

City Council of Peachtree City
Agenda
December 15, 2005
7:00 p.m.

- I Prayer
- II Pledge of Allegiance
- III Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
- IV Minutes
December 1, 2005, Regular Meeting Minutes
- V Consent Agenda
 - 1 Adoption of the Transmittal Resolution for the STWP/CIE Update
 - 2. Consider Budget Amendments – FY 2006
- VI Old Agenda Items
- VII New Agenda Items
 - 12-05-06 Certify Election Results
 - 12-05-07 Consider Ordinance Prohibiting Parking on Sierra Drive
 - 12-05-08 Consider Rockaway Road Realignment
- VIII Council/Staff Topics
- IX. 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
Minutes of Meeting
December 1, 2005
6:00 p.m.

The City Council of Peachtree City met Thursday, December 1, 2005, in the City Hall Council Chambers. Mayor Brown called the meeting to order at 6:05 p.m. Other Council Members present were: Stuart Kourajian, Judi Rutherford, and Murray Weed. Steve Rapson was unable attend the meeting.

Announcements, Awards, Special Recognitions

Mayor Brown recognized the graduates from the Police Department's first Citizen Emergency Response Team (CERT) class.

Minutes

Kourajian moved to approve the November 3, 2005, regular meeting minutes as written. Weed seconded. The motion carried 3-0-1 (Rutherford)

Kourajian moved to approve the November 3, 2005, executive session minutes as written. Weed seconded. The motion carried 3-0-1 (Rutherford).

Reports

Brown noted that the Hometown Holiday Celebration and tree lighting were on December 3. The run-off election was on December 6. City offices, including the library, would be closed on December 23 and December 26. The Top 5 accident locations for the month were GA 54/GA 74, GA 54/Planterra Way, GA 54/Peachtree Parkway, GA 54/MacDuff Parkway, and GA 54/Huddleston Road.

Consent Agenda

- 1. Consider Appointment to WASA – Jeffrey Prellberg**
- 2. Consider Appointment to Airport Authority – Douglas Fisher**
- 3. Alcohol Licenses – Change in License Representative – Eckerd #2026, Eckerd #3458, Eckerd #6743**
- 4. Consider Budget Amendments – FY 2005**
- 5. Consider Budget Amendments – FY 2006**
- 6. Consider Adoption of National Incident Management System (NIMS)**
- 7. Consider Approval of Flood Map Modernization Memorandum of Agreement**

Weed asked City Attorney Ted Meeker if he had reviewed the flood map modernization memorandum of agreement (Consent Agenda #7). Meeker said that he had reviewed document. Brown noted that Jeffrey Prellberg was to be considered for appointment to the Water and Sewerage Authority (WASA), and Douglas Fisher was to be considered for appointment to the Airport Authority.

Weed moved to adopt the Consent Agenda. Rutherford seconded. The motion carried unanimously.

Old Agenda Items

10-05-02 Consider Amendment to Article XI, Section 1108, Landscape Plan Requirements

City Planner David Rast addressed Council. Rast said Council had noted several concerns about the proposed amendment regarding replacement requirements. The changes in the ordinance defined what could be done in the tree save and landscape buffers, especially the "Acts of God" clause. The "Acts of God" clause concerned events, such as ice storms or tornadoes, that were out of the owner's powers and whether the City would require replacing vegetation in those buffers. New language had been added regarding enforcement of "Acts of God." The new language defined "Acts of God" as an ice storm, hurricane, wind, age, disease, insect infestation, etc., and did not require, but did encourage, the property owner to replace vegetation in the tree save and landscape buffers lost due to an act of God. Rast said staff recommended adoption of the amendment.

Rutherford said she had a problem with the wording, "age, disease, and insect infestation, etc." being "Acts of God." She said the wording gave the property owner carte blanche to use those words. The business owner should be responsible for ensuring the health of the vegetation. Rast said he agreed and added that the owners were responsible, for the most part. He continued that since the drought, the pine beetle infestation had been rampant. The property owner could control the infestation. Rutherford questioned whether a property owner should get permission to cut the trees down to control the infestation in the rest of the area. Rast said they should and many had done so. Rutherford said the proposed changes said the property owners did not have to do that.

Kourajian agreed with Rutherford and asked Meeker if *force majeure* covered such instances. Meeker said it did not. Meeker explained that he and Rast had discussed unavoidable situations, and that was what they had tried to include. He said he could see the distinction Rutherford and Kourajian were making between a true "Act of God" and a disease infestation. Kourajian said he would rather not extend *force majeure* to events not covered under the law. Weed noted that *et cetera* could be anything. He would not support a definition that broad unless there was some board assigned to make a determination whether the *et cetera* was an act of God. Meeker suggested leaving in the wording, "ice storm, hurricane, wind, or other weather-related event." Kourajian said the legal definition of *force majeure* should be left.

Brown cited an example from a buffer area on Kelly Drive. The property owner had been allowed to thin the trees the area. Several of the remaining trees were now leaning over, which happened when pine stands were thinned. The other trees had blocked the elements. The fallen trees would be considered an "Act of God" according to the proposed amendment, but the thinning process prior to the event had caused the remaining trees to fall.

Weed said he wanted to hone in on the definition of an "Act of God." He was willing to make the definition more vague if there was a special exception system. He suggested creating a body to rule on exceptions. No legal definition was perfect, and the entire

world could not be defined. There had to be a body to apply common sense and discretion to determine what "Act of God" meant.

Rutherford said the ordinance should be as specific and definitive as possible so the board would know what the City wanted. She realized there could not be a definition that included everything. She said that "ice storm, hurricane, wind," was fine, but the other words had to come out.

Brown said he had started a lot of the work on restoring the buffers and maintaining the trees if owners were allowed to use forestry management processes. He continued he was almost to the point of not allowing thinning of the tree buffer, if for some unforeseen reason some of the trees would be blown down.

Weed said the City had competent people. He pointed out that Rast was a certified arborist. Rast would save a tree if it were possible. There were legitimate reasons why thinning was an option. Ordinarily, a *force majeure* clause included fire, snow, flood, lightning strikes, war, labor strikes, and riots. He said the list in the *force majeure* clause was not comprehensive enough. The ordinance could not define everything; therefore, there was a need for some criteria or a panel to make the decision. If not, then the list should include everything. He did not want to live with the vagueness without some common sense approach to it.

Rutherford moved to table the item and that Rast prepare both a list and an alternative with a board that would determine if vegetation needed to be replaced. Weed seconded.

Kourajian said he did not see the need to come back with a comprehensive list. He would not support a comprehensive list. Kourajian said he was fine with the panel idea, but doing both was just a waste of time. Rutherford said there was a definition for *force majeure*, which was all that Rast had to bring back. Kourajian said *force majeure* was probably defensible. Kourajian asked Rutherford to amend her motion to include just the panel, not the definition. Rutherford accepted the amendment. Weed seconded the amendment with the caveat that the panel's discretion had to have applicable criteria. Rast suggested that the City's Tree Board could serve as the panel. Weed said that was an appropriate mechanism. The motion carried unanimously.

New Agenda Items

12-05-01 Consider Change in Dental Insurance

Administrative Services Director/City Clerk Jane Miller addressed Council regarding the proposed change in employee dental insurance. Miller said the City had been with Companion Dental for two years, and the renewal rate had increased 17%. The City's insurance consultant shopped the market and came back with five rates. GE Financial came back with a 12-month rate and a 24-month rate. The other companies responding included MetLife, Humana, and Mutual of Omaha.

Miller said the best value was the 24-month rate from GE Financial. It was more expensive per month than the 12-month rate, but the 24-month rate locked in the

premium for two years. GE Financial also had agreed to honor the employees that had met the \$100 lifetime deductible under Companion, which Miller said would be a great benefit to the City's employees. Miller said the 24-month rate was \$26.50 for employees and \$78.49 for families. The City currently paid \$21.32 toward dental insurance for employees and their families. Miller said staff recommended that that amount remain and the employees pay the difference. If Council approved the recommendation as outlined, there would be no impact to the budget for the change in dental insurance.

Rutherford moved to approve the change in the dental insurance as recommended. Kourajian seconded. The motion carried unanimously

12-05-02 Public Hearing – Consider Amendments to Article XI, Section 1109(j), Impervious Surface

Rast said the ordinance amendments addressed the design of parking lots and the maximum amount of parking. The recommendation from Council was that, in developments that exceeded the required number of parking spaces, no more than 60% of the total number of additional spaces should be impervious. Rast said that essentially required pervious pavement in the remaining spaces, up to and not exceeding 125% of the minimum number of spaces. Rast said the recommendation was to reduce the amount from 60% to 30%. The number of minimum or maximum spaces would not change, but the amount of pervious pavement on sites would increase. More and more developments were willing to try pervious pavement, including the new parking area at the library, which had been very successful. Rast said staff recommended approval. The Planning Commission also recommended approval of the amendments as written.

No one spoke either in favor, or against, the proposed amendments.

Weed asked Rast if he had spoken to the development community about the impact of the proposed changes. Rast said he had spoken with developers that had ongoing projects. Their plans would be impacted by any changes. He said cost would be a factor, but the benefits outweighed the cost. As seen on the site plans with the stormwater requirements, it would not just be paving the entire site, digging out a small ravine, and letting the water go there. There would be a lot of benefits to the site design by having pervious pavement because the stormwater would be filtered as it worked its way to the detention ponds. Rast said that the pervious pavement had helped with the overall impact of the site on some of the reviews done by City Engineer Dave Borkowski. Rast said it would be more costly. Brown said the flipside was the cost to the taxpayers if the changes were not made. Many problems came to light during this year's heavy rains. Brown said anything that could handle the stormwater and reduced the impact was good and would benefit the City financially

Weed asked how this would be handled during the site plan review process. Rast said that, in most recent cases as the City began using the state stormwater manual, the developer sat down with him and Borkowski, which had been beneficial. The City's stormwater ordinance approved a few years ago required that a developer submit a conceptual stormwater plan along with the conceptual site plan, but the requirement had not been followed. The conceptual site plans had been approved, but they had squeezed

out the vegetation that would have an impact on the site plan. During the preliminary meetings, staff suggested areas where the developers could use pervious paving and other types of bio-retention ponds as part of their site plans. Rast said the new ideas were more costly, but developers were required to comply because of the state stormwater requirements. Rast said the new requirements would change the appearance of some of the sites, but would be beneficial in the long run.

Weed asked Rast how he came up with the percentages. Rast said they had looked at several sites, minimum parking requirements for the sites, and what had been approved for the sites. They figured out how many extra spaces were at the site and tried to come up with a reasonable percentage that would provide for pervious paving. The smaller sites would be impacted the most.

Brown moved to approve the amendments to Article XI, Section 1109(j), Impervious Surface. Kourajian seconded. The motion carried unanimously

12-05-03 Public Hearing – Consider Amendments to Article IX, Section 909, Offstreet Parking

Rast said the changes to this ordinance went hand-in-hand with the previous agenda item. He said they had been looking at the City's parking ordinances for some time and had looked at other cities' ordinances. Rast said they also looked at uses, as well as specific criteria for uses. The entire ordinance had been redrafted.

Rast continued that the size of the spaces had been defined, including increasing the size of spaces located next to islands. There had been no basis for the number of parking spaces allowed. Table 909.3 was a schedule of minimum off-street parking requirements, which included uses not listed in the current ordinance. Most of the increases were in the eating establishment category. Rast said they looked at transportation manuals to come up with numbers for the various types of eating establishments, such as drive-through/dine-in and regular restaurants. The table also included numbers for retail establishments. The Planning Commission recommended adoption of the ordinance as suggested.

No one spoke in favor of, or in opposition to, the proposed amendments.

Kourajian asked if the changes would allow residents to park vehicles in their yards. He noted that two places per residential dwelling unit were allowed. Rast said no.

Rutherford moved to approve Article IX, Section 909, Offstreet Parking as outlined. Kourajian seconded. The motion carried unanimously

12-05-04 Certify Election Results

Miller reported that the City's general election had been held on November 8 for mayor, Post 3, and Post 4, along with a special election on the senior homestead exemption referendum. There were 20,810 registered voters, and 7,466 ballots were cast. The top two candidates in the mayoral race were Steve Brown, 1,620 votes, and Harold Logsdon, 3,120 votes. For Post 3, Steven Boone received 3,548 votes and Steve Rapson received

3,334 votes. For Post 4, the top two were Daniel Gibbs with 2,497 votes and Cyndi Plunkett with 3,973 votes. In the referendum, there were 5,942 yes votes and 1,368 no votes.

Brown added that County election officials had claimed the referendum had passed by the largest margin ever in Fayette County

Rutherford moved to certify the election results for the general election. Kourajian seconded. The motion carried unanimously

12-05-05 Consider Library Change Order #10

Brown noted there was an additional document on the dais – an AIA document G701-2001 Leisure Services Director Randy Gaddo told Council this was the final change order for the library. He said that Change Order #10 was for \$31,761 and included both unforeseen site conditions as well as owner-requested changes. The contingency balance was currently \$65,067. Approval of the change order would leave the contingency balance at \$33,305.

Gaddo continued that two-thirds of the cost, \$20,648, was for removing unsuitable soils that would not compact for the road behind the library. The unsuitable soil was loamy and sandy. The rest of the items were fairly small. The Fire Marshal asked for some of the items. There was also a \$2,000 credit for landscape material and gravel that were not installed. The expansion joint in the old library was fixed, which required a lot of manpower and intensive labor. Gaddo said the joint was now nice and smooth, and looked good.

Brown thanked City Manager Bernard McMullen for bringing his expertise to the project. McMullen's skills helped keep the project on time and on budget.

Kourajian asked for more detail on a few of the items, such as \$1,800 for exit signs. Gaddo explained that the cost included the circuitry and installation. Rutherford asked how they missed the item. Gaddo said it was a small item. Brown added that it was also a preference of the Fire Marshal, not a requirement. Kourajian said he understood the metal around the fireplace got really hot when in use. Gaddo said that was correct and that a wraparound screen had been ordered, but the funds would come from the construction budget. McMullen said the wraparound was a change to the contract and would be bought directly. Gaddo said it was already on order.

Rutherford moved to approve Library Change Order #10. Kourajian seconded. The motion carried unanimously.

Council/Staff Topics

Brown announced that the City's Christmas event would be held on Saturday, December 3. A lot of volunteers had worked very hard. Luminaries would light the cart path on the two miles along Lake Peachtree to City Hall. The tree lighting would be held on Drake Field. It would be the biggest Christmas celebration in the City's history.

Kourajian asked for an update on the Three Dollar Café. McMullen reported that Building Official Tom Carty had spoken with the owner. Construction was to begin at the end of the week.

Weed asked for an update on the Georgian Park/GA 74 traffic signal. Borkowski reported that he had e-mailed DOT to ensure that they had the site plan and that it had been sent to Atlanta for review and approval. The plan was in Atlanta, but there was no word yet. Weed asked for a time estimate on installation. McMullen said they met with the Target project manager and the DOT representative. Target was slated to open in June, and the light was to be installed prior to the Target opening. He said that realistically the light would be installed in April or May. Brown asked if the tree buffer was in place for the St. Simon's subdivision. McMullen said it was.

Rutherford asked that any public hearings be scheduled as the first items on the agenda since people attended for public hearings.

Rutherford moved to convene in executive session for pending litigation. Weed seconded. The motion carried unanimously.

Rutherford moved to not appeal the Georgia Regional Transportation Authority (GRTA) decision on the Development of Regional Impact (DRI). Weed seconded. The motion carried unanimously.

Rutherford moved to sign the protective order for the Group VI lawsuit. Kourajian seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Kourajian seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn. Weed seconded the motion. Motion carried unanimously. The meeting adjourned at 7.25 p.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Planner/ Zoning Administrator *David*

VIA: City Manager *Bernard McCall*
Interim Developmental Services Director *CWA*

DATE December 8, 2005

SUBJECT Adoption of Transmittal Resolution for STWP/ CIE update
December 15, 2005 City Council agenda

Recommendation:

Staff recommends that City Council approve the attached Transmittal Resolution authorizing the Mayor to forward the Short Term Work Program and other Plan Amendments to the Atlanta Regional Commission and the Department of Community Affairs for review

Discussion

Staff has completed our annual update to the City's Comprehensive Plan, which must be submitted to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review and approval. This information includes updates to the Short Term Work Program (STWP), the Capital Improvements Element (CIE) and an Impact Fees Report.

Prior to submitting this information to ARC, City Council must adopt a Transmittal Resolution authorizing the Mayor to forward these documents for review. Once we receive comments from ARC and DCA, the documents will be revised accordingly and re-submitted for approval. City Council must then officially adopt these updates, which will be incorporated into our Comprehensive Plan.

As you are aware, these updates must be prepared on an annual basis as specified within the Georgia Planning Act and the Development Impact Fee Compliance Requirements. Approval and adoption of these documents is required in order for the City to maintain its status as a Qualified Local Government (QLG).

Budget impact:

There are no budget impacts associated with this request.

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
REGARDING UPDATES TO THE SHORT TERM WORK
PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT**

WHEREAS, the City of Peachtree City has completed an annual update to the Short Term Work Program and Capital Improvements Element for the period 2006 – 2010; and

WHEREAS, the annual update to the Short Term Work Program was prepared in accordance with the Minimum Planning Standards and the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby submit the Annual Update to the Short Term Work Program and the Capital Improvements Element covering the period 2006 - 2010 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989

SO RESOLVED, this ____ day of _____, 2005

Stephen D Brown, Mayor

Attest: _____
City Clerk

**Peachtree City Short Term Work Program Update
2006 - 2010**

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Organize and budget for long-term sustainability of all City facilities.	2006, 2007 2008, 2009, 2010	City (Finance)	Staff time	General funds
Implement recommendations of GA 54 West corridor study.	2006, 2007	City (Planning, Public Works)	Staff time	City/ grant funding
Develop plans and acquire land for comprehensive recycling center	2006	City (Engineering, Public Works)	Staff time	City
Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning, Engineering, Recreation)	Staff time	City
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning, Recreation)	Staff time	City
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning, Engineering)	Staff time	City
Create Community Facilities Plan (e.g., Police, Fire, Library, non-recreational activities, etc.) and include in Comprehensive Plan update (2007).	2006	City (Administration)	Staff time	City

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning improvements throughout the City.	2006, 2007 2008, 2009, 2010	City (Planning)	Staff time	General funds/ SPLOST/ grant opportunities
Continue to work with GA DOT on the widening of GA 54 West to ensure integrated multi-use paths and landscaping are provided. Ensure proper consideration is given to all homeowners.	2006, 2007	City (Planning, Engineering)	Staff time	City/ grant funding
Continue to work with GA DOT on the widening of GA 74 South to ensure integrated multi-use paths and landscaping are provided. Ensure proper consideration is given to all landowners.	2006, 2007 2008	City Staff (Planning, Engineering)	Staff time	City/ grant funding
Work with ARC, Consultant and Citizen Advisory Committee on Livable Centers Initiative for GA 54 West Activity Center	2006, 2007 2008, 2009	City/ Task Force (Planning)	Staff time	City/ grant funding
Develop corridor and entry landscape plans for all major thoroughfares throughout the City	2006, 2007	City (Planning, Public Works)	Staff time	City/ grant funding

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Prepare Housing Study and include recommendations in Comprehensive Plan update (2007).	2006	City Staff	Staff time	General funds

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	2006, 2007 2008, 2009, 2010	City (Planning, Engineering)	Staff time	City
Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	2006, 2007 2008, 2009, 2010	City (Engineering, Public Works)	Staff time	City
Develop standards for the re-development of existing commercial and retail sites, to include addition of mixed-use development criteria, how to address non-conforming sites, implementing architectural standards, etc.	2006	City/ Task Force (Planning)	Staff time	City
Secure zoning changes as appropriate to complement changes to Land Use Plan.	2006	City (Planning, Engineering)	Staff time	City
Update and revise Land Use Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning)	Staff time	City

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Development and implement a Comprehensive Storm Water Management Program and consider creation of a storm water utility for the City.	2006	City (Engineering)	Staff time	City

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Short Term Work program and Capital Improvements Element to ensure conformance with stated goals and objectives.	2006, 2007 2008, 2009, 2010	City (Planning, Finance)	Staff time	City
Evaluate present filing system for files, maps and other documents to determine methods to improve file retention.	2006	City (Planning, Engineering, Finance)	Staff time	City
Evaluate and encourage improvements to existing Quality Improvement Program which seeks Staff input to upgrade City services.	2006, 2007 2008, 2009, 2010	City (Administrative Services)	Staff time	City
Continue to work with citizen advisory committees and task forces as appropriate to solicit public participation and input.	2006, 2007 2008, 2009, 2010	City (Planning, Engineering)	Staff time	City
Continue coordination with ARC Bicycle and Pedestrian Task Force and seek grant funding for a variety of bicycle and pedestrian oriented projects.	2006, 2007 2008, 2009, 2010	City (Planning)	Staff time	City/ SPLOST
Coordinate with Fayette County, ARC, GRTA and GA DOT to identify and promote alternate transportation programs.	2006, 2007 2008, 2009, 2010	City (Planning, Engineering)	Staff time	City

Peachtree City Report of Accomplishments 2006 - 2010

Activity	Community Facilities	Status	Explanation
Organize and budget for long-term sustainability of all City facilities.		Underway	
Implement recommendations of GA 54 West corridor study		Underway	
Develop plans and acquire land for comprehensive recycling center.		Underway	
Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).		Completed	
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).		Completed	
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).		Underway	
Create Community Facilities Plan (e.g., Police, Fire, Library non-recreational activities, etc.) and include in Comprehensive Plan update (2007).		Underway	
Assist in establishing Administrative Budget for Southern Conservation Trust and define natural areas for acquisition		Postponed	Project placed on hold due to budget constraints.

Activity	Economic Development	Status	Explanation
Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning		Underway	
Continue to work with GA DOT on the widening of GA 54 West to ensure integrated multi-use paths and landscaping are provided.		Underway	
Ensure proper consideration is given to all homeowners.		Underway	
Continue to work with GA DOT on the widening of GA 74 South to ensure integrated multi-use paths and landscaping are provided.		Underway	
Ensure proper consideration is given to all landowners.		Underway	
Work with ARC, Consultant and Citizen Advisory Committee on Livable Centers Initiative for GA 54 West Activity Center		Underway	
Develop corridor and entry landscape plans for all major thoroughfares throughout the City		Underway	

Activity	Housing	Status	Explanation
Prepare Housing Study and include recommendations in Comprehensive Plan update (2007).		Underway	

Activity	Land Use	
	Status	Explanation
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	Underway	
Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	Underway	
Develop standards for the re-development of existing commercial and retail sites, to include addition of mixed-use development criteria, how to address non-conforming sites, implementing architectural standards, etc.	Underway	
Secure zoning changes as appropriate to complement changes to Land Use Plan.	Underway	
Update and revise Land Use Plan and include recommendations in Comprehensive Plan update (2007).	Underway	

Activity	Natural and Historic Resources	
	Status	Explanation
Development and implement a Comprehensive Storm Water Management Program and consider creation of a storm water utility for the City.	Completed	

Activity	General Planning	
	Status	Explanation
Update Short Term Work program and Capital Improvements Element to ensure conformance with stated goals and objectives.	Underway	
Evaluate present filing system for files, maps and other documents to determine methods to improve file retention.	Underway	
Evaluate and encourage improvements to existing Quality Improvement Program which seeks Staff input to upgrade City services.	Underway	
Continue to work with citizen advisory committees and task forces as appropriate to solicit public participation and input.	Underway	
Continue coordination with ARC Bicycle and Pedestrian Task Force and seek grant funding for a variety of bicycle and pedestrian oriented projects.	Underway	
Coordinate with Fayette County ARC, GRTA and GA DOT to identify and promote alternate transportation programs.	Underway	

Annual Impact Fee Financial Report - Fiscal Year 2005						
City of Peachtree City						
Public Facility	Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2004	\$ 31,163	\$ -	\$ -	\$ -	\$ -	\$ 31,163
Impact Fees Collected in Fiscal Year 2005	27,498	75,672	1,800	501	18,168	123,639
Accrued Interest	-	-	-	-	-	-
(Administrative/Other Costs)	-	-	-	-	-	-
(Impact Fee Refunds)	-	-	-	-	-	-
(Project Expenditures)	(58,661)	(75,672)	(1,800)	(501)	(18,168)	(154,802)
Impact Fee Fund Balance at September 30, 2005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Peachtree City

Capital Improvements Project Update for FY 2005

Public Facility: Service Area:	Roads/Bridges							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks
Project Description								
Pedestrian Paths & Bridges	1993	1998	\$ 175,888	48.61%	City	\$ 12,738	\$ -	Reimburse Expenditures
Brown Road Improvement	1993	1993	218,315	34.04%	City	210	-	Reimburse Expenditures
Highway 54 Underpass	1992	1992	246,000	41.70%	City	31,163	-	Reimburse Expenditures
Highway 74 Bike Path Bridge	1993	1996	354,048	61.97%	City	-	-	Reimburse Expenditures
Crabapple Lane West	1997	1998	571,307	19.53%	City	14,550	-	Reimburse Expenditures
Sumner Road	1998	2001	251,199	2.70%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 1,816,757			\$ 58,661	\$ -	

Capital Improvements Project Update for FY 2005

City of Peachtree City								Capital Improvements Project Update for FY 2005	
Project Description	Public Facility/ Service Area:	Parks/Recreation		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks
		Project Start Date	Project End Date						
				\$ 1,332,413	94.15%	City	\$ 36,000	\$ -	- Reimburse Expenditures
Recreation Land		1993	1994						- Reimburse Expenditures
Recreation Facilities		1993	1995	3,089,333	89.72%	City	38,880		- Reimburse Expenditures
Recreation Administration Building		1993	1996	362,425	15.58%	City	792		- Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 4,784,171			\$ 75,672	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2005

Project Description	Public Facility/ Service Area:	Library		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks
		Project Start Date	Project End Date						
Library Expansion		1993	1995	\$ 564,283	22.74%	City	\$ 1,800	\$ -	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 564,283			\$ 1,800	\$ -	

Capital Improvements Project Update for FY 2005

City of Peachtree City									
Capital Improvements Project Update for FY 2005									
Project Description	Public Facility/ Service Area:	Police		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks
		Project Start Date	Project End Date						
				\$ 57,259	26.89%	City	\$ 216	\$ -	Reimburse Expenditures
Police Expansion I		1993	1993	34,090	60.23%	City	285		Reimburse Expenditures
Police Expansion II		1993	1993						

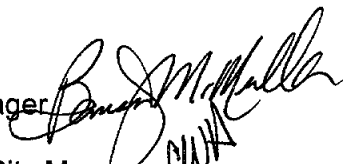
City of Peachtree City				Capital Improvements Project Update for FY 2005	
	Fire	Percentage of	Other		

City of Peachtree City									
Project Description	Public Facility/ Service Area:	Fire		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks
		Project Start Date	Project End Date						
Kedron Fire Station & Equipment		1993	1994	\$ 497,754	59.91%	City	\$ 726	\$ -	Reimburse Expenditures
Leach Fire Station		2000	2001	1,731,333	7.39%	City	17,442	-	Reimburse Expenditures

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard J McMullen, City Manager 

FROM: Colin W Halterman, Assistant City Manager
Paul J Salvatore, Financial Services Director
Janet I Camburn, Assistant Finance Director 

DATE: December 7, 2005

SUBJECT: Budget Amendments – Fiscal Year 2006
December 15, 2005 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached fiscal year 2006 budget amendments.

Discussion:

Attached please find three budget amendments (06-006 through 06-008) for fiscal year 2006 submitted for your approval. Budget amendment 06-006 corrects an inadvertent omission in the 2006 approved Recreation budget. Budget amendment 06-007 increases both revenues and expenditures for costs associated with the City's Christmas celebration on Saturday, December 3, 2005. The expenditures are offset by a donation from Cooper Lighting. Budget amendment 06-008 increases both revenue and expenditures in the fiscal year 2005 PIP Fund for the purchase of equipment for the already budgeted rescue/pumper for the Fire Department.

Additional explanations appear on each budget amendment.

Budget Impact:

The proposed budget amendments affect the General Fund with an increase to both revenues and expenditures of \$8,999, bringing the General Fund fiscal year 2006 budgeted appropriations to \$26,706,991, and the 2005 PIP Fund with an increase in both revenues and expenditures of \$17,494, bringing the PIP Fund fiscal year 2006 budgeted appropriations to \$1,978,561

Thank you for your attention to this matter. If you have any questions please do not hesitate to contact either Paul or Janet.

Attachments

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 06-006

DATE December 15, 2005

ACCOUNT	DESCRIPTION	INCREASE	DECREASE
100-6110-54-1260	Improvements Other Than Buildings	8,000	
100-00-38-9025	Surplus Carryover - General Fund	8,000	
TOTAL		\$ 16,000	\$ -

To correct an inadvertent omission in the fiscal year 2006 approved Recreation budget.

ENTERED

APPROVED

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 06-007

DATE December 15, 2005

ACCOUNT	DESCRIPTION	INCREASE	DECREASE
100-6110-52-1300	Non-Supporting Recreation Programs	999	
100-00-38-9000	Other Revenue	999	

TOTAL \$ 1,998 \$ -

To increase budgeted revenue and expenditures in the City's General Fund for costs associated with the City's Christmas celebration on Saturday, December 3, 2005. These expenditures are offset by a donation from Cooper Lighting that has been deposited.

ENTERED _____

APPROVED _____

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 06-008

DATE December 15, 2005

ACCOUNT	DESCRIPTION	INCREASE	DECREASE
355-3510-54-2210	Rescue/Pumper	17,494	
355-3510-54-2210	Loan Proceeds	17,494	
TOTAL		\$ 34,988	\$ -

To increase budgeted revenue and expenditures in the 2005 PIP Fund for equipment for the new rescue/pumper. The expenditures will be funded through loan proceeds. Adequate debt service has been provided in subsequent years for the debt service payments associated with this expenditure.

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2006

December 15, 2005

General Fund (100)

Budgeted Revenue and Expenditures before amendments	\$ 26,697,992
Budget Amendments:	
2006 Budget Omission - Recreation	8,000
Cooper Lighting Donation for Christmas Celebration	999
Budgeted Revenue and Expenditures after amendments	<u>\$ 26,706,991</u>

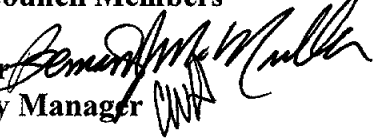
PIP Fund (355)

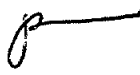
Budgeted Revenue and Expenditures before amendments	\$ 1 961 067
Budget Amendments:	
Rescue/Pumper Equipment	17,494
Budgeted Revenue and Expenditures after amendments	<u>\$ 1,978,561</u>

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Assistant City Manager 

FROM: Administrative Services Director/City Clerk 

DATE: December 9, 2005

SUBJECT Certify Election Results
December 15, 2005 Council Agenda

The Council is required by state law to certify the municipal election results from the December 6, 2005 runoff election. While almost all ballots have been counted, there were four (4) military absentee ballots that had not arrived by Election Day. State law requires that an additional three business days must be allowed for military absentee ballots to be received after the election. The deadline for receipt of those four ballots is 5:00 p.m. on Friday, December 9. At 5:00 p.m. the County Elections Board will meet and any of the military ballots that have been received by that time will be counted and the results will then be added to the totals from Tuesday night's vote count.

Staff will email you the final results on Monday that will need to be certified at the December 15, 2005 council meeting.

/jsm

STATE OF GEORGIA
COUNTY OF FAYETTE
CITY OF PEACHTREE CITY

A Runoff Election for the City of Peachtree City, Georgia was held on December 6, 2005 pursuant to the Charter of Peachtree City and in accordance with the provisions of the Georgia Municipal Election Code to elect a Mayor

The following report is hereby submitted by Jane Miller, City Clerk:

There were 20,810 registered voters eligible to vote in the election.

There were 6,041 ballots cast by the electors including absentee ballots and eight ballots on which no vote was made.

The following votes were cast:

MAYOR

Steve D Brown	1,806	29.94%
Harold Logsdon	4,227	70.06%

A copy of the results is attached.

Submitted to City Council for Certification this 15th day of December 2005

Jane S Miller/City Clerk

Statement of Votes Cast
City of Peachtree City, Georgia
Municipal General Runoff Election
December 6, 2005

Date:12/06/05
Time:21:02:26
Page:1 of 1

SOVC For Jurisdiction Wide, All Counters, All Races
Unofficial Results

	TURN OUT			MAYOR					
	Reg. Voters	Cards Cast	% Turnout	Reg. Voters	Total Votes	STEVE D BROWN		HAROLD LOGSDON	
Jurisdiction Wide									
11 Shakerag East	1054	280	26.57%	1054	278	100	35.97%	178	64.03%
12 Shakerag West	1101	360	32.70%	1101	359	103	28.69%	256	71.31%
16 McIntosh	2330	628	26.95%	2330	627	172	27.43%	455	72.57%
17 Oak Grove	1152	285	24.74%	1152	285	98	34.39%	187	65.61%
18 Kedron	2161	412	19.07%	2161	412	134	32.52%	278	67.48%
19 Aberdeen	1469	499	33.97%	1469	498	119	23.90%	379	76.10%
20 Windgate	855	236	27.60%	855	236	71	30.08%	165	69.92%
21 Flat Creek	1648	419	25.42%	1648	416	132	31.73%	284	68.27%
22 Braelinn	3101	788	25.41%	3101	788	241	30.58%	547	69.42%
31 Fielding Ridge	2707	729	26.93%	2707	729	229	31.41%	500	68.59%
32 Willowbend	1582	487	30.78%	1582	487	176	36.14%	311	63.86%
33 Camp Creek	1650	454	27.52%	1650	454	117	25.77%	337	74.23%
Absentee									
OS Absentee/Provisional	0	97	-	20810	97	19	19.59%	78	80.41%
TS Absentee	0	367	-	20810	367	95	25.89%	272	74.11%
Total	0	464	-	0	464	114	24.57%	350	75.43%
Provisional									
OS Absentee/Provisional	0	0	-	20810	0	0	-	0	-
TS Absentee	0	0	-	20810	0	0	-	0	-
Total	0	0	-	0	0	0	-	0	-
Total									
Polling	20810	5577	26.80%	20810	5569	1692	30.38%	3877	69.62%
OS Absentee/Provisional	20810	97	0.47%	41620	97	19	19.59%	78	80.41%
TS Absentee	20810	367	1.76%	41620	367	95	25.89%	272	74.11%
Total	20810	6041	29.03%	20810	6033	1806	29.94%	4227	70.06%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Benjamin M. Mulla*
Police Chief *J. M. Byrd*
Public Services Director *JTC*
Interim Developmental Services Director *WMA*

FROM: City Engineer *WMA*

DATE: December 6, 2005

SUBJECT: Ordinance Prohibiting Parking on Sierra Drive
December 15, 2005 City Council Meeting

Recommendation.

Staff is recommending City Council adopt an amendment to Chapter 78 of the Peachtree City Code of Ordinances prohibiting parking on the south side of Sierra Drive.

Discussion:

Staff has determined that there is a need for improved traffic control on Sierra Drive to ensure the safety of vehicles on Sierra Drive. Truck traffic generated from the businesses on Sierra Drive has created safety concerns. Specifically, semi-tractor trailers are picking up their loads and then pulling out onto Sierra Drive to secure them. While doing this, trucks are parked on both sides of the road creating a hazardous condition for people using Sierra Drive.

Staff has met with the businesses on Sierra Drive to discuss this problem. Certaineed, a company that makes roofing shingles, stated that during the first part of each month, their truck traffic volume exceeds the space they have on site to load and secure loads. Thus, the trucks are parking on the road.

The engineer working for Certaineed contacted the City Engineer for requirements to design a new parking and storage area on their site. This new parking area would help mitigate the problem of the trucks stacking on Sierra Drive. However, staff feels that parking needs to be restricted in the interim to prevent an accident from occurring on Sierra Drive.

Budget Impact:

There will be an operational cost to the Public Works Department to make and install signs and paint the curbing so that the no parking area can be legally enforced.

Attachments

cc: City Engineer's File
Public Services Director
Public Information Officer
Administrative Services Staff Assistant

Ordinance No _____

AN ORDINANCE TO AMEND THE PEACHTREE CITY TRAFFIC ORDINANCE
TO LIMIT PARKING ON SIERRA DRIVE, 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 the authority of the same, that Article
1, Section 78, of the Peachtree City Code of Ordinances be amended to read as follows-

SEC. 78-27 Parking on Sierra Drive.

(a) Parking is prohibited on the south side of Sierra Drive (a distance of 1,065 feet).
Parking would still be permitted along the perimeter of that portion of Sierra Drive which is a
cul-de-sac.

All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed in their
entirety

Done, Ratified, and Passed this _____ day of _____ 2005

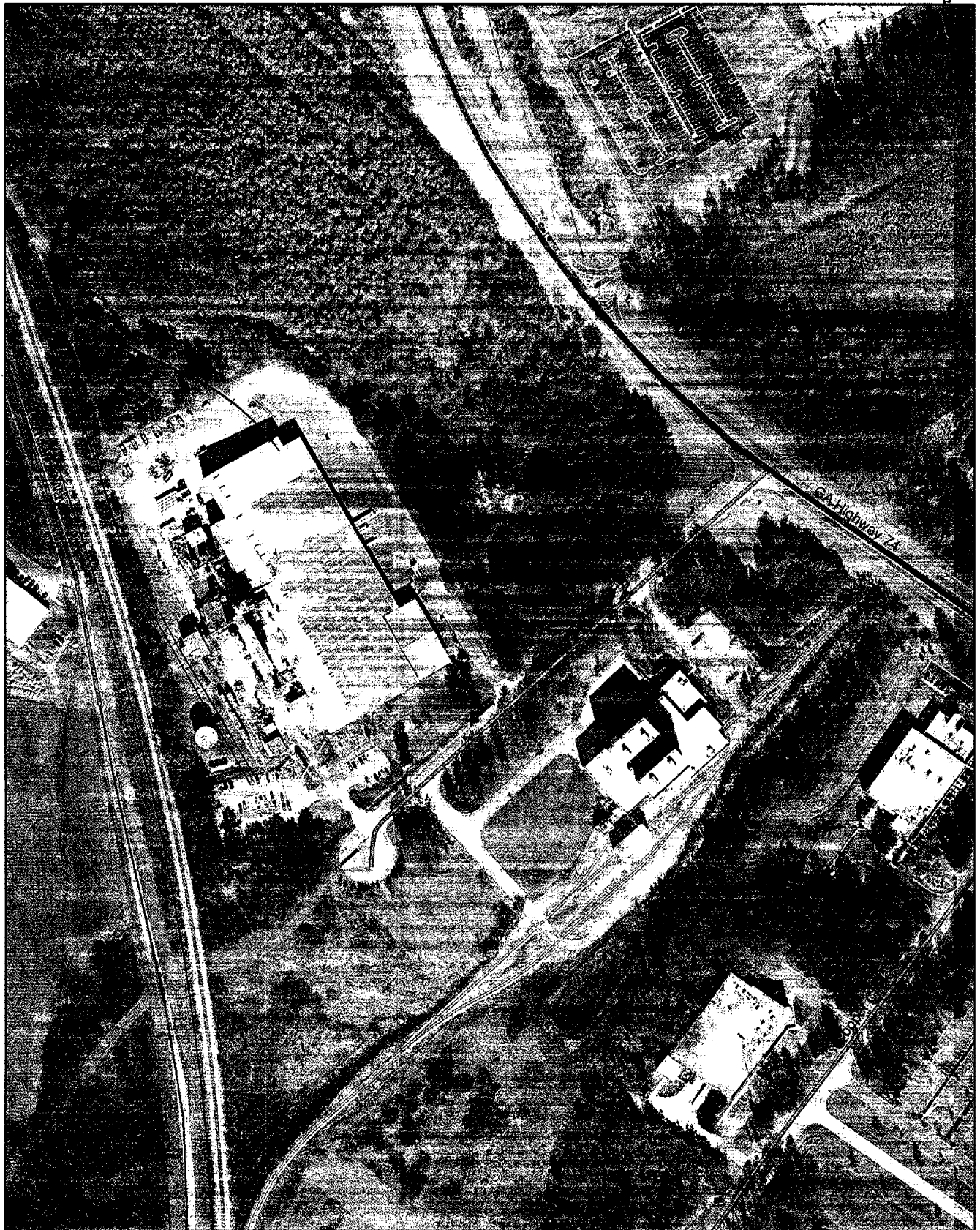
Mayor

City Council

City Clerk

Attest

Sierra Drive Area



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *[Signature]*
Financial Services Director *[Signature]*
Purchasing Agent *[Signature]*
Interim Developmental Services Director *[Signature]*

FROM: City Engineer *[Signature]*

DATE: December 1, 2005

SUBJECT: Rockaway Road Re-alignment
December 13, 2005 City Council Agenda

Recommendation:

Staff is recommending City Council approve the Mayor to sign a letter to Georgia Department of Transportation (GDOT) requesting that they include design, right-of-way acquisition, and construction of Rockaway Road as part of the second phase of the State Route 74 widening project.

Discussion.

Rockaway Road is a FY 2006 SPLOST funded construction project. The existing intersection has poor intersection geometry and is un-signalized with a stop condition on Rockaway Road. Since 1990, there have been 104 accidents at this intersection, sixteen of these accidents included injuries. There have not been any fatalities.

The City of Peachtree City solicited a Request for Proposal (RFP) for design services for the re-alignment of Rockaway Road. The best proposal received, was for approximately \$40,000 with a six month completion date. The City has requested a Right of Entry from the property owner and once this is received, would be ready to issue a Notice to Proceed to the Engineering firm. Assuming there are no delays on Right-of-Way acquisition, construction is expected to start July/August 2006

City staff met with the GDOT staff on November 15, 2005, to discuss the second phase of the SR 74 widening project, which would include the Rockaway Road intersection. At this meeting, GDOT informed City staff that the construction timetable for this project has been accelerated. The construction of the second phase of the SR 74 widening is scheduled to begin in July of 2007. Construction was previously scheduled to begin in 2009.

Mr Stanley Hill, GDOT project manager, stated at the meeting that the City would need to notify him in writing if the City was going to proceed with the design and construction of the re-alignment of Rockaway Road. Further, Mr Hill stated that if the City does not do the re-alignment of Rockaway Road, then the GDOT would do the realignment as part of the SR 74 widening project.

City staff will coordinate with GDOT to see if any additional warning or caution signs need to be installed at this intersection.

The pros and cons of each option.

Re-alignment In-house		GDOT Design and Construction	
Pros	Cons	Pros	Cons
Control over design of our road section. Water quality features, number of lanes, etc. Start Construction in July/August 2006	Cost \$40,000 for design and approximately \$536,180 for construction. (const. cost from original SPLOST list) City handles Utility Coordination City handles right-of-way negotiations	No cost to City, reallocate SPLOST funds to other SPLOST projects DOT handles Utility Coordination DOT handles right-of-way negotiations	Less control over specific design features of our section of road. Construction starts in June 2007, another year of more accidents.

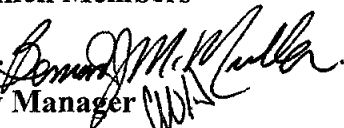
Budget Impact:

The budget impact for doing entire project in-house is \$576,180 There would be no cost to the City other than staff time if GDOT does design and construction.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Assistant City Manager 

FROM: Administrative Services Director / City Clerk 

DATE: December 12, 2005

SUBJECT Certify City Election
December 15, 2005 Council Meeting Agenda

Recommendation.

Certify the attached election results.

Discussion.

A municipal runoff election was held on December 6, 2005 for the post of Mayor. Council is required to certify the results of this election. The official results are attached for your review and certification.

Budget Impact:

None

/jsm

Attachment

STATE OF GEORGIA
COUNTY OF FAYETTE
CITY OF PEACHTREE CITY

A Runoff Election for the City of Peachtree City, Georgia was held on December 6, 2005 pursuant to the Charter of Peachtree City and in accordance with the provisions of the Georgia Municipal Election Code to elect a Mayor

The following report is hereby submitted by Jane Miller, City Clerk.

There were 20,810 registered voters eligible to vote in the election.

There were 6,042 ballots cast by the electors including absentee ballots and eight ballots on which no vote was made.

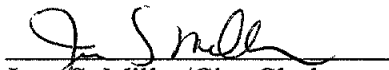
The following votes were cast:

MAYOR

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Harold Logsdon	4,228	70.07%

A copy of the results is attached.

Submitted to City Council for Certification this 15th day of December 2005


Jane S Miller/City Clerk

Statement of Votes Cast
City of Peachtree City, Georgia
Municipal General Runoff Election
December 6, 2005

Date:12/09/05
Time:17:38:59
Page:1 of 1

SOVC For Jurisdiction Wide, All Counters, All Races
Official And Complete Results

	TURN OUT			MAYOR					
	Reg. Voters	Cards Cast	% Turnout	Reg. Voters	Total Votes	STEVE D. BROWN		HAROLD LOGSDON	
Jurisdiction Wide									
11 Shakerag East	1054	280	26.57%	1054	278	100	35.97%	178	64.03%
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Absentee									
OS Absentee/Provisional	0	98	-	20810	98	19	19.39%	79	80.61%
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Provisional									
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TS Absentee	0	0	-	20810	0	0		0	-
Total	0	0	-	0	0	0		0	-
Total									
Polling	20810	5577	26.80%	20810	5569	1692	30.38%	3877	69.62%
OS Absentee/Provisional	20810	98	0.47%	41620	98	19	19.39%	79	80.61%
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Total	20810	6042	29.03%	20810	6034	1806	29.93%	4228	70.07%