiting for the pay study results that were due later in August or early in September. Imker said that was why he missed the September workshop.

Imker continued that, by August 14, no one on Council had received any data on the study results. Imker continued reading from an e-mail from Pennington, who said this (salary compression) was a common issue in most cities, and he had wanted to find where the inconsistencies were in the pay raises and to find objective remedial recommendations. Imker said he wrote back telling Pennington he was right, and that he (Imker) should wait for the results of the study.

Imker said he had planned to also check with the Police Department and Public Works to gather data to find out where salary compression actually existed. Imker said the city should not be embarrassed to show citizens what employee salaries were. He had shown the City's workforce by position on August 21. He wanted to find out how salary compression was addressed in the pay study. He showed a summary of salaries for the top five wage earners in the City compared to others, which showed they compared well to neighboring cities. The City's assistant police and fire chiefs had been promoted, bringing their salaries close to what the former police and fire chiefs had been making. Imker continued that someone decided that, because of salary compression, people would leave the workforce, and 6% raises were given. He did not understand how there was salary compression. Approximately 70 received a 6% raise, while others received 4% or 2% on top of any original adjustments. There was no actual investigation into where salary compression existed. He asked who chose 2%, 4% and 6%, saying Condrey must have pulled those numbers out of the air. This was supposed to bring the City up to the 50th percentile. Maybe the raises should have been 1%, 2%, and 3% to address salary compression.

It could have reduced the budget impact by \$250,000. He did not understand where the numbers came from.

They were almost half-way through solving how to pay for the salary increases, according to Imker. Imker agreed with King that they were expecting some advantageous things to happen with the FY 2014 and FY 2015 budgets. That was not happening by accident, but by the change in philosophy that came to the City five years ago. King said it was the efforts by the employees, not the people sitting on the dais.

Imker said he had also been criticized because he had corresponded with the Board of Commissioner and County Administrator Steve Rapson regarding a proposed pay study for County employees. Imker said he had a perfect right to send a letter to the Board of Commissioners addressing his concerns from his private e-mail address. He had received an e-mail from Rapson that told Imker how the County was going to handle a pay raise. Imker said the County Commissioners were going to decide what happened. He did not know if his e-mail had any influence over the Commissioners' decision to table the agenda item. They had questions that needed to be answered before they went forward.

Imker continued that the City needed to hold a workshop on employee benefits presented by a group of taxpaying citizens, not staff, which would be an unbiased, credible way of doing things. He referred to page 9 of the Condrey report, where it was stated that benefits costs were not included in their study. On page 10, there was the chart that Council voted on, with a notation that the figures excluded benefits costs. There was no data behind the comparisons. If the City employees and Council determined that employees needed to be paid like the big boys in metro Atlanta and points north, then the City's benefits should be in the same field. The City's benefits package was a lot better. They could solve the other part of this pay raise problem now, but a workshop was needed to do it.

Fleisch asked Pennington if he wanted to say anything else. Pennington said he would withhold his comments. They could deal with true facts at a workshop.

Fleisch disagreed, saying the Condrey study had looked at benefits and determined they were competitive. Pennington said they looked strongly at the benefits. Imker said there was a benefits appendix, and it was only raw metric counts comparing one to another, no cost data. He said a citizen should be able to get the data from the other cities with an open records request. Pennington said Council had utilized the best consultants for years to put together the benefits package. Those decisions had not been made by himself or any member of staff. They were different from what was done with the Defined Benefit Plan.

Imker said one of his points in his e-mail to the County Commissioners had been to make sure their benefits were comparable. His e-mail was called subversive by someone on Council, which meant he had no right to talk to the Commissioners.

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 Planning Commission continued this item to its December 10 meeting. Staff recommended Council continue the public hearing until the December 18 meeting.

Ernst 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) until December 18. Imker seconded. Motion carried unanimously.

Council/Staff Topics

Learnard asked about any modifications to the meeting schedule over the holidays. Pennington pointed out that Council had approved the meeting schedule for 2014, but had not done so yet for 2015. The first regularly scheduled meeting for 2015 would be on January 1 (New Year's Day). He suggested Council might want to cancel that meeting and have one meeting in January.

Learnard clarified that the December 18 meeting would be held as scheduled. Pennington said yes. Imker clarified that the first meeting in January would be January 15. Pennington said the public hearing that had just been continued would be held on December 18. Fleisch added that the meeting had not been removed from the schedule Council had approved at the beginning of the year.

Executive Session

Learnard moved to convene in executive session for acquisition or disposal of real estate and pending or threatened litigation at 9:51 p.m. Ernst seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 10:00 p.m. King seconded. Motion carried unanimously.

There being no further business, Ernst moved to adjourn the meeting. King seconded. Motion carried unanimously. The meeting adjourned at 10:01 p.m.

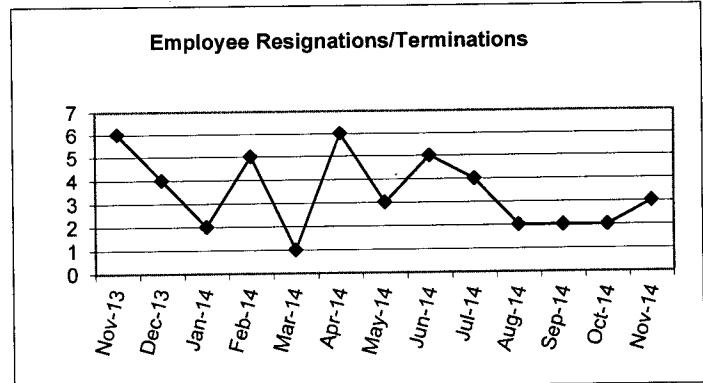
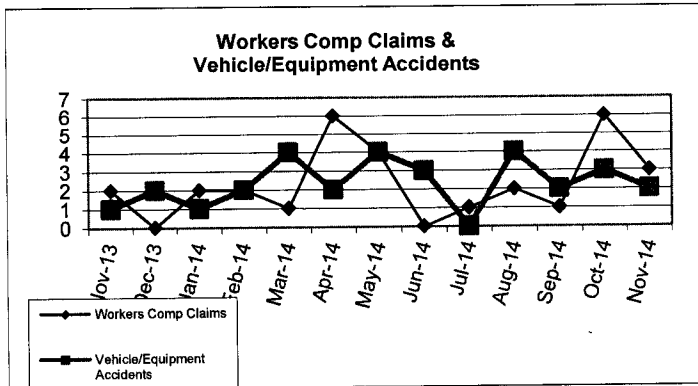
Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor

Administrative Services

Monthly Report

Human Resources & Risk Management



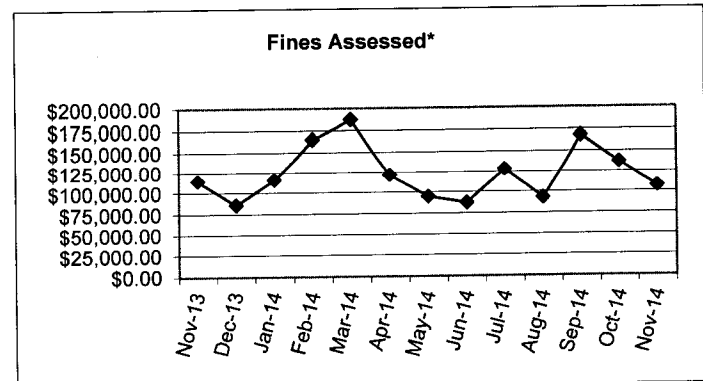
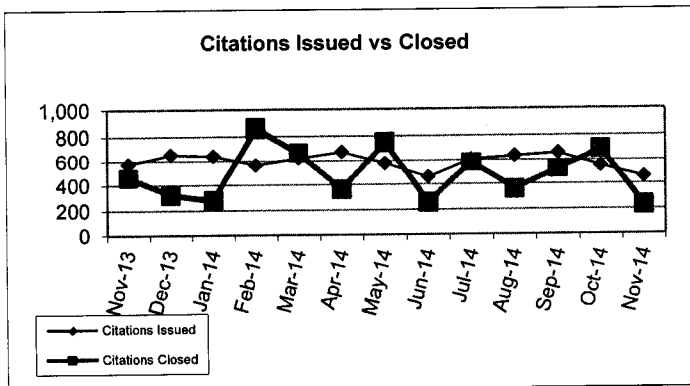
Turnover Rate (Annual)

FY 2015 (ytd)
1.63%

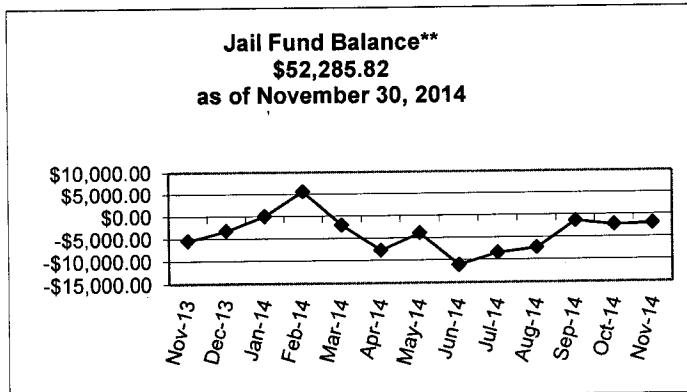
FY 2014 (total)
13.77%

NOTES: FY 2014 figures include 5 retirements; data does not include RIFs or seasonal positions.

Municipal Court



* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines & Forfeitures"



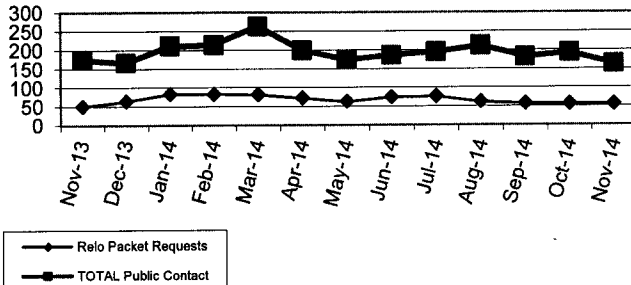
** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

Administrative Services

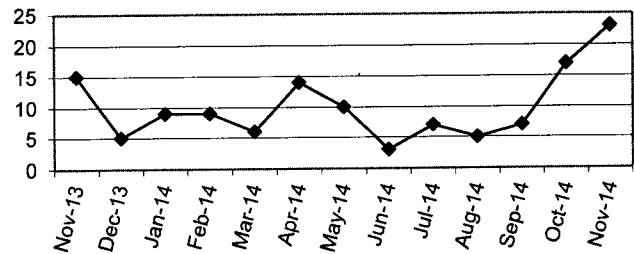
Monthly Report

Public Information

Public Contact / Comments / Questions

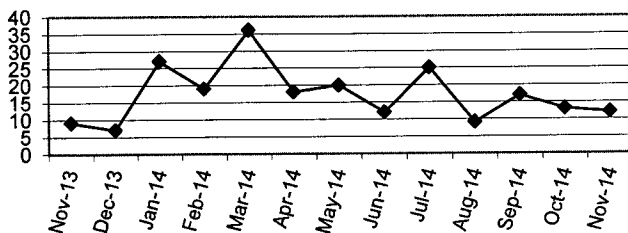


Open Records / Discovery Requests

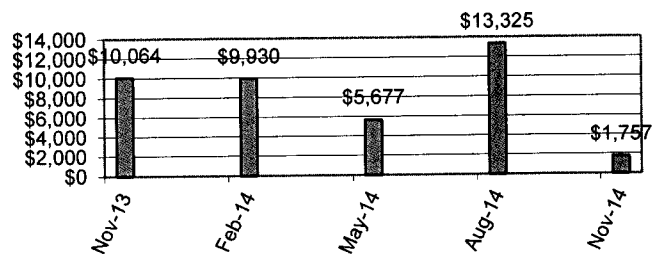


City Clerk

New Businesses Registered

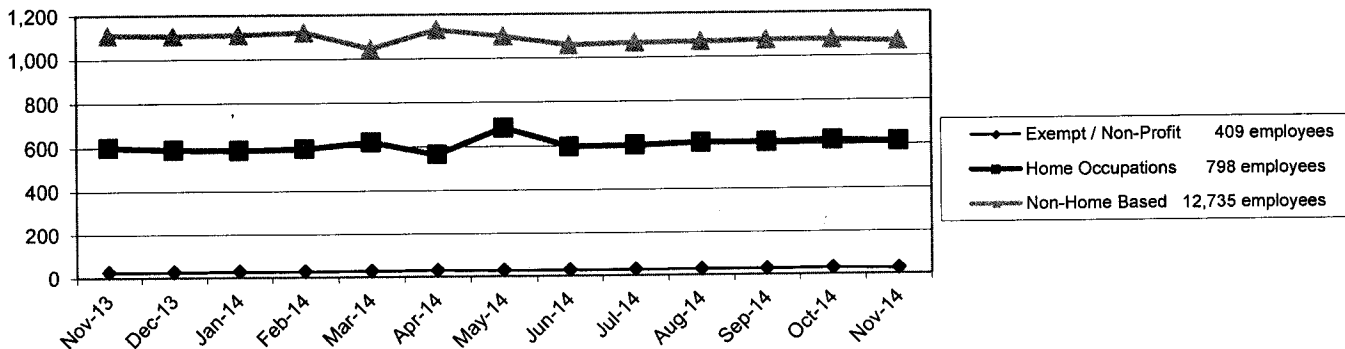


Quarterly Sanitation Franchise Fees**



**Republic 1st & 2nd Q payments adjusted following staffing changes. Two past due payments for 3rd Q.

Registered Businesses
(with current employment figures)



Note: Exempt/Non-Profit is either Home Based or Non-Home Based. June finalizes the annual registration and elimination of closed businesses for previous year. New businesses are added as they register.

Top 10 Employers by # of employees: Cooper Lighting, NCR, Panasonic, Hoshizaki, Alenco, Wal-Mart, Southland Nursing Home, Avery Dennison, Comcast, Amcor / Randstad (tied)

City Council Monthly Report

As of: 12/11/2014

DEPARTMENT:
SUPERVISOR:

PLANNING & ZONING
DAVID RAST

FISCAL YEAR:
CREATOR:

2015
KATHY GRAY

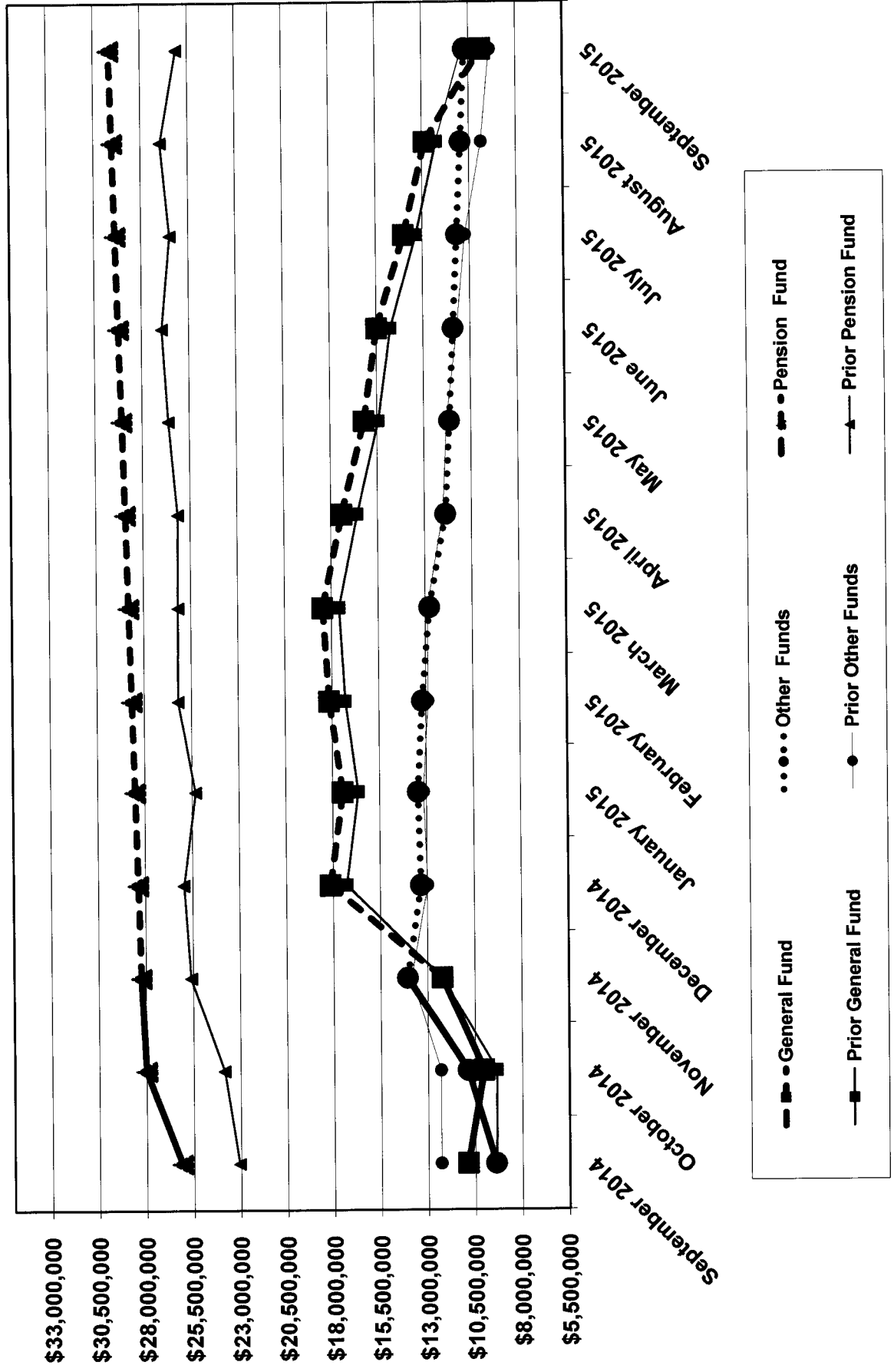
													COMPARISON CHART			
MONTH:		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD FY 2015	DEC of FY 2014	DEC of FY 2013
BUILDING DEPARTMENT																
RESIDENTIAL BUILDING PERMITS																
Single Family Units:																
Single Family C.O.'s																
Multi Family Units:																
Multi Family C.O.'s																
Miscellaneous*:																
INSPECTIONS:																
NON-RESIDENTIAL BUILDING PERMITS																
New Construction:																
Non-Residental C.O.'s																
Expansion/Renovation/Tenant Finish:																
Miscellaneous*:																
INSPECTIONS:																
DEVELOPMENT PERMITS																
POPULATION ESTIMATE^																
BUILDING PERMIT FEES																
PLANNING DEPARTMENT																
Tree Removal Permits:																
Sign Permits:																
Banner/ Special Event Permits:																
New Construction Plan Reviews:																
Other Plan Reviews/Permits:																
Misc permit fees																
Fire Department Permit Fees:																
TOTAL PLAN REVIEW FEES																
TOTAL FEES COLLECTED																

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

[^] Based on 2.09 people per residential 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)



CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE TWO MONTHS
ENDED NOVEMBER 30, 2014

PERCENTAGE OF BUDGET YEAR COMPLETED 16.67% (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	\$ 3,668,434	\$ (9,773,854)	27.29%
Franchise Taxes	2,560,699	100,436	(2,460,263)	3.92%
Local Option Sales Tax	6,305,144	1,073,742	(5,231,402)	17.03%
Other Sales & Use Taxes	783,511	132,255	(651,256)	16.88%
Business Taxes	2,266,957	1,921,142	(345,815)	84.75%
Licenses & Permits	789,492	166,113	(623,379)	21.04%
Intergovernmental/Grants	443,482	28,500	(414,982)	6.43%
Charges for Services	1,210,132	137,683	(1,072,449)	11.38%
EMS Billings	709,533	140,760	(568,773)	19.84%
Fines & Forfeitures	908,102	179,848	(728,254)	19.80%
Investment Income	50,919	3,031	(47,888)	5.95%
Other Revenue	143,910	30,202	(113,708)	20.99%
Other Financing Sources	731,641	128,410	(603,231)	17.55%
Total General Fund Revenues	\$ 30,345,810	\$ 7,710,556	\$ (22,635,254)	25.41%
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	\$ 72,254	\$ 378,714	16.02%
Administrative Services	1,265,661	157,787	1,107,874	12.47%
Financial Services	1,617,192	203,810	1,413,382	12.60%
Police Services/Code Enforcement	6,968,824	973,064	5,995,760	13.96%
Fire/EMS Services	7,158,372	967,637	6,190,735	13.52%
Public Works/Buildings & Grounds/Engineering	6,651,883	681,086	5,970,797	10.24%
Community Services	4,323,440	560,783	3,762,657	12.97%
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	17,000	85,000	0.00%
Transfers to Other Funds	3,227,852	161,364	3,066,488	5.00%
Liability Insurance	133,195	79,706	53,489	59.84%
Litigation Services	225,000	28,804	196,196	12.80%
General Administration/Miscellaneous	65,200	-	65,200	0.00%
Budgeted Savings	(603,796)	-	(603,796)	0.00%
Total General Fund	\$ 31,628,291	\$ 3,918,450	\$ 27,709,841	12.39%

HOTEL/MOTEL FUND REVENUES				
Description	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,341,994	\$ 261,598	\$ (1,080,396)	19.49%

HOTEL/MOTEL TRANSFERS OUT				
Type	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 670,997	\$ 128,411	\$ 542,586	19.14%
Transfer to Tourism Association	670,997	128,411	542,586	19.14%
Total Hotel/Motel Transfers Out	\$ 1,341,994	\$ 256,822	\$ 1,085,172	19.14%

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF NOVEMBER 30, 2014**

SUMMARY OF PURCHASE ORDERS ISSUED OVER \$25,000 APPROVED BY CITY MANAGER NOVEMBER 2014			
Description	Vendor	Award	Date
Golfview Drive Drain Improvement Phase 4	Integrated Science & Engineering	\$ 28,975.00	11/13/2014
PURCHASING REPORT FOR MONTH ENDED NOVEMBER 30, 2014 AND NOVEMBER 30, 2013			
Activity	Fiscal Year 2015	Fiscal Year 2014	
Purchase Orders / Requisitions Processed	158	192	
City Store Requisitions Processed	13	9	
Sealed Bids Requested	2	2	
Requests for Proposals	0	0	
Bids Awarded	0	0	
Requests for Proposals Awarded	0	2	
Contracts Prepared	0	5	
Electronic Auction	0	0	
Fixed Assets Purchases	2	3	
6' Sickle Bar Mower			
Hustler Super Z HD 72" Mower			

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
NOVEMBER 2014

None to Report

TOTAL MONTH OF NOVEMBER 2014

\$ -

**CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2015
PAID AS OF November, 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
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
Intergrated Science & Eng.	October	Mrosek	112.50
Intergrated Science & Eng.	October	Mrosek	519.54
Intergrated Science & Eng.	October	Mrosek	95.00
WSG Reporting	October	Triad	2,031.35
Total Litigation Services to Date			<u>\$ 57,465.68</u>
* Less Amount Charged back to FY2014			(28,661.25)
November FY2015 Litigation Expenses (100-1505-579130)			\$ 15,168.78
Legal Fees: Lake Peachtree Dam			
Sumner Meeker	October	Lake Peachtree Dam	5,703.98
Sumner Meeker	November	Lake Peachtree Dam	1,680.00
** Total Lake Peachtree Dam Legal Fees			<u>\$ 7,383.98</u>
* Less Amount Charged back to FY2014 for Lake 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											870	1,372
Items - Circulated	Num.	32,875	29,190											62,065	65,938
Items - Loaned to Other Libraries	Num.	1,315	1,117											2,432	2,225
Items - Borrowed From Other Libraries	Num.	1,852	1,168											3,020	3,614
Class Visits	Num.	2	2											4	1
Group Meetings	Num.	41	20											61	77
Monthly Traffic	Num.	17,325	19,201											36,526	35,962
Children's Programs Number of Participants	Num. Num.	32 1,226	18 414											50 1,640	46 1,441
Adult Programs Number of Participants	Num. Num.	5 146	6 109											11 255	10 149
Revenue from Overdue Books	Dis.	3,623	2,695											6,318	8,153
Revenue from Copies Made	Dis.	606	407											1,013	903
Reference Assistance	Num.	1,502	1,123											2,625	2,717
Exams Proctored	Num.	21	20											41	60
Revenue from Proctoring	Dis.	270	270											540	970
Internet Usage	Num.	2,121	1,697											3,818	4,081
Volunteers	Num.	36	32											68	84
Number of Hours Worked	Num.	279	237											516	598
Digital Downloads	Num.	1,530	1,489											3,019	2,668
Electronic Reference Access (Excluding GALILEO)	Num.	135	87											222	N/A

Notes: Patron Appreciation Day will be held on Friday, Dec. 19, from 10 a.m. - 3 p.m., sponsored by the Friends of the Peachtree City Library. Staff will be on hand to help patrons set up their mobile devices to use Zinio (digital magazines) and OneClick Digital (eAudiobooks). Cancelled audio CD purchase program with Brodart for \$9,000 savings. Staff currently reviewing other purchase programs to offset \$25,000 budget cut this year.

PEACHTREE CITY POLICE DEPARTMENT

2014 MONTHLY REPORT

NOVEMBER 2014 OCTOBER 2014

2014

2013

Calendar Year to Date Calendar Year to Date

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

TOTAL PART I CRIMES	32	27	420	403
----------------------------	-----------	-----------	------------	------------

<u>DUI ARRESTS</u>	14	18	116	137
---------------------------	----	----	-----	-----

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

TOTAL DRUG ARRESTS:	8	6	81	85
----------------------------	---	---	----	----

OTHER ARRESTS

PROPERTY CRIMES	8	11	166	173
PERSON CRIMES	11	8	83	100
TRAFFIC OFFENSES	15	18	172	213
OTHER	25	22	321	325

<u>CALLS ANSWERED:</u>	4,290	4,478	46,365	43,650
-------------------------------	-------	-------	--------	--------

TRAFFIC:

CITATIONS ISSUED	494	554	6,145	7,024
CITY ORDINANCES	35	33	442	510
WARNINGS	710	746	8,040	7,675
ACCIDENTS	90	100	1,037	1,005

**CITY OF PEACHTREE CITY
RECREATION & SPECIAL EVENTS REVENUE
AS OF NOVEMBER 30, 2014
WITH COMPARISONS TO NOVEMBER 30 FY2012, FY2013 & FY2014
Percent of budget year completed to date: 16.67%**

	ACTUAL THRU NOVEMBER		ORIGINAL BUDGET FY 2015	BUD ADJ.	CURRENT BUDGET FY 2015	ACTUAL THRU NOVEMBER FY 2015	% Collected To Date
	FY 2012						
	FY 2012	FY 2013					
<u>RECREATION REVENUE</u>							
Events	-	-	5,000	-	5,000	625	12.50%
Program Fees - Recreation	\$ 3,608	\$ 6,412	\$ 190,000.00	\$ -	\$ 190,000	\$ 3,238	1.70%
Program Fees - Kedron	20,078	23,160	173,000	-	173,000	20,074	11.60%
Program Fees - Kedron Open Gym	-	1,985	16,080	-	16,080	2,270	14.12%
Program Fees- Athletic Tournaments	-	2,590	3,400	-	3,400	-	0.00%
Facility Maintenance Rec.- Athletic Assoc.	-	14,750	94,000	-	94,000	63,952	68.03%
Facility Maintenance Ked- Athletic Assoc.	-	-	\$13,500	-	13,500	-	0.00%
Facility Rental- Tennis Center	4,000	4,000	24,000		24,000	4,000	16.67%
Facility Rental - Recreation	200	512	19,176	10,000	29,176	1,180	4.04%
Facility Rental - Kedron	2,320	4,103	20,347	-	20,347	4,708	23.14%
Program Fees - Pool Fees/Passes	-	4,938	80,000	-	80,000	6,010	7.51%
Program Fees - Kedron Swim Teams	-	11,581	52,000	-	52,000	166	0.32%
Program Fees - Kedron Swim Lessons	-	608	13,000	-	13,000	565	4.35%
Program Fees - Rec Pool Revenue	275	90	24,100	10,000	14,100	28	0.20%
	\$ 30,481	\$ 74,729	\$ 727,603	\$ 20,000	\$ 727,603	\$ 106,816	14.68%

Recreation Programming- We finished our first season running Youth Football and Cheerleading within our department. We had four teams with 78 football players and 30 cheerleaders. Our adult volleyball season just ended and we had 11 teams with 105 participants in the league. Registration for the Winter Adult Basketball League just closed and we are set with 19 teams registered. The Konos Academy and The Campus continue to use Kedron for their practices and home games. The PTC Youth basketball season is in full swing and they are utilizing Kedron for practices and games. Whitewater and Starr's Mill competed in a swim meet at Kedron on the 7th. They gym floors at Kedron were resurfaced this month and Pickle ball lines were put down in the process to make the gym more versatile for our residents.

Special Events Notes- The Civitan Club hosted their annual Chili Challenge at Shakerag Knoll on the 1st with an estimated 500 people in attendance. Braelinn Elementary hosted their annual Fun Run on the 8th with an estimated 300 people in attendance. The Dark side Running Club hosted their annual Peachtree City 25K/ 50K at Luther Glass Park and surrounding paths on the 9th with an estimated 40 athletes participating. Trinity Fellowship Church hosted the Speed the Light 5K at the McIntosh Trail Complex and surrounding paths on the 15th with an estimated 120 people in attendance.

Tournaments Notes- We hosted a USSSA Baseball Tournament at the PAC on the 1st with 9 teams competing. We co- hosted the Southside

BRE Program Report

November, 2014

- **Developer Project Support**
 - Ongoing support related to two major redevelopment projects
 - Hosted company representatives to address concerns related to PTC site-selection
- **Speaker: Fayette Senior Services Event at PTC Gathering Place**
 - Addressed local citizens regarding economy, jobs growth in PTC, and new community developments
- **Attended International Economic Development Council Course**
 - Business Retention & Expansion Course
 - Two-Day, Accredited
 - Successful Completion of BRE Course
- **Falcon Field**
 - Meeting with local airport officials related to available land surrounding airport
 - Developing marketing strategy to actively pursue possible new corporate clients in and around Falcon Field
 - Introduced new President & CEO to FF team, land parcels, potential sites for future companies
- **Metro Atlanta Chamber**
 - Hosted MAC Project Managers to inform them of current offerings in Peachtree City for possible future project site locations
 - Attended MAC meeting to promote Fayette County and continue to build relationships with Project Managers of MAC
- **Hosted President & CEO, Other Executives of Company considering new facility in Peachtree City**
 - Temporary Office Space Selected
 - Announcement Imminent
- **Leadership Georgia**
 - Primary Point of Contact for LGA's (First-EVER!) Visit to Fayette County – Coordinated Activities for Group For Visit
 - Tour of Peachtree City among LGA Activities
 - LGA Wrap-Up Gala Held in PTC
 - LGA Group Stayed Overnight at Dolce
- **Developer B**
 - Working closely to coordinate new site for future corporate locations
 - Met to combine efforts regarding marketing and promotion of site, which has now been selected as a finalist for an international company's new US facility

*New Corporate Headquarters Announcement Imminent.

*New facility Groundbreaking Announcement Imminent.

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)

Term of Appointment

November-14

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Vacant 01/01/14-12/31/15	0	0	0	0		#DIV/0!
Shayne Robinson Vice Chair, Recreation & Special Events <i>Until no longer Recreation & Special Events Chairperson</i>	10	10	9	1	3/19/2014	90%
Sherri Smith Brown Business Owner/Media 01/01/14-12/31/15	10	10	9	1	9/17/2014	90%
Andy Dunn Recreation Venue 1/1/2013 - 12/13/14	10	10	5	5	11/20/2013 01/22/2014 06/18/2014 08/20/2014 11/19/2014	50%
Mike King City Council 01/01/14-12/31/14	10	10	8	2	2/26/2014 09/17/2014	80%
Hope Macaluso Airport Authority 01/01/14-12/31/15	10	8	8	0		100%
Rick Barnes Secretary/Treasurer Retail 01/01/14-12/31/15	10	10	9	1	7/16/2014	90%
Wende Blumberg Alternate Hotel/Motel 01/01/14-12/31/15	10	10	7	3	2/26/2014 3/19/2014 4/16/2014	70%

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

Term of Appointment

November 2014

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner, Vice Chairman 10/07/10 - 09/30/16	15	15	13	2	3/10/2014 11/10/2014	87%
Aaron Daily 10/10/11 - 09/30/14	15	15	11	4	4/14/2014 6/9/2014 8/11/2014 10/13/2014	73%
Frank Destadio, Chairman 04/21/11 - 09/30/15	15	15	14	1	6/9/2014	93%
Phil Prebor (filling Robert Napoli's unexpired term) 10/01/14 - 09/30/15	15	1	1	0		100%
Lynda Wojcik 02/23/09 - 09/30/16	15	15	15	0		100%
Terrence Manning Alternate 10/01/14 - 09/30/15	15	1	1	0		100%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: 12/12/2014
SUBJECT: Consider Appointment of Airport Authority Members
Consent Agenda, December 18, 2014

Due to scheduling issues, interviews for the vacant positions on the Airport Authority will be held the week of December 12, 2014. Recommendations for approval by Council will be on the dais for Thursday's meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: 12/12/2014
SUBJECT: Consider Appointment of WASA Board Member(s)
Consent Agenda, December 18, 2014

Due to scheduling issues, interviews for the vacant positions on the WASA Board will be held the week of December 12, 2014. Recommendations for approval by Council will be on the dais for Thursday's meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: 12/12/2014

SUBJECT: Consider Appointment of Recreation & Special Events Member(s)
Consent Agenda, December 18, 2014

Due to scheduling issues, interviews for the vacant positions on the Recreation and Special Events Board will be held the week of December 12, 2014. Recommendations for approval by Council will be on the dais for Thursday's meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: 12/12/2014

SUBJECT: Consider Appointment of Convention & Visitor Bureau (CVB) Members
Consent Agenda, December 18, 2014

Due to scheduling issues, interviews for the vacant positions on the CVB will be held the week of December 15, 2014. Recommendations for approval by Council will be on the dais for Thursday's meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Deputy City Clerk

DATE: December 2, 2014

SUBJECT: Alcohol License – NEW – Willy's Mexicana Grill
December 18, 2014, Council Meeting

Recommendation:

Staff recommends Council consider the attached application for a new alcohol license.

Discussion:

Willy's Mexicana Grill, 2775 Highway 54, has submitted a request for a new alcohol license. Mr. Karl F. Bitter, Jr., has requested he be appointed as the Licensee. Mr. Jose N. Sanchez Cambron has asked he be appointed as the License Representative.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for the sale of beer and wine, which is \$1,350. If they choose to serve on Sunday, they will pay an additional \$500 annually.

Attachments



Receipt #: 318475
 Initials: KO
 Date: 11-21-14

CITY HALL
 151 WILLOWBEND ROAD
 PEACHTREE CITY, GA 30269
 PHONE: 770-487-7657
 FAX: 770-631-2505
 WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: <u>Willy's Mexicana Grill, Inc</u>	Business Location: <u>2775 GA Hwy 54</u>	Peachtree City GA 30269
Nature of Business: <u>Fast Casual Restaurant</u>	Mailing Address: <u>1876 DeFoor Ave NW Suite 6 Atlanta GA 30318</u>	Business Phone Number: <u>404-252-6366</u> EXT 100
Name of Licensee: <u>Karl F. Bitter, Jr</u>	Home Address: <u>Atlanta</u> <u>211 Terrace Dr GA 30305</u>	Home Phone Number: <u>404-784-6984</u>
Name of License Representative: <u>Jose Cambron</u> <u>Nestor Sanchez</u>	Home Address: <u>2783 Ashworth Circle Snellville GA 30078</u>	Home Phone Number: <u>678-777-8384</u>

Please indicate type of licenses applying for:

Retail Consumption Dealer	Retail Package Dealer	Wholesale Dealer
☒ Malt Beverage	☐ Malt Beverage	☐ Malt Beverage
☒ Wine	☐ Wine	☐ Wine
☐ Distilled Spirits	☐ Distilled Spirits	☐ Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
Corporation Name <u>Willy's Mexicana Grill, Inc</u>	<u>1876 DeFoor Ave NW Suite 6 Atlanta, GA 30318</u>	<u>404-252-6366</u> EXT 100
Owner/CEO <u>Karl F. Bitter, Jr</u>	Home <u>211 Terrace Dr Atlanta, GA 30305</u>	<u>404-784-6984</u>
Partowner <u>Karl F. Bitter, Sr</u>	Home <u>9 Busbee Road Asheville, NC 28803</u>	<u>828-274-5501</u>
Contact <u>Jana Meeler</u>	<u>1876 DeFoor Ave NW Suite 6 Atlanta, GA 30318</u>	<u>404-252-6366</u> EXT 100

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES (NO)

If YES, Please Provide Name of Employee: _____

State of Georgia

City of Peachtree City

I, William E. McCollom, Chief of Police for the City of Peachtree City, do hereby certify that:

Jose N. Sanchez Cambron
3493 Cameo Ct
Snellville, GA 30039

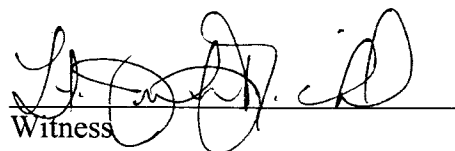
has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



William E. McCollom
Chief of Police

11/26/14

Date



Witness

State of Georgia

City of Peachtree City

I, William E. McCollom, Chief of Police for the City of Peachtree City, do hereby certify that:

Karl F. Bitter Jr
211 Terrace Dr NE
Atlanta, GA 30305

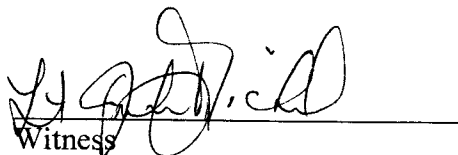
has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



William E. McCollom
Chief of Police

11/26/14

Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: CITY COUNCIL AND MAYOR

VIA: JAMES PENNINGTON, CITY MANAGER
PAUL SALVATORE, FINANCE DIRECTOR *P.S.*
KELLY BUSH, ASSISTANT FINANCE DIRECTOR *KB*

FROM: WILLIAM MCCOLLOM, CHIEF OF POLICE *WMC*

DATE: DECEMBER 8TH, 2014

SUBJECT: GOHS INTOXILYZER 9000 GRANT
Consent Agenda - December 18th, 2014 Council Meeting

Recommendation:

The Police Department is requesting to apply for and accept grant funding from the Georgia Governor's Office of Highway Safety (GOHS) for the amount of \$8,400 to purchase an Intoxilyzer 9000 breath testing instrument.

Discussion:

This grant is funded by the Georgia Governor's Office of Highway Safety (GOHS) to the Peachtree City Police Department. The purpose of the grant is to fund purchase of a breath testing instrument that all law enforcement agencies will have to put in place by January 1, 2016 in order to continue conducting evidentiary breath tests for DUI prosecution. The previously used devices will have to be removed from service by that date and replaced with the updated model, as mandated by recently implemented regulations.

The grant has a maximum value of \$8,400 that must be spent during the 2015 fiscal year. All purchases are to be made by Peachtree City and are then 100% reimbursed by GOHS per the agreement. The purchase must be of the approved Intoxilyzer 9000 instrument and related peripherals.

As part of this grant, we must enter an agreement/certification with the State of Georgia Governor's Office of Highway Safety. This agreement constitutes a Grant Application with standard reporting criteria, conditions, and terms.

Acceptance of this grant allows the Police Department to obtain, at no cost, equipment that would otherwise have to be purchased with city funds to maintain operational capabilities in a vital area of police services.

Selection as a grantee for this program is based upon recognition from GOHS for excellent highway safety programs by the receiving agency.

Budget Impact:

Since this grant must be expended during FY2015, funds will have to be added to the existing budget to make the initial purchase. All funds will then be reimbursed within 30 days of a claim being filed. This is a fully funded, non-matching grant. There is no other residual budget impact.

WM/mm

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: James L. Pennington, City Manager 

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

DATE: December 11, 2014

SUBJECT: Consider Renewal of Ground Lease – American Towers LLC
December 18, 2014 City Council Agenda

Recommendation

Staff recommends that Council approve the attached First Amendment to Lease Agreement with American Towers LLC.

Discussion:

This agreement is in regard to the cell tower located on Highways 74 south and Rockaway Road (near Meade Field and the city's recycling center). The ground lease agreement for this location has been in effect since November 1998 and currently yields approximately \$72K per year in revenue to the city's General Fund. The city is paid both a monthly fee for lease of the ground that the tower is located on, plus a monthly percentage of revenue generated from carriers that have their equipment mounted on the tower. This amendment to the lease agreement is to allow for an extension to the current lease agreement for up to seven more 5-year terms. Approval of the lease will secure this revenue source for years to come, and also provide the city with an unanticipated windfall of \$50,000 if we execute the agreement prior to December 31, 2014.

Budget Impact

Approval of the lease agreement will entitle the city to an unanticipated (unbudgeted) one-time payment from American Towers LLC in the amount of \$50,000.

POSITION PAPER

Proposed Rezoning
Kedron Office Park tract

Senior Planner
December 11, 2014

David



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 overall development 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.

Kedron Office Park tract

December 11, 2014

Page 2

The Applicant is proposing that the rezoning be applicable to Lot 2 only, and that conditions be incorporated into the zoning that would limit this site to no more than one hotel, and that the hotel be designated as an all-suites hotel. A condition would also be incorporated 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".

Facts:

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").

Kedron Office Park tract

December 11, 2014

Page 3

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

Kedron Office Park tract

December 11, 2014

Page 4

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.*

Kedron Office Park tract

December 11, 2014

Page 5

- *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.*

Kedron Office Park tract

December 11, 2014

Page 6

- *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:

Kedron Office Park tract

December 11, 2014

Page 7

- 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

Kedron Office Park tract

December 11, 2014

Page 8

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

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

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

REZONING PERMIT APPLICATION

Fee: \$600 + \$50/acre

Receipt # 308595

Date Filed 10/16/14

Case # 2014-08-MAP
Office Use Only

SITE LOCATION	Address <u>100 WORLD DRIVE</u> <u>PEACHTREE CITY</u>		SITE INFORMATION	Parcel #(s) <u>073609003</u> <u>073 609 001</u>	
	Proposed Use: <u>HOTEL / BANQUET HALL</u>			Existing Zoning <u>OBI</u> Proposed Zoning <u>LUC</u> Property Size: <u>14.65 AC</u> Square Feet Acres	
APPLICANT	Name <u>RAJ PATEL / APSILON HOTELS</u>		OWNER	Name <u>12REF-RB-GA KOP LLC</u>	
	Address <u>3434 BROWNS MILL ROAD</u> City, State, Zip <u>ATLANTA, GA. 30354</u> Phone # <u>(404) 456-8483</u> Email <u>raj@apsilonhotels.com</u>			Address <u>7000 CENTRAL PARKWAY</u> City, State, Zip <u>ATLANTA, GA. 30328</u> Phone # <u>(770) 580-6500</u> Email	

IMPACTED AREAS	Sq ft Acres		LAND USE & ZONING	Please record all surrounding property within 200ft of site	
				Land Use Zoning	
	Disturbed Area <u> </u> %			North <u>Open green space OS-C</u>	
	Impervious Area <u> </u> %			East <u>Open Space OS-C</u>	
	Open Space & Greenbelts <u> </u> %			South <u>General Commercial GC</u>	
				West <u>Office OBI</u>	

LOCATION OF	Entrance to Site: <u>EXISTING</u>	
	Tree Save and Landscape Buffers: <u>EXISTING</u>	
	Other Buffers: <u>-</u>	
	Greenbelts (to be dedicated to the city): <u> </u>	
	Multi-Use Path Connections: <u> </u>	
	Historical Resources: <u>-</u>	
	Natural Features: <u>-</u>	
	Stormwater Retention: <u>EXISTING</u>	

BUILDING INFORMATION	Building type: <u>HOTEL / BANQUET HALL</u>		Briefly describe proposed use of property: (A separate detailed report is still required to be attached to this application)
	Hrs of operation: <u>24 HRS</u>		
	# of stories: <u>4</u>	Building height: <u>50 FT</u>	
	Floor Area (Sq ft) <u>Existing</u> <u>Proposed</u> <u> </u> <u>65,000 SF</u>		
	# of dwelling units: <u>1</u>	Units/acre: <u> </u>	
	# of employees: <u>Existing</u> <u>Proposed</u> <u> </u> <u>25-35</u>	Parking: <u> </u> <u>600</u> <u> </u> <u> </u> # Required # Existing # Proposed # Previous	

TYPE OF CONSTRUCTION	Structural Material:		SETBACKS	Required		Proposed	
	☒ Wood ☐ Metal ☐ Concrete ☐ Brick ☐ Other			Front (Building)		ft	
	Roof Material:			Front (Parking)		ft	
	☐ Metal ☒ Tar ☐ Shingles ☐ Slate ☐ Other			Side		ft	
	Interior Finish:			Rear		ft	
	☒ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other						
	Exterior Finish:						
	☐ Wood ☐ Metal ☐ Concrete ☒ Brick ☒ Other						

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 vehicle(s): _____ ADT: _____ (vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)									

UTILITIES & SERVICES INFO	Solid waste collection: <u>EXISTING / ON SITE</u>		** Please attach letters from utilities indicating that their services can support the proposed development **	
	Natural gas: <u>ON SITE</u>			Water supply:
Electrical Service: _____ Underground? ☒ Yes ☐ No			☐ Individual Well(s) ☐ Community System ☒ Municipal System: (Fayette County Water Dept)	
Telephone Service: _____ Underground? ☒ Yes ☐ No			Wastewater collection/treatment:	Estimated total wastewater discharge (gpd):
Cable TV Service: _____ Underground? ☒ Yes ☐ No			☐ Individual Onsite ☐ Community System ☒ Municipal System: (Peachtree City WASA)	

FIRE INFORMATION	Automatic Fire Sprinklers:		Briefly describe daily operations: (A separate detailed report is still required to be attached to this application)	
	☒ Yes ☐ No, why? _____			<u>Hotel / Banquet hall</u>
Automatic Fire Alarm:			<u>Operations.</u>	
# of Fire Hydrants: <u>2</u> Existing _____ Proposed				
Hazardous Material On Site? (If yes, describe type and method of storage to the right:)	☐ Yes ☒ No		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. Rost 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

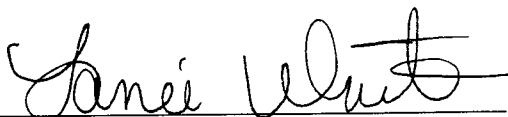
October 3, 2014

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

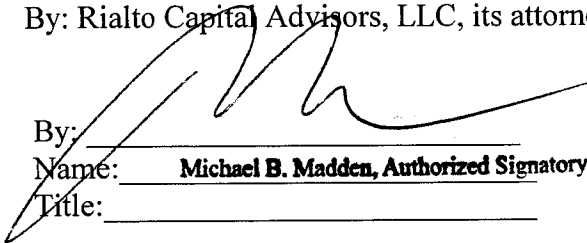
RREF RB-GA KOP, LLC, being the owner of the property located at 100 World Drive, Peachtree City, GA 30269 (the 'Property'), does hereby authorize Apsilon Hotels, LLC (the "Applicant") to file its application(s) necessary for the limited purpose of modifying the existing zoning and/or use approvals for 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.

RREF RB-GA KOP, LLC


Notary

By: RREF RB Acquisitions, LLC, its sole member

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

By: 

Name: **Michael B. Madden, Authorized Signatory**

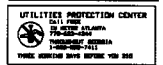
Title: _____



10/3/14
Date

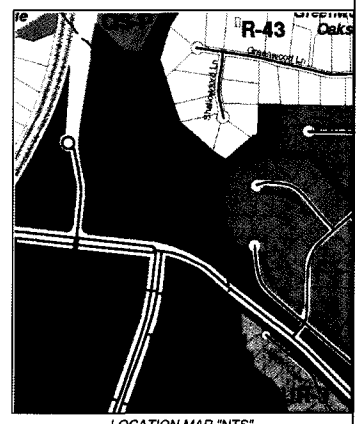
LEGENDS OF SYMBOLS

- 1. 100' FLOOD LINE
- 2. 100' FLOOD LINE
- 3. 100' FLOOD LINE
- 4. 100' FLOOD LINE
- 5. 100' FLOOD LINE
- 6. 100' FLOOD LINE
- 7. 100' FLOOD LINE
- 8. 100' FLOOD LINE
- 9. 100' FLOOD LINE
- 10. 100' FLOOD LINE
- 11. 100' FLOOD LINE
- 12. 100' FLOOD LINE
- 13. 100' FLOOD LINE
- 14. 100' FLOOD LINE
- 15. 100' FLOOD LINE
- 16. 100' FLOOD LINE
- 17. 100' FLOOD LINE
- 18. 100' FLOOD LINE
- 19. 100' FLOOD LINE
- 20. 100' FLOOD LINE
- 21. 100' FLOOD LINE
- 22. 100' FLOOD LINE
- 23. 100' FLOOD LINE
- 24. 100' FLOOD LINE
- 25. 100' FLOOD LINE
- 26. 100' FLOOD LINE
- 27. 100' FLOOD LINE
- 28. 100' FLOOD LINE
- 29. 100' FLOOD LINE
- 30. 100' FLOOD LINE
- 31. 100' FLOOD LINE
- 32. 100' FLOOD LINE
- 33. 100' FLOOD LINE
- 34. 100' FLOOD LINE
- 35. 100' FLOOD LINE
- 36. 100' FLOOD LINE
- 37. 100' FLOOD LINE
- 38. 100' FLOOD LINE
- 39. 100' FLOOD LINE
- 40. 100' FLOOD LINE
- 41. 100' FLOOD LINE
- 42. 100' FLOOD LINE
- 43. 100' FLOOD LINE
- 44. 100' FLOOD LINE
- 45. 100' FLOOD LINE
- 46. 100' FLOOD LINE
- 47. 100' FLOOD LINE
- 48. 100' FLOOD LINE
- 49. 100' FLOOD LINE
- 50. 100' FLOOD LINE
- 51. 100' FLOOD LINE
- 52. 100' FLOOD LINE
- 53. 100' FLOOD LINE
- 54. 100' FLOOD LINE
- 55. 100' FLOOD LINE
- 56. 100' FLOOD LINE
- 57. 100' FLOOD LINE
- 58. 100' FLOOD LINE
- 59. 100' FLOOD LINE
- 60. 100' FLOOD LINE
- 61. 100' FLOOD LINE
- 62. 100' FLOOD LINE
- 63. 100' FLOOD LINE
- 64. 100' FLOOD LINE
- 65. 100' FLOOD LINE
- 66. 100' FLOOD LINE
- 67. 100' FLOOD LINE
- 68. 100' FLOOD LINE
- 69. 100' FLOOD LINE
- 70. 100' FLOOD LINE
- 71. 100' FLOOD LINE
- 72. 100' FLOOD LINE
- 73. 100' FLOOD LINE
- 74. 100' FLOOD LINE
- 75. 100' FLOOD LINE
- 76. 100' FLOOD LINE
- 77. 100' FLOOD LINE
- 78. 100' FLOOD LINE
- 79. 100' FLOOD LINE
- 80. 100' FLOOD LINE
- 81. 100' FLOOD LINE
- 82. 100' FLOOD LINE
- 83. 100' FLOOD LINE
- 84. 100' FLOOD LINE
- 85. 100' FLOOD LINE
- 86. 100' FLOOD LINE
- 87. 100' FLOOD LINE
- 88. 100' FLOOD LINE
- 89. 100' FLOOD LINE
- 90. 100' FLOOD LINE
- 91. 100' FLOOD LINE
- 92. 100' FLOOD LINE
- 93. 100' FLOOD LINE
- 94. 100' FLOOD LINE
- 95. 100' FLOOD LINE
- 96. 100' FLOOD LINE
- 97. 100' FLOOD LINE
- 98. 100' FLOOD LINE
- 99. 100' FLOOD LINE
- 100. 100' FLOOD LINE



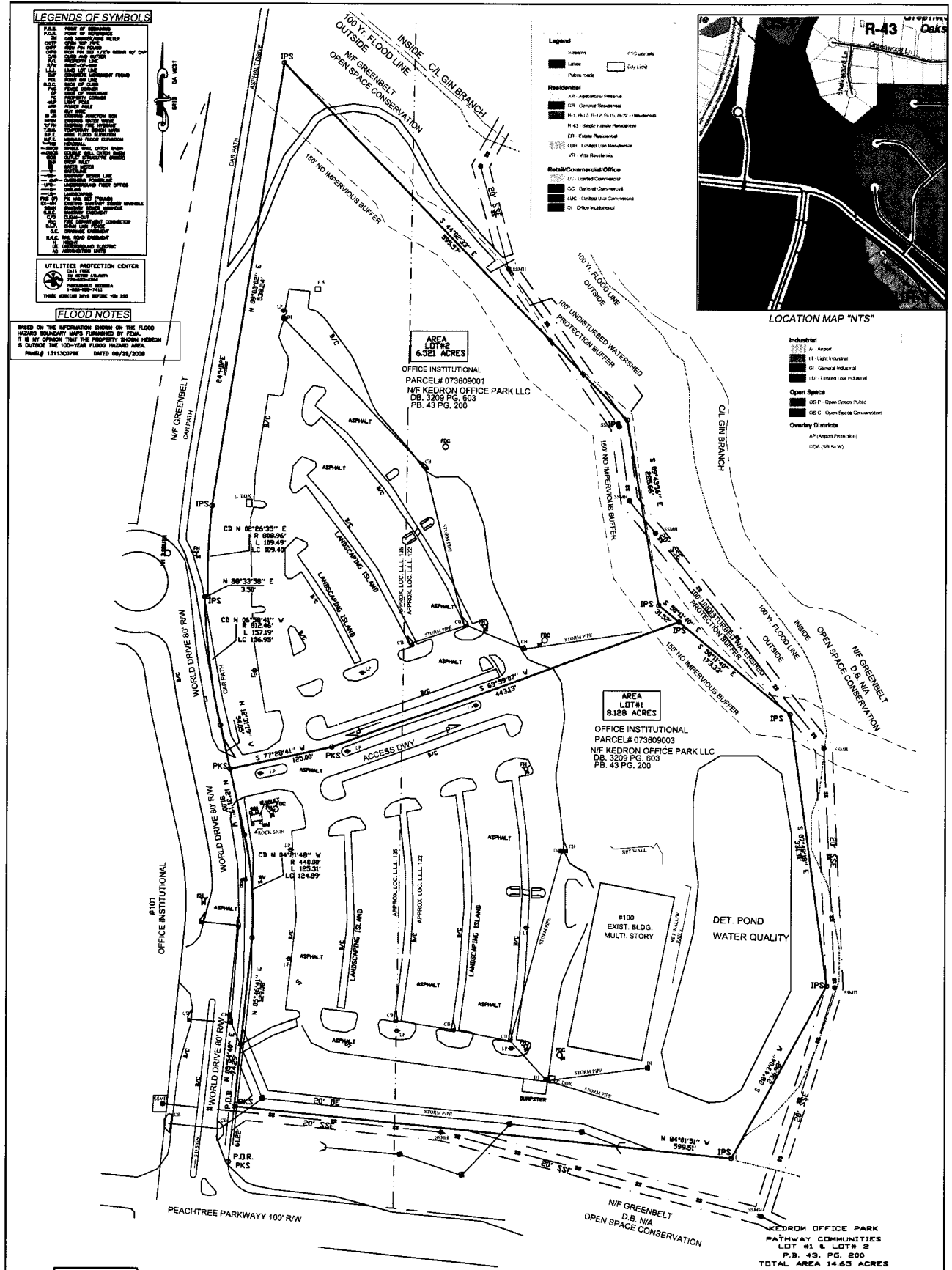
FLOOD NOTES
 BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS NOT KNOWN THAT THE PROPERTY SHOWN HEREIN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
 PARCEL 1311303796 DATED 06/25/2014

- Legend**
- 1. 100' FLOOD LINE
- 2. 100' FLOOD LINE
- 3. 100' FLOOD LINE
- 4. 100' FLOOD LINE
- 5. 100' FLOOD LINE
- 6. 100' FLOOD LINE
- 7. 100' FLOOD LINE
- 8. 100' FLOOD LINE
- 9. 100' FLOOD LINE
- 10. 100' FLOOD LINE
- 11. 100' FLOOD LINE
- 12. 100' FLOOD LINE
- 13. 100' FLOOD LINE
- 14. 100' FLOOD LINE
- 15. 100' FLOOD LINE
- 16. 100' FLOOD LINE
- 17. 100' FLOOD LINE
- 18. 100' FLOOD LINE
- 19. 100' FLOOD LINE
- 20. 100' FLOOD LINE
- 21. 100' FLOOD LINE
- 22. 100' FLOOD LINE
- 23. 100' FLOOD LINE
- 24. 100' FLOOD LINE
- 25. 100' FLOOD LINE
- 26. 100' FLOOD LINE
- 27. 100' FLOOD LINE
- 28. 100' FLOOD LINE
- 29. 100' FLOOD LINE
- 30. 100' FLOOD LINE
- 31. 100' FLOOD LINE
- 32. 100' FLOOD LINE
- 33. 100' FLOOD LINE
- 34. 100' FLOOD LINE
- 35. 100' FLOOD LINE
- 36. 100' FLOOD LINE
- 37. 100' FLOOD LINE
- 38. 100' FLOOD LINE
- 39. 100' FLOOD LINE
- 40. 100' FLOOD LINE
- 41. 100' FLOOD LINE
- 42. 100' FLOOD LINE
- 43. 100' FLOOD LINE
- 44. 100' FLOOD LINE
- 45. 100' FLOOD LINE
- 46. 100' FLOOD LINE
- 47. 100' FLOOD LINE
- 48. 100' FLOOD LINE
- 49. 100' FLOOD LINE
- 50. 100' FLOOD LINE
- 51. 100' FLOOD LINE
- 52. 100' FLOOD LINE
- 53. 100' FLOOD LINE
- 54. 100' FLOOD LINE
- 55. 100' FLOOD LINE
- 56. 100' FLOOD LINE
- 57. 100' FLOOD LINE
- 58. 100' FLOOD LINE
- 59. 100' FLOOD LINE
- 60. 100' FLOOD LINE
- 61. 100' FLOOD LINE
- 62. 100' FLOOD LINE
- 63. 100' FLOOD LINE
- 64. 100' FLOOD LINE
- 65. 100' FLOOD LINE
- 66. 100' FLOOD LINE
- 67. 100' FLOOD LINE
- 68. 100' FLOOD LINE
- 69. 100' FLOOD LINE
- 70. 100' FLOOD LINE
- 71. 100' FLOOD LINE
- 72. 100' FLOOD LINE
- 73. 100' FLOOD LINE
- 74. 100' FLOOD LINE
- 75. 100' FLOOD LINE
- 76. 100' FLOOD LINE
- 77. 100' FLOOD LINE
- 78. 100' FLOOD LINE
- 79. 100' FLOOD LINE
- 80. 100' FLOOD LINE
- 81. 100' FLOOD LINE
- 82. 100' FLOOD LINE
- 83. 100' FLOOD LINE
- 84. 100' FLOOD LINE
- 85. 100' FLOOD LINE
- 86. 100' FLOOD LINE
- 87. 100' FLOOD LINE
- 88. 100' FLOOD LINE
- 89. 100' FLOOD LINE
- 90. 100' FLOOD LINE
- 91. 100' FLOOD LINE
- 92. 100' FLOOD LINE
- 93. 100' FLOOD LINE
- 94. 100' FLOOD LINE
- 95. 100' FLOOD LINE
- 96. 100' FLOOD LINE
- 97. 100' FLOOD LINE
- 98. 100' FLOOD LINE
- 99. 100' FLOOD LINE
- 100. 100' FLOOD LINE



LOCATION MAP "NTS"

- Industrial**
- 1. 1.1. Light Industrial
- 2. 2.1. General Industrial
- 3. 3.1. Limited Use Industrial
- Open Space**
- 4. 4.1. Open Space Public
- 5. 5.1. Open Space Conservation
- Overlay Districts**
- 6. 6.1. Airport Protection
- 7. 7.1. Airport
- 8. 8.1. Airport



- GENERAL NOTES**
- 1. FOR THE PURPOSES OF THIS SURVEY, THE PROPERTY SHOWN HEREIN IS ASSUMED TO BE ACCURATELY LOCATED AND DESCRIBED BY THE DEEDS AND RECORDS.
- 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 75,000 FEET, AND AN ANGULAR ERROR OF 60" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.
- 3. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET.
- 4. EQUIPMENT USED WAS 200

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 75,000 FEET, AND AN ANGULAR ERROR OF 60" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

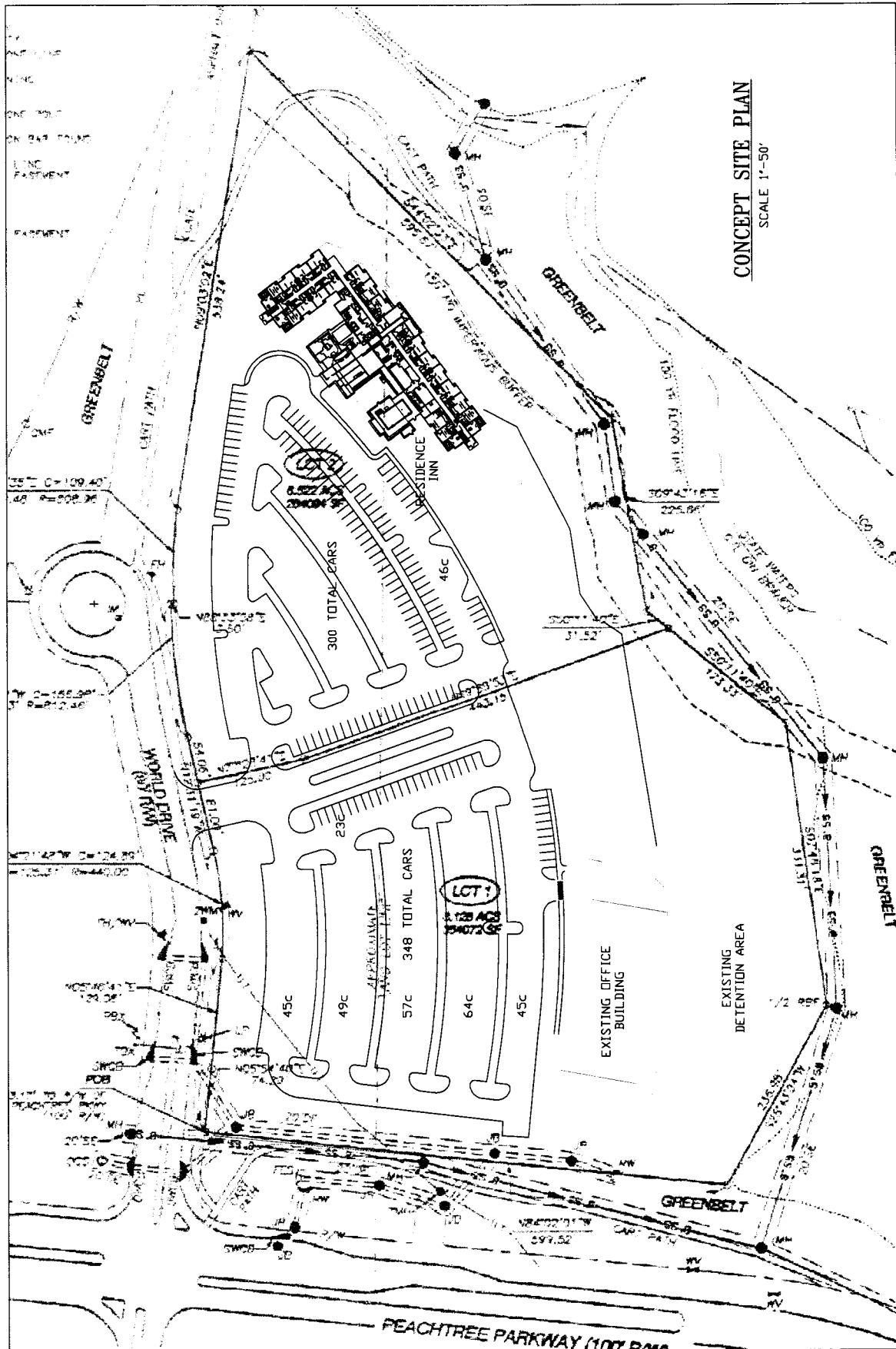
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNIQUES, STANDARDS AND PRACTICES SET FORTH IN CHAPTER 150-7 OF THE GEORGIA RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND LAND SURVEYORS.

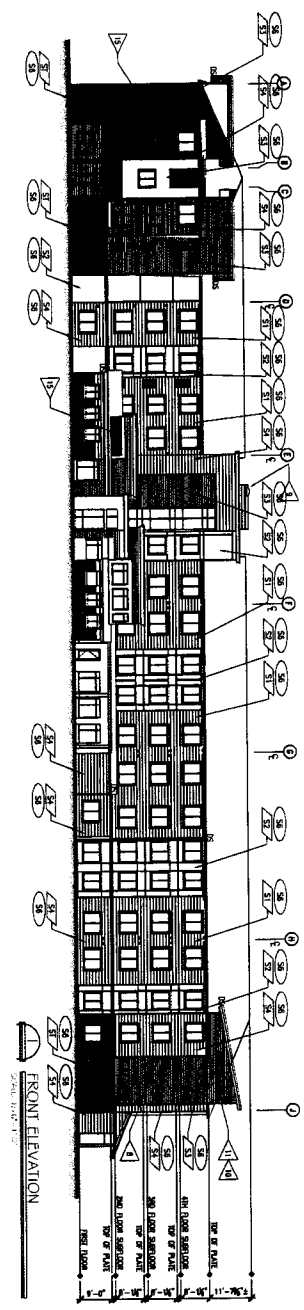
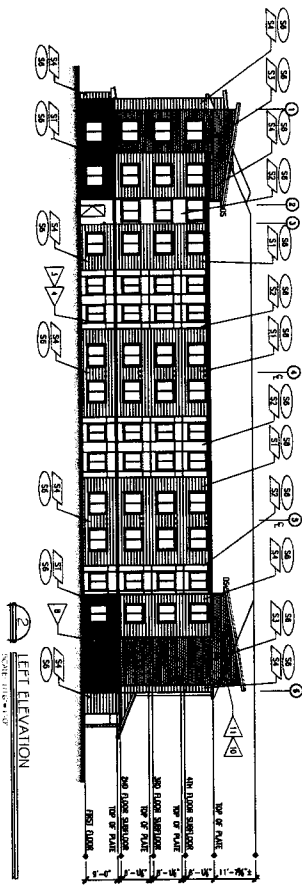
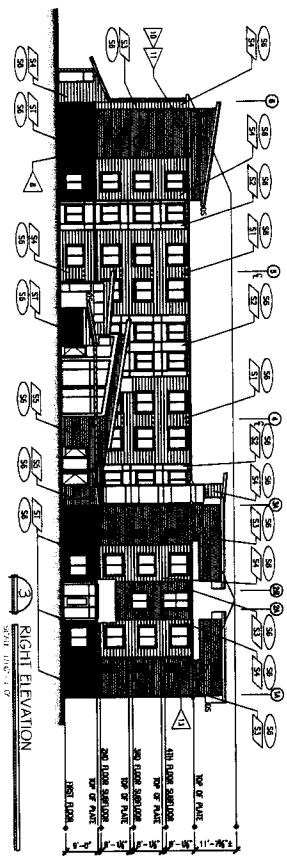
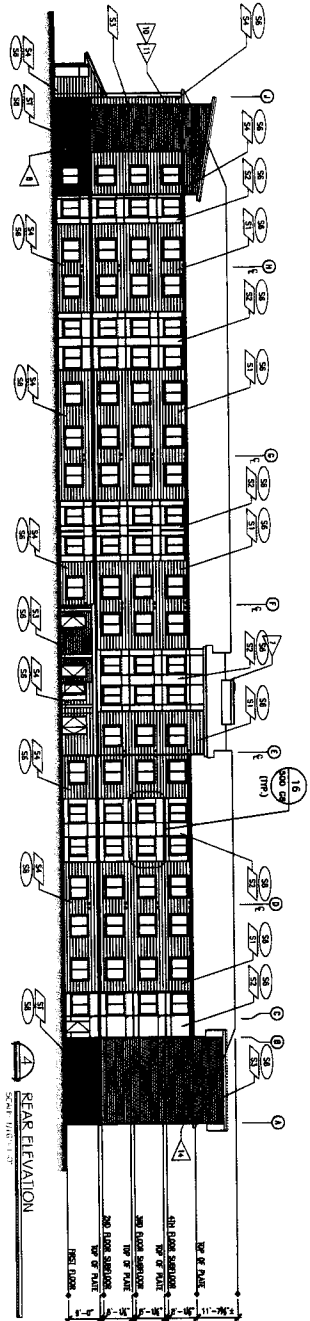


REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING L.P. 0000831	06/25/14
2	SURVEY FOR: RESIDENCE 100 AND SUITE KEDRON CONFERENCE CENTER	06/25/14
3	Land Lot 122 & 130 7th Dist.	06/25/14
4	Drawn By: AMM	06/25/14
5	Dwg No: 2-1408928	06/25/14

IN PURSUANCE TO RULE 150-7-03 OF THE GEORGIA RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND LAND SURVEYORS, THE TERM "CERTIFICATION" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL ENGINEER OR LAND SURVEYOR THAT THE DESIGN OR DESIGN DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

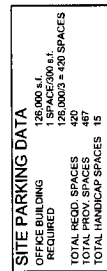
John H. Smith, S.E. No. 2642
 Certified Design Professional # 4470





PRELIMINARY

DATA DATE: 8-27-2014 SHEET: A-2	DANIEL LEMBERG - ARCHITECT 3445 CONCORD CORNER CONYERS, GA 30013	PHONE: 770-922-8322	Residence Inn Marriott		Peachtree City Georgia	REVISIONS DATE



**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 was continued to this meeting.

Since that time, the Applicant, Apsilon Hotels, had requested that the rezoning application be modified as follows:

Site plan

- No more than one (1) hotel would be constructed on the overall tract.
- The hotel would be located on the northernmost building pad, where the rear property line of the subject tract was located approximately 400' from the rear property line of the closest lot within the Kedron Hills subdivision.
- The hotel would be no more four (4) stories.
- The hotel would be no more than 45' in height from finish grade to the highest point on the roof.
- The second hotel and the event/ banquet facility would be removed from consideration, and those building pads would remain for office use.

Incorporation of Deed Restrictions/ Modifications to Conditions of zoning

The property east of World Drive was 14.65 acres in size and known to us as the Kedron Office Park. The overall development consisted of two tracts of land:

1. Lot 1 was 8.13 acres in size and included the 100 World Drive office building and a pad for a second office building (200 World Drive).
2. Lot 2 was 6.52 acres in size and included two building pads (300 and 400 World Drive). The subject tract was currently zoned OI Office Institutional.

Lot 1 – Deed Restrictions

- The Applicant was requesting that the current zoning for Lot 1 (OI) remain unchanged. 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.

Lot 2 – Conditions of Zoning

- The Applicant was requesting that the rezoning be applicable to Lot 2 only, and that conditions be incorporated into the zoning that would limit this site to no more than one hotel, and that the hotel be designated as an all-suites hotel. A condition would also be incorporated that would limit the development on the remaining building pad to those uses and other regulations as identified in the OI zoning district.

Mr. Rast also addressed one of the questions that had been raised during the Public Hearing discussion on November 10 relative to how much land was already zoned and available for hotel use. Based on an analysis of all undeveloped tracts within the city 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, of these 25 parcels, only four (4) were large enough to accommodate a hotel similar in size to what was being proposed along with the associated parking, stormwater, and infrastructure.

Mr. Rast stated that Staff continued to support the rezoning request and recommended the proposed rezoning be forwarded to City Council with a recommendation that it be approved 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.*
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.*

Mr. Raj Patel of Apsilon Hotels, LLC, explained that they had modified their application based on comments that were made at the meeting in November. They had also met with residents of the Kedron Hills subdivision since it abutted this property. Their approval would be required before any changes could be made to the deed restrictions.

The following residents of the Kedron Hills community voiced their opposition to this proposal:

- Russ Korn – Kedron Hills
- Jack Allen – North Cove
- David Worley – Lake Kedron Community

Their concerns/comments/questions included the following:

- The potential increase in traffic.
- The height of the building.
- More access to residential property from guests at the Residence Inn.
- It was short-sighted to sacrifice long-term use of the property for short-term gain.
- Office development would offer more job opportunities than a hotel.
- This plan was not consistent with the Land Use Plan.
- There was currently a 35 percent vacancy rate in the existing hotels.
- Another 81 rooms would be provided when the Fairfield Inn was built.
- Visibility from neighboring residential property.
- How would this development benefit Kedron Village?

Mr. Korn was a member of the Kedron Hills Homeowner's Association and said they had not had enough time to find out how their neighbors felt about the modified plan so they were neither for nor against it. However, in general, they were against changing the Land Use Plan and felt doing so put the city on a "slippery slope."

Ms. Mary Giles, a resident of Braelinn Village, asked the following questions:

- What was Marriott's commitment to keeping their name on this hotel?
- 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?
- Was it possible to make an agreement with an HOA?

Mr. Raj Patel said the majority of their bookings were from Reservations and noted that a lot of guests were loyal to their brands because of the rewards they got. There was no requirement that they recommend another Hilton or Marriott, only a similar property.

Mr. Raj Patel said after they received approval from the city, Apsilon would sign a 20-year franchise agreement with Marriott. They would maintain that name. He noted 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. He added that they would not want to build another hotel if it would impact the Hilton Garden Inn. Referring back to the recession of 2008 and 2009, he pointed out that anytime a large business left Peachtree City, it affected other businesses besides hotels, i.e., restaurants, etc. They had maintained all of the hotels they owned during that recession.

Another resident, whose name was inaudible, mentioned there were already seven hotels in Peachtree City. Mr. Bob Patel, also of Apsilon, stated that a recent article in *The Citizen Newspaper*, stated the occupancy levels had risen above 65 percent and were running about 70 percent. The information in the article had been provided by the Peachtree City Convention & Visitors Bureau (CVB).

Mr. Raj Patel said weekends were the slowest times for the Hilton Garden Inn, and they appreciated the events the city was bringing in. He noted that 125 days during the past year, they were at capacity and had to turn business away.

Mr. Rast wanted to clarify that these were annual occupancy rates. When looking at the occupancy Monday thru Thursday when there were more business travelers, the rate was 70 to 75 percent. When the weekends were factored in, unless there was a tournament, the occupancy rate was at the 60 to 65 percent level. Mr. Conner pointed out that this was like a parking lot which was not designed for the average number of people but for the rush. It was the same for the hotels. He did not think the occupancy rates meant another hotel was not needed.

Dr. Russell Wilson, a resident of Kedron Hills, asked to see the footprint of the proposed building. He also wanted to confirm the modifications the Applicant had made to their rezoning application. He 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

It would be limited to office buildings only and any changes to that concept would require approval from the Kedron Hills HOA. On the tract of land that was being rezoned, the conditions of zoning would limit the property to no more than one hotel, and the city would enforce this through zoning.

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, and said they could see the lights from the existing office buildings from their back yard.

Mr. Rast replied 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. He also stated there would be no additional clearing between where the proposed buildings would be located and the vegetation in place today; and 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 drawings done as it might be necessary to put 118 or 122, depending on how the building ultimately fit on the property.

In response to whether or not they had explored other tracts of land in the city for the proposed hotel, Mr. Bob Patel explained that they had looked at the property in Lexington Circle which was currently zoned for a hotel. They strongly believed the property in Kedron was more viable for a hotel. The representative from Marriott who had 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. In response to a question from the audience, they stated they did not yet have anything in writing from Marriott.

The Commissioners had the following comments/questions:

- When would they get the commitment from Marriott?
- If the studios or any of the large businesses in the city decided to leave Peachtree City, the need for the long-term stay facility also would go away. What would they do with this property? What would Marriott's commitment to the property be?

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 LUC ordinance, but Mr. Rast stated that was not permitted. The term "all-suites hotel" was taken from hotel industry literature. Mr. Conner wondered if it was possible to specify a 4-star hotel. Mr. Hamblin wondered if wording that specified "an all-suites hotel similar to a Marriott Residence Inn of equal or better value" would be permitted.

Mr. Jim McCullough, a resident of North Cove subdivision, asked if there was any other access to this property besides 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. Prebor asked what percentage of rooms in the city were suites. Mr. Patel did not know but pointed out there were no all-suites facilities. Mr. Hamblin thought the only property that might have suites would be the Holiday Inn.

It seemed to Mr. Destadio that if the hotels were built in Lexington Circle, there would be more traffic on Peachtree Parkway. 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. Had a traffic study been done since Lexington Circle was originally approved? Mr. Rast explained that traffic improvements had been made to Walt Banks Road in the form of dedicated turn lanes and associated lane improvements. He also stated the traffic study prepared as a part of the Lexington Circle rezoning recommended intersection improvements at the Peachtree Parkway/ Walt Banks intersection but previous Councils had not been in favor of improving the intersection.

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.

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.
- We should have quality hotel rooms in which business people would want to stay and amenities that would attract the companies. If there were problems, we would not attract company headquarters to this area.

- She thought Cooper Lighting had been promised a certain number of hotel rooms when they moved here and noted that some companies had opted for locations in North Atlanta.
- She thought a location in Lexington Circle would only 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.
- As a business traveler, she wanted to stay in a Hilton or a Marriott.
- Three more office buildings would not offer the best thing.
- She was impressed that the Applicant had agreed to deed restrictions and was very happy they would have to have HOA approval to make changes.

Mr. Destadio did not see any benefit to the village but he did see benefit to the city. He also thought it was very good that the Applicant had met with the property owners, but he was still concerned about traffic.

Mr. Conner reiterated 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 to go to City Council, 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 noted that 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 rezoned. 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.

Mr. Conner did not think the bulk of overnight hotel guests would come through Fayetteville but from the interstate. He agreed this was a perfect site.

Mr. Destadio explained that the LUC zoning allowed more restrictions to be incorporated into the zoning. This property would be zoned LUC-24 which meant there were 23 other properties that had been rezoned to LUC. If the Patel's did not develop this property, the zoning would go with the land.

Mr. Daily had these concerns/comments:

- A rezoning needed to satisfy a higher threshold than anything else they did.
- They were looking at a potential short-term gain and should not be in a rush to put something on this property.
- This would be a perfect piece of property for a corporate headquarters.
- He thought Lexington Circle would be a perfect site for this hotel.
 - It would be closer to Pinewood Studios than any other property the city had.
 - 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 was also concerned that there was no guarantee it would be a Marriott or something comparable. Including "all suites" was not enough.

Mr. Destadio agreed there should be a higher standard for LUC.

Mr. Raj Patel said Marriott's Residence Inn was a 3 Star per AAA rating system. Mr. Daily thought this was unenforceable.

Mr. Rast stated for the record that conditions 12 through 14 would be part of the recommendation to City Council but may be reworded after consulting with the City Attorney.

Mr. Destadio thought the hotel owners and the HOA needed to work more closely together.

After discussion, a motion was made by Mr. Conner and seconded by Ms. Wojcik that the request from Apsilon Hotels, LLC that a 6.52-acre tract within the Kedron Office Park be rezoned from OI Office Institutional to LUC-24 Limited Use Commercial 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 noted the public hearing to consider this proposal would be on the December 18 City Council agenda.

**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.

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 City Council

VIA: Jim Pennington, City Manager
Paul Salvatore, Financial Services Director
Jonathan Rorie, Public Service Director
Angela Egan, Purchasing Agent

FROM: Josh Doughty, Fleet Manager

DATE: December 11, 2014

SUBJECT: Rubber Tire wheel loader
December 18, 2014-City Council Meeting

Recommendation:

Staff recommends the purchase of one (1) 2015 Volvo L60G Rubber tire wheel loader from ASC construction equipment for the bid amount of \$136,476.00. This machine will replace a 1994 Caterpillar IT18F. This recommendation shall replace the December 4, 2014 recommendation.

Discussion:

Due to a clerical error, the recommended low bid and bidder presented at the December 4, 2014 Council meeting is not correct. As way of explanation, the bid tender form included various bid alternatives for attachments. A attachment price (Root Rake) upon which the award was made was incorrect and later verified by Purchasing Agent..

To review, bid packages were sent to a number of Equipment distributors. Bids were received from four dealers. Including accessories and warranty, bids came to:

BIDDER	BID
ASC Construction Equipment	\$136,476.00
Cowin Equipment Company Inc.	\$143,069.00
Yancey Bros.	\$158,525.00
Flint Equipment Company	\$138,100.00

Budget Impact:

The 2014 PIP budget for the one (1) Rubber tire wheel loader is \$138,000. The low bid meeting specifications came in under budget by \$1,524.00. Funds are budgeted in the 2015 PIP account 335-4110-542279

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Community Services Director

FROM: Senior Planner *David*

DATE: December 11, 2014

SUBJECT: Consider Amendments to Section 704.5 of the Annexation Ordinance to Establish Entities that may Submit Requests for Annexation
December 18, 2014 City Council meeting

Recommendation:

That Council adopt the amendments to Section 704.5 of the Annexation Ordinance as proposed.

Discussion:

At the City Council workshop on October 21, 2014, Staff presented the city's current annexation ordinance and application submittal process. We then presented a series of parcels that might be considered for annexation at some point in the future.

Our current annexation ordinance stipulates that only the property owner and/ or their authorized agent may submit annexation applications for consideration. City Council requested that the ordinance be amended to include language that would allow City Council, the Planning Commission, and/ or City Staff to submit parcels to City Council for consideration of potential annexation.

The proposed language, as suggested by the City Attorney, is included in the attached ordinance. There are no additional changes to the ordinance or to the established Annexation Review Process.

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, subject to deleting "City Staff" and specifying "Planning and Zoning Department" (Attachment "A").

Budget impacts:

There are no budget impacts associated with this request.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
December 8, 2014**

PUBLIC HEARING

PH-14-07 Consider proposed amendments to the city's Annexation Ordinance, including the Step One and Step Two annexation process.

Mr. Rast explained that the proposed amendments would allow the property owner, their authorized agent, and/or City Council, the Planning Commission, and/or City Staff to submit requests for annexation.

Mr. Destadio thought the term "City Staff" was too vague. Mr. Rast asked if he would prefer language that specified Planning and Zoning staff. He said he would.

After discussion, a motion was made by Ms. Wojcik, seconded by Mr. Prebor, and unanimously adopted that the proposed amendments to allow the property owner, their authorized agent, and/or City Council, the Planning Commission, and Planning and Zoning Staff to submit requests for annexation be forwarded to City Council with a recommendation for approval.

**AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE,
SPECIFICALLY ARTICLE VII, SECTION 704.5 OF THE ANNEXATION ORDINANCE,
TO ESTABLISH ENTITIES THAT MAY SUBMIT ANNEXATION REQUESTS
FOR REVIEW AND CONSIDERATION,
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 Section 704.5 of the Annexation Ordinance be amended as follows:

Sec. 704. Annexation.

(704.5) Whenever the owner of a piece of property outside the city limits and/ or the City Council, Planning Commission and the Planning and Zoning Department wishes to request that certain property be annexed into the city limits of Peachtree City, such person or their designated agent shall follow a two-step review process as adopted by City Council at their meeting on August 5, 2004 (, or as amended by City Council) and formally identified as the "Annexation Review Process." A copy of this document is kept on record at City Hall and is available from the City Planner/ Zoning Administrator/ Planning and Zoning Department.

The first step of this process is intended to provide a general overview of the proposed annexation and identifies how the annexation may or may not be compatible with the established goals within the City's Comprehensive Plan. This information will be reviewed by City Staff and other governmental agencies and will then be forwarded to City Council for review.

Should City Council recommend that the proposed annexation request continue through the established review process, step two of this process requires the submittal of additional and detailed information pertaining to the impacts of the proposed annexation and subsequent development. The recommendation that the annexation request continue through the review process in no way implies that the City Council will ultimately approve the property for annexation.

Until such time that the City Council votes to accept an application for annexation, City Staff shall not take any action or make any recommendations with respect to such application that is submitted by a property owner or their designated agent. This restriction shall not apply to an application for annexation that is

initiated by City Council, the Planning Commission and/ or the Planning and Zoning Department.

If the application for annexation is rejected by City Council, no further action will be taken by the City regarding such application.

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 _____ 2014.

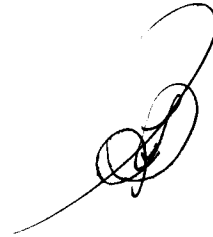
Vanessa Fleisch, Mayor

Attest: _____
City Clerk

POSITION PAPER

Senior Planner
December 11, 2014

David



Case number: V-2014-07

Applicant: Ms. Sherry Howell
Property address: 108 North Cove Drive
Lot 5, North Cove

Variance request: To permit an encroachment of 12' into the no impervious buffer to accommodate the construction of a covered porch off of the rear of the home.

Situation:

Ms. Sherry Howell ("Applicant") owns the property located at 108 North Cove Drive within the North Cove subdivision. The Applicant desires to construct a covered porch off of the main living area of the home.

The subject tract is 24,719 SF (0.57 acres) in size and includes 89 LF of frontage on Lake Kedron. As such, the property is subject to the city's Watershed Protection Buffer Ordinance.

Section 1004(b)(4) a. states "An undisturbed natural buffer area shall be maintained for a distance of 100 feet as measured from the normal pool elevation or the stream banks. Utilities shall not be located within this buffer if they can feasibly be located outside this area. All disturbances of this buffer require prior approval by the city."

Section 1004(b)(4)b. states "Impervious surfaces are prohibited within 150 feet of the normal pool elevation or the stream bank. This prohibition includes septic tanks, septic tank drain fields, and new paved paths."

The proposed porch would extend 12' from the rear of the home. Because of the placement of the home in relation to the no impervious buffer, one corner of the porch would extend 12' into the no impervious buffer while the other corner would extend 4' into the buffer.

The Applicant is requesting a variance of 12' from Section 1004(b)(4)b. of the Watershed Protection Buffer Ordinance to permit this encroachment.

The variance application is included as Attachment "A".

Proposed Variance: V-2014-07

December 11, 2014

Page 2

Review criteria:

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

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

Staff findings:

The subject lot is rectangular in shape and ranges in depth between 233.64' to 252.72'. The watershed protection buffer and the no impervious buffer extend 150' into the property as measured from the rear property line, leaving approximately 80' of the front portion of the lot for development.

The existing home was constructed 22' from North Cove Drive and extends to the 50' no impervious buffer. The lot slopes from the front towards the lake, such that you enter the home on the main living area and exit into the rear yard from a daylight basement. There is no access from the main living area of the home to the rear yard.

The Applicant desires to construct the covered porch as an extension of the main living area of the home. If the porch were a wooden deck with no roof element, it would be permitted within the no impervious buffer. However, the roof would prevent rainwater from naturally entering the ground below which would not be permitted within the no impervious buffer.

The Applicant desires to cover the porch for sun protection and to prevent the afternoon sun from entering the windows on the rear of the home. Concrete pavers would be installed in the area underneath the porch to permit water to infiltrate the ground.

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

Staff findings:

The strict or literal interpretation and application of this ordinance would prevent the Applicant from improving the property as proposed.

The city has permitted decks, retaining walls, concrete pavers and other improvements within the no impervious buffer as long as they were designed to

Proposed Variance: V-2014-07

December 11, 2014

Page 3

allow water to infiltrate the ground. However, because of the roof element, water would not be able to naturally infiltrate the ground

Staff has had discussions with the contractor to determine if the downspouts from the roof structure might be directed to enter the ground underneath the concrete pavers, which would meet the intent of the no impervious buffer.

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

Staff findings:

The exceptional circumstances or conditions applicable to the property include the watershed protection buffers and the placement of the home in relation to these buffers. While the lawn area behind the home is flat and extends approximately 50' from the edge of the home, the Applicant is not able to enjoy the outside of the rear of the home or views to Lake Kedron without exiting the home from the daylight basement.

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

Staff findings:

The city has granted variances for encroachments into the no impervious buffer. In each of those cases, there were demonstrated hardships based on the location of the home in proximity to the buffer, and the shape and/ or topography of the developable portion of the lot.

While the backyard is relatively flat, the rear of the home is placed directly adjacent to the no impervious buffer. There is no area to provide an outdoor living space off of the main living area without first securing a variance.

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

Staff findings:

The Applicant is proposing significant enhancements to the property and has support from the adjoining property owners and the Homeowner's Association contingent on approval of the variance by City Council.

Proposed Variance: V-2014-07

December 11, 2014

Page 4

North Cove is a unique community and many of the property owners have enhanced the outside living areas of their homes. The improvements being proposed will not only enhance the property but the overall neighborhood as well.

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

Staff findings:

Granting the variance would support the findings of the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as redevelopment and reinvestment within these neighborhoods. The Applicant is proposing to enhance their property, as well as the overall subdivision, with these improvements.

Options:

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

- a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Recommendation:

Based on the analysis and findings presented herein, and without the benefit of considering additional evidence that may be presented at the Public Hearing, Staff recommends that City Council grant a variance to Section 1004(b)(4)b. of the Watershed Protection Buffer Ordinance for the property located at 108 North Cove Drive specifically to permit the construction of a covered porch off of the main living area at the rear of the home that would encroach no more than 12' into the required 50' no impervious buffer, subject to the following understandings and conditions:

- 1. The Applicant shall continue to coordinate with City Staff to ensure disturbance within the no 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.

Proposed Variance: V-2014-07

December 11, 2014

Page 5

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.*

Attachments



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

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731

F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00

Receipt # 314224

Date Filed 10/30/14

Case # V-2014-07

Office Use Only

VARIANCE LOCATION	Street Address <u>108 North Cove Drive</u> <u>Peachtree City, Ga. 30269</u>	PROPERTY OWNER	Name <u>Sheray Howell</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☐ Zoning		Phone <u>601/260-6898</u>
APPLICANT	Name <u>Sheray Howell</u>	PROPERTY INFO	Subdivision: <u>North Cove S/D</u>
	Address <u>108 North Cove Dr.</u> City, State, Zip <u>Peachtree City, Ga. 30269</u> Phone # <u>601/260-6898</u> Email <u>showell14233@aht.net</u>		Phase: _____ Lot # <u>5</u>
SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application)		
	☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☒ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☒ Other Items Demonstrating Need (topo. Survey, etc)		

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

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

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

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

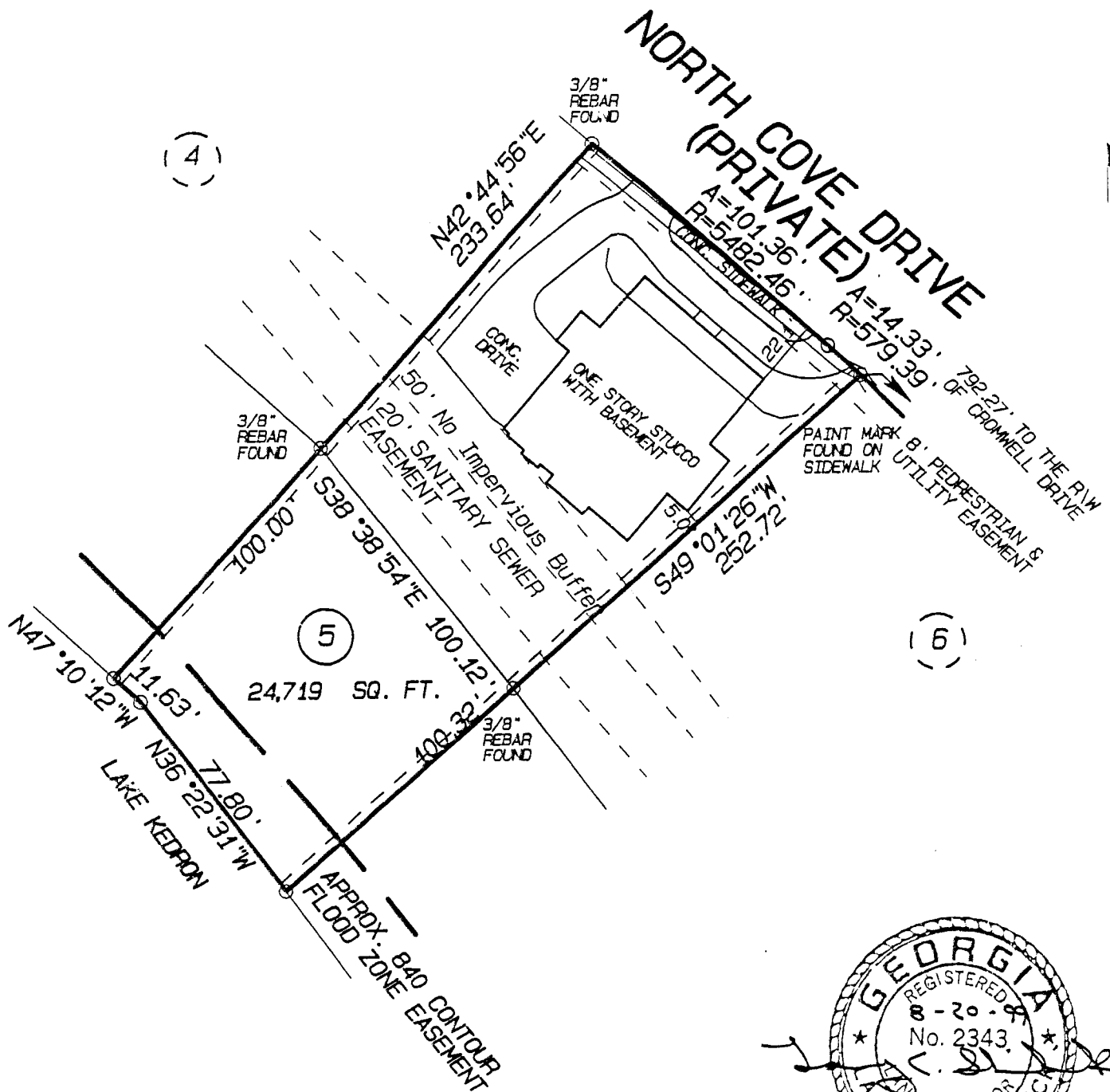
Signature of Owner/Agent: Sheray Howell

Date 10/3/14

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions

SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: <u>David E. Runt</u>	Date of Acceptance: <u>10-30-14</u>	Date of Public Hearing: <u>12-18-14</u>

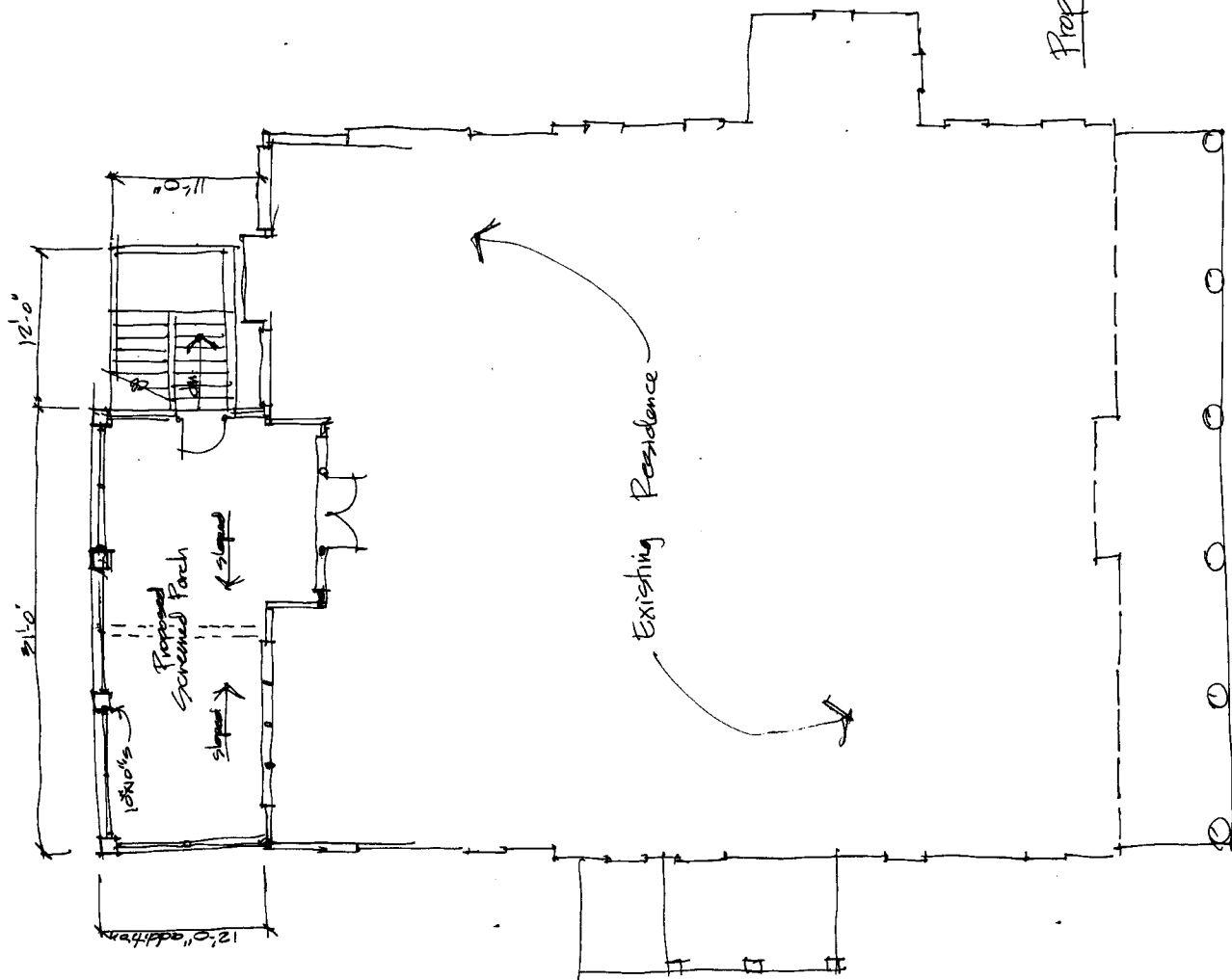


NOTE:
 SETBACKS:
 Front: 10'
 Side: Minimum 3' Building Setback
 from Property Lines.
 Rear: 30' (or as shown)

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

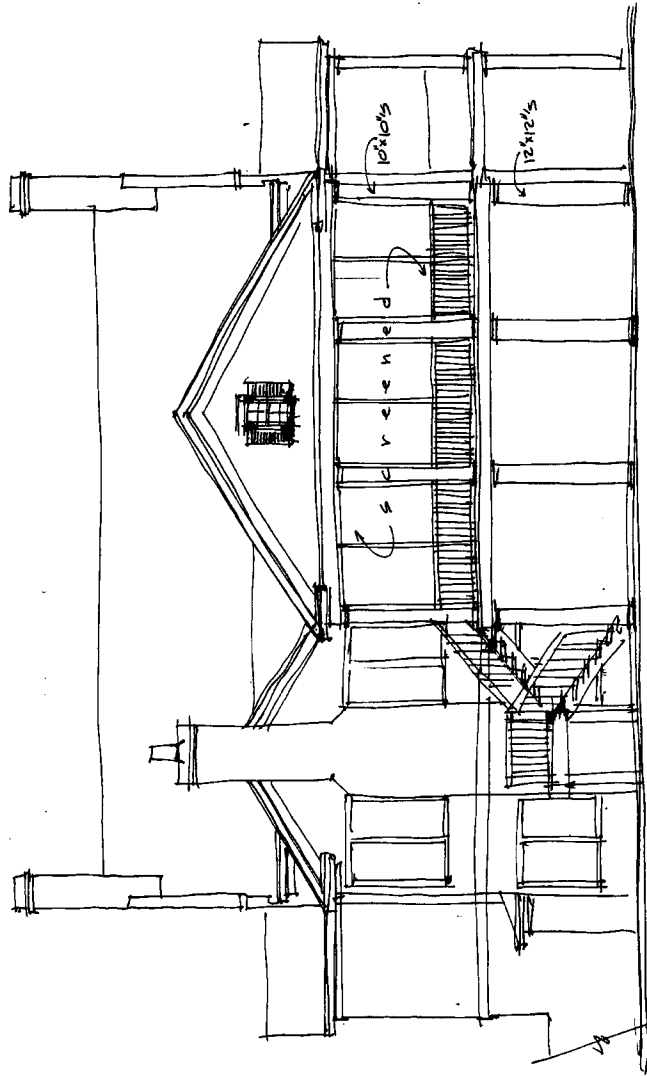
In my opinion, this house does not lie within the 100 year flood plain according to the HUD Flood Plain Map No : 13113C0080 D Dated : MARCH 18, 1996

In my opinion, this plat is a correct representation of land platted and has been prepared in conformity with the minimum standards and requirements by law.



Proposed Plan
SC. 144.08

March 1883
H. B. G. & Co.
New York



Rear Sketch 50-14-115

From: **JOE COOK** jdchomes@bellsouth.net
Subject: Plat w/Addition
Date: September 16, 2014 at 3:56 PM
To: showell4233@att.net

Sherry,

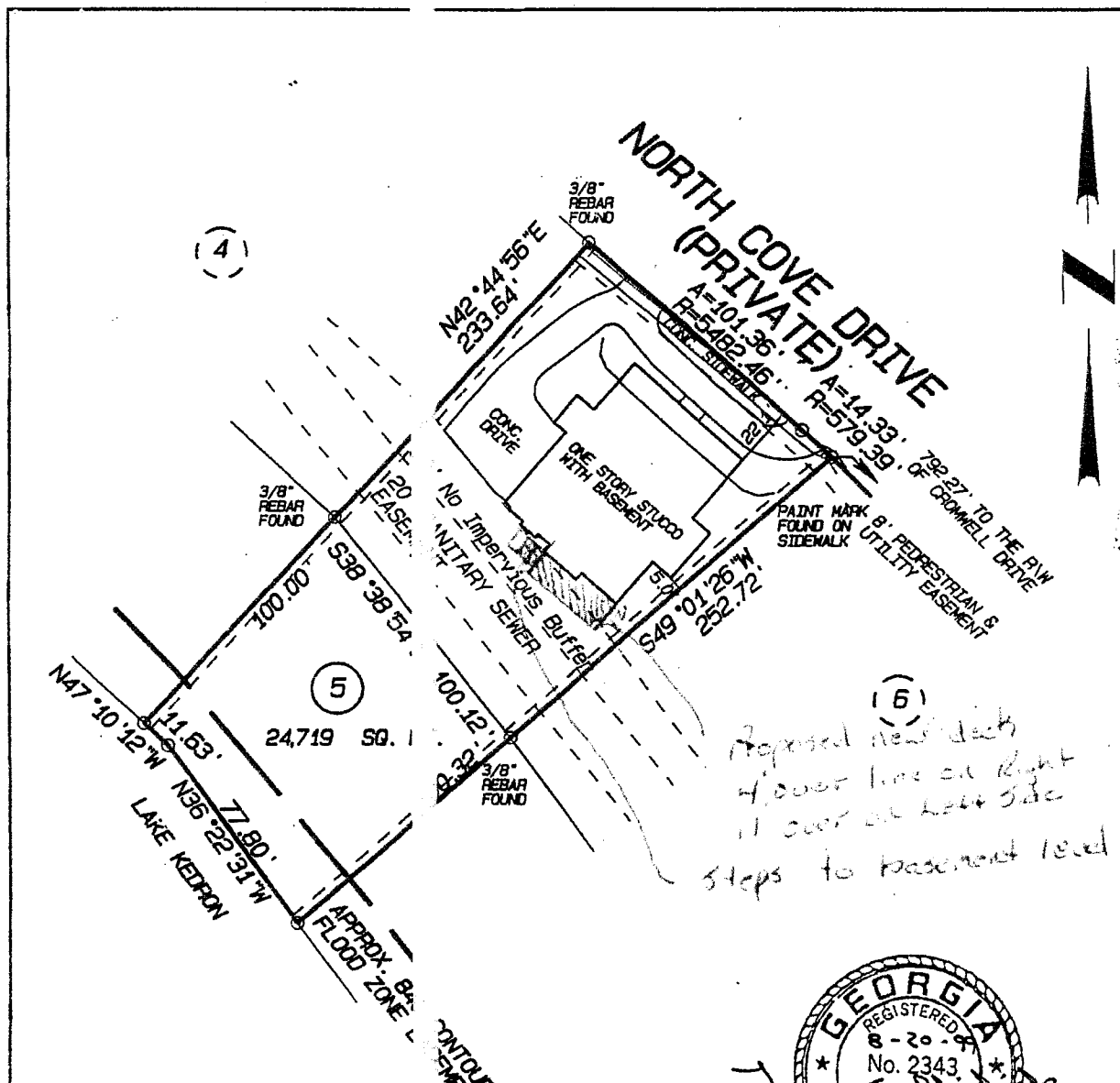
I have attached a copy of the plat with addition drawn in RED. Hope this helps. Call me if you need something different or have any questions.

Thanks,

Joe D Cook

JDC Homes, LLC

770-231-1001



Sherry Howell

108 North Cove Drive

Peachtree City, Ga. 30269

Re: Variance Request

With this variance, I am asking to be allowed to encroach approx. 12 feet into the 50 foot "No Impervious Buffer" zone with a screened-in porch on the back side of my home, overlooking Lake Kedron.

50% of this request involves a "Life Style" situation.

50% of this request involves a "Safety" concern.

LIFESTYLE:

There is now a small covered porch. It is not screened and the size is such that no more than 2 people can enjoy the view. To screen this small area would accomplish very little since it would still only accommodate 2 people.

This home sits on the northern end of Lake Kedron which is a beautiful area. However, when the lake recedes, this area is the first to become a bit more of a marsh and the mosquitoes become very large and abundant.

SAFETY:

The main level of this home has only 1 easy exit for escape....the front door. The other exit from this level involves going through the house, into the kitchen, down stairs, through

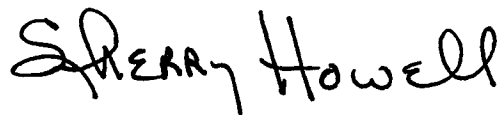
the basement, into the garage and exiting. Not a quick exit.
This porch will offer a 2nd, fast option of escape.

This will be a second story porch. The ground itself will remain uncovered although there will be a roof on the porch.

The northern rear side of this home was built right up to the "No Impervious Buffer" zone, which necessitates asking for this variance, since there is no ground available outside of this buffer zone to work with.

Thank you for your consideration.

Sherry Howell

A handwritten signature in black ink that reads "Sherry Howell". The signature is written in a cursive style, with the first letters of "Sherry" and "Howell" being capitalized and prominent.

September 4, 2014

To Whom It May Concern:

We are Rich and Dianna Parlontieri and we are the next door neighbors of Sherry Howell. Our address is 106 North Cove Drive, Peachtree City, Ga. 30269.

We understand that Ms. Howell is applying for a variance on her property (108 North Cove Drive), to have an approximate 31' x 12', screened-in porch built on the back side of her home, overlooking Lake Kedron. To accomplish this, it will be necessary to encroach approximately 12 feet into the 50 foot "No Impervious Buffer" zone. This Impervious Buffer zone is common in this area. Many of the homes in this subdivision have screened-in porches overlooking Lake Kedron and this has always been a desirable feature of this area.

We have no objection to this application for a variance on this issue.

Thank you,



Rich Parlontieri



Dianna Parlontieri

September 4, 2014

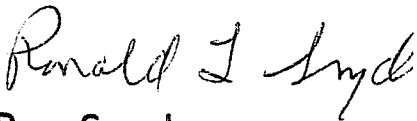
To Whom It May Concern:

We are Ron and Marsha Snyder and we are the next door neighbors of Sherry Howell. Our address is 110 North Cove Drive, Peachtree City, Ga. 30269.

We understand that Ms. Howell is applying for a variance on her property (108 North Cove Drive), to have an approximate 31' x 12', screened-in porch built on the back side of her home, overlooking Lake Kedron. To accomplish this, it will be necessary to encroach approximately 12 feet into the 50 foot "No Impervious Buffer" zone. This Impervious Buffer zone is common in this area. Many of the homes in this subdivision have screened-in porches overlooking Lake Kedron and this has always been a desirable feature of this area.

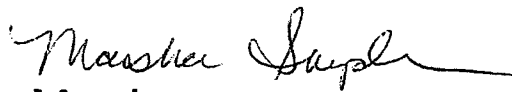
We have no objection to this application for a variance on this issue.

Thank you,



Ron Snyder

9/8/14



Marsha Snyder

9/8/2014

September 30, 2014

Ms. Sherry Howell
108 North Cove Dr.
Peachtree City, GA 30269

Dear Ms. Howell,

Jim Strickland will supply you with an approval for your screened in porch addition on the condition that you agree to a "hold harmless" agreement with the NCCA. This hold harmless agreement will be necessary due to the fact that you are asking for NCCA approval to build improvements over and within the Peachtree City 50 foot impervious buffer zone running through your property. We are asking for this documentation to be completed as a condition to HOA approval.

I will provide the necessary documentation for your signature to assure for the protection of the NCCA in the event of future repairs or improvements that may be required within this buffer zone. It is the intent of this document to protect and hold the NCCA harmless from any and all future repairs to the improvements made to your property if future repairs within the buffer zone are required.

It is the request of the NCCA that this document become an amended caveat to your real property deed and survives with all future owners. Additionally, before NCCA

and Architectural Review Committee final approval can be given, you must obtain acceptance from the city that your encroachment of the buffer zone has been permitted.

NCCA approval does not override city regulations.

I will be back in Georgia on October 9, 2014 and at that time will forward you a copy of the requested documentation for signature. Should you have any questions regarding the above please do not hesitate to contact me or Jim Strickland.

Respectfully,

John Siemon
President, NCCA

Cc: Bob Truitt, VP NCCA
Brian Messer, Treasurer NCCA
Jim Strickland, ARC Chairman NCCA

From: linda.strickland@historicalconcepts.com
Subject: Fw: Sherry Howell's plan
Date: September 29, 2014 at 7:06 PM
To: showell4233@att.net

From: Linda Strickland
Sent: Monday, September 29, 2014 7:05 PM
To: John Siemon
Subject: Sherry Howell's plan

John,

Jim wants me to tell you that he "has seen, and approved the plan as submitted. Both neighbors have expressed approval also. Any variance will have to be submitted and approved by the City before a permit can be issued. I am recommending the approval."

Jim (by Linda)

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: December 5, 2014

SUBJECT: Facility Bond HVAC Projects-Contract Award
December 18, 2014 City Council Meeting

Recommendation:

Staff recommends that City Council award a contract to Shumate Mechanical for a not to exceed amount of \$78,380 to replace HVAC units as outlined in the staff memo.

Discussion:

In FY 2012, staff solicited RFP's for Mechanical Systems Maintenance and Installations. In November 2012, the City Council accepted and awarded a contract to Shumate Mechanical to maintain all city HVAC Systems and replace or install HVAC mechanical systems on an as needed basis. Shumate Mechanical is one of only two certified Trane installers in the State of Georgia. This allows us to get complete system synchronization and a top quality installation that is certified by Trane. Also, Shumate is familiar with the proprietary automation system which we currently utilize to manage our environmental control systems installed throughout city facilities.

Staff solicited cost estimates from Shumate Mechanical for the replacement of HVAC systems as outlined in the 2014 Facility Bond Project list. Specifically, we are seeking authorization to replace HVAC systems/units as outlined below:

Public Works Administration Building HVAC Replacement	\$14,780
Kedron Aquatic Center and Fieldhouse HVAC Replacement	\$27,125
Tennis Center HVAC Replacement-Multiple units	\$29,350
Contingency 10%	\$ 7,125
Total	\$78,380

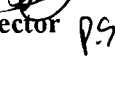
Budget Impact:

The current funding proposal is approximately \$17,000 under budget. HVAC replacements are approved projects utilizing facility bond funding; therefore, staff proposes that funding be drawn from Facilities Authority Bonds as budgeted in FY 2015.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Members of Council

VIA: Dr. James Pennington, City Manager 
Paul Salvatore, Financial Services Director 
Angela Egan, Purchasing Agent 
Joe O'Connor, Fire Chief  P.S.

FROM: Jeff Koldoff, Operations Officer & Apparatus Committee Chairman 

DATE: December 9, 2014

SUBJECT: Request to purchase Ambulance (FY2015)

Recommendation: Staff requests City Council authorize the purchase of a Type 1 Ambulance from Custom Truck & Bodyworks (Custom Truck) of Woodbury, Georgia, for their bid amount of \$218,051.00 as well as purchasing the Ford 100,000 mile Extended Service Plan covering major chassis components including driveline for an additional \$3,995.00, for a total price of \$222,046.00. Anticipated delivery of the completed vehicle is approximately 180 days after bid award.

Discussion: The Fire Department's Apparatus Committee researched and developed a set of specifications for a Type 1 Ambulance to replace the Departments oldest / highest mileage Ambulance, built on a 2003 Ford Van Chassis. The specifications excluded proprietary products that are available from only one manufacturer. Specifications were sent by the City Purchasing Agent to 10 ambulance dealers / manufacturers, with bids due on November 20th. Only one bid meeting all significant requirements was received. This was not totally unexpected since many of the dealers were in attendance at our 2013 Ambulance bid opening with several expressing frustration that a local manufacturer (Custom Truck) had the significantly lowest bid at that time.

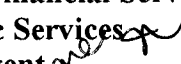
Custom Truck as a direct Ford distributor demonstrated their ability to bid without any added cost for dealer mark up; against this other manufacturers felt they couldn't compete on the price. Typically fire apparatus and ambulance dealers pay a fee to the manufacturers they represent just to submit a bid, this fee could be as much as \$3000, with many hours of the dealer's time involved in putting together a bid. The department has run into this same scenario on heavy fire apparatus over the last 15 years, as several dealers that previously were regular bidders noted the low bidder, the industry's largest manufacturer, won several successive Peachtree City apparatus bids.

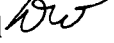
Budget Impact: The budgeted amount in the FY 2015 Public Improvement Plan for this purchase is \$223,128.00. Staff requests council approve the purchase amount of \$222,046.00 from Custom Truck & Bodyworks for this purchase, which is slightly below the budget amount.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: James Pennington, City Manager 
Paul Salvatore, Director of Financial Services *P.S.*
Jon Rorie, Director of Public Services 
Angela Egan, Purchasing Agent 
Joseph O'Connor, Fire Chief 

FROM: David Williamson, Fire Marshal 

DATE: December 10, 2014

SUBJECT: Contract Award for Services to Witt/O'Brien, LLC.

Recommendation:

Staff recommends that the City Council approve a "pre-event" contract award to Witt/O'Brien, LLC. for disaster debris monitoring. The contract is for one year beginning on January 1, 2015 with a renewable option in accordance with City policy. There is no cost to the City for this service; cost would only be incurred in the event of contract activation following a natural or manmade disaster.

Discussion:

Fayette County published a request for proposals, #907 – Debris Management, soliciting proposals for debris monitoring, as federally defined, in the case of a natural or manmade disaster. The request for proposal met all FEMA requirements in effect at the time of publication. The request for proposal was direct mailed to 23 vendors and advertised in the Fayette News and the County's website. Two proposals were received. A proposal evaluation team comprised of county and municipal staff, including two persons from the City of Peachtree City, scored the vendor's proposals and recommended Witt/O'Brien, LLC. The Fayette County Board of Commissioner approved an independent contract with Witt/O'Brien, LLC on October 23, 2014.

Budget Impact:

There is no cost to the City for this service at this time; cost would only be incurred in the event of contract activation following a natural or manmade disaster.

AGREEMENT

This Agreement, made this day of _____, 20____, by and the City of Peachtree City, Georgia (hereinafter called "Owner") and Witt O'Brien's LLC, hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The Contractor will provide special inspections and testing as described in Fayette County Proposal #P907.
2. The Contractor will furnish all of the goods and services as described in said proposal.
3. The Contractor will commence the work as described by the contract documents as provided in the above-stated proposal.
4. The Contractor agrees to perform all of the services described in the contract documents and comply with the terms therein as the Special Inspector & Testing Contractor as per the rates on the scope of work and cost budget pricing sheet included in said proposal.
5. The term "Contract Document" means and includes the following:
 - a. The request for proposal
 - b. Contractor's proposal, including the Pricing Sheet, Exceptions (if any), and all other components of the proposal package
 - c. Scope of work/Request for Proposal
 - d. This Agreement
 - e. Notice of award
 - f. Notice to proceed
6. The Owner will pay the Contractor in the manner and at such times as set forth in the Contract Document.
7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. Any dispute which may arise under this Agreement shall be resolved under the laws of the State of Georgia and venue shall be proper in Fayette County, Georgia.
9. The City retains its indemnification stipulations as originally stated in the request for proposals.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized official, this Agreement on the date first above written.

OWNER:
Peachtree City, Georgia

By: Dr. James L. Pennington, City Manager

Date

CONTRACTOR:

_____ (L.S.)

BY: _____

Name: _____

Address: _____

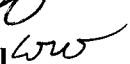
Date

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: James Pennington, City Manager 
Paul Salvatore, Director of Financial Services p.g.
Jon Rorie, Director of Public Services 
Angela Egan, Purchasing Agent
Joseph O'Connor, Fire Chief 

FROM: David Williamson, Fire Marshal 

DATE: December 10, 2014

SUBJECT: Contract Award for Services to Ceres Environmental Services, Inc.

Recommendation:

Staff recommends that the City Council approve a "pre-event" contract award to Ceres Environmental Services, Inc. for disaster debris removal. The contract is for one year beginning on January 1, 2015 with a renewable option in accordance with City policy. There is no cost to the City for this service; cost would only be incurred in the event of contract activation following a natural or manmade disaster.

Discussion:

Fayette County published a request for proposals, #906 – Debris Removal, soliciting proposals for debris management, as federally defined, in the case of a natural or manmade disaster. The request for proposal met all FEMA requirements in effect at the time of publication. The request for proposal was direct mailed to 19 vendors and advertised in the Fayette News and the County's website. Seven proposals were received of which two were disqualified. A proposal evaluation team comprised of county and municipal staff, including two persons from the City of Peachtree City, scored the remaining five vendors and recommended Ceres Environmental Services, Inc. The Fayette County Board of Commissioner approved an independent contract with Ceres Environmental Services, Inc. on October 23, 2014.

Budget Impact:

There is no cost to the City for this service at this time; cost would only be incurred in the event of contract activation following a natural or manmade disaster.

AGREEMENT

This Agreement, made this day of _____, 20____, by and the City of Peachtree City, Georgia (hereinafter called "Owner") and Ceres Environmental, hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The Contractor will provide special inspections and testing as described in Fayette County Proposal #P906.
2. The Contractor will furnish all of the goods and services as described in said proposal.
3. The Contractor will commence the work as described by the contract documents as provided in the above-stated proposal.
4. The Contractor agrees to perform all of the services described in the contract documents and comply with the terms therein as the Special Inspector & Testing Contractor as per the rates on the scope of work and cost budget pricing sheet included in said proposal.
5. The term "Contract Document" means and includes the following:
 - a. The request for proposal
 - b. Contractor's proposal, including the Pricing Sheet, Exceptions (if any), and all other components of the proposal package
 - c. Scope of work/Request for Proposal
 - d. This Agreement
 - e. Notice of award
 - f. Notice to proceed
6. The Owner will pay the Contractor in the manner and at such times as set forth in the Contract Document.
7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. Any dispute which may arise under this Agreement shall be resolved under the laws of the State of Georgia and venue shall be proper in Fayette County, Georgia.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized official, this Agreement on the date first above written.

OWNER:
Peachtree City, Georgia

By: Dr. James L. Pennington, City Manager

Date

CONTRACTOR:

_____ (L.S.)

BY: _____

Name: _____

Address: _____

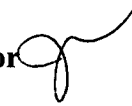
Date

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: James L. Pennington, City Manager 
Paul Salvatore, Financial Services Director 
Angela Egan, Purchasing Agent 

FROM: Jonathan N. Rorie, Public Services Director 

DATE: December 11, 2014

SUBJECT: Annual Contract for Right-of-Way Mowing
December 18, 2014 Council Meeting

Recommendation:

Staff recommends that City Council renew an enhanced service contract for right-of-way (ROW) mowing for all state highways, city primary streets, secondary streets, and ancillary areas with TrueGreen for their not to exceed annual price quote of \$230,000

Discussion:

Back in January of 2012, the City Council awarded TruGreen the contract for ROW mowing based upon their response to request for proposals. The award was a one year contract with the option to renew for two additional years. Staff is proposing an additional extension for FY 2015.

For the FY 2015 budget, the decision was made to continue to use outsourced contractors for ROW maintenance with the goal of capping annual expenses to \$250,000. To decrease complaints related to ROW mowing, an additional goal was to enhance service levels by increasing both the mowing cycles and frequencies. Staff is proposing to enhance the service contract by adding mowing cycles in February and March. The contract extension will expire on September 30, 2015; therefore staff will solicit request for proposals in July, 2015 to determine potential inflationary costs increases for FY 2016.

Budget Impact:

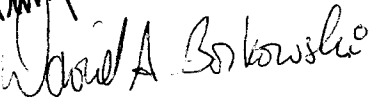
Budgeted funds are available to cover FY 2015 expenses. Staff is proposing that funds be drawn from Contractual Services: 100-4100-521245 to cover the ROW mowing expenses.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Chief of Police
Public Services Director 
Senior Planner 

FROM: City Engineer 

DATE: December 11, 2014

SUBJECT: Personal Transportation Vehicles/Motorized Carts Crossing State Routes
December 18, 2014, City Council Meeting

Staff will present a group of potential intersections for permitting to Council and prepare a presentation outlining the pros and cons of each. Staff will also outline what improvements may be required to permit these locations through the State Department of Transportation. Staff will seek guidance from Council on which intersections to pursue.