

City Council of Peachtree City
REVISED AGENDA
December 4, 2014
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Citizen Recognition by Fire and Police Departments – Sasha Pope
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
- VII. Consent Agenda**
 - 1. Consider Budget Adjustment – FY 2015**
- VIII. Old Agenda Items**
- IX. New Agenda Items**
 - 12-14-01 Consider Bid for Track Loader Replacement**
 - 12-14-02 Consider Bid for Rubber Tire Loader Replacement**
 - 12-14-03 Consider Cancellation of January 1, 2015, Regular Meeting**
 - 12-14-04 Consider Request from Peachtree, LLC/Heritage of Peachtree to Connect to Sanitary Sewer System**
- X. Council/Staff Topics**
Hot Topics Update
- XI. 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

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director *P.S.*
Kelly Bush, Assistant Finance Director *KB*

DATE: December 3, 2014

SUBJECT: Budget Amendment FY15
December 4, 2014 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to the Fiscal Year 2015 Budget.

Discussion:

The attached budget amendment is to cover change orders associated with the Station 84 Renovation and Sewer Improvement Project.

Budget Impact:

The proposed budget amendment will impact the general fund and the PIP Fund 359 by increasing revenues and expenditures \$74,903

If you have any questions, please do not hesitate to contact either Paul Salvatore or Kelly Bush.

Thank you for your attention to this matter.

Attachments

kbb/Council Reports/Memo Station 84 Remodel Budget 2015

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 15-007

DATE 12/05/2014

[illegible]

Budget Amendment Station 84 Renovation and Sewer Improvement Project.

Entered

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Community Services Director

FROM: Senior Planner 

DATE: December 2, 2014

SUBJECT: Consider Request from Peachtree, LLC/ Heritage of Peachtree to Connect
to Sanitary Sewer System
December 4, 2014 City Council Agenda

Recommendation:

That Council consider the attached request.

Discussion:

During the discussion related to the Step One annexation application from Peachtree, LLC/ Heritage of Peachtree, it was noted the existing assisted living facility is currently being served by a failing septic system which is at capacity and in need of major repairs (Attachment "A").

Subsequently, the Applicant submitted a letter (dated November 11, 2014) to City Council requesting that they "permit the Peachtree City Water and Sewerage Authority (WASA) to construct appropriate infrastructure and provide sanitary sewer" to their facility while their annexation request is being reviewed (Attachment "B").

In accordance with the Sewer System Agreement between WASA and the City (dated May 1, 1997), approval from the Mayor and City Council is required prior to extending sewer service outside of the city limits (Attachment "C").

The Fayette County Health Department has provided background information related to the septic issues at the referenced property (Attachment "D"), while WASA has indicated there is sufficient capacity to serve the existing development (Attachment "E"). Additionally, Staff is reviewing construction plans for the proposed lift station and gravity sanitary sewer line that would serve the recently annexed Peachtree Professional Building tracts as well as the Heritage of Peachtree assisted living facility.

Budget impact:

There are no budget impacts associated with this request.

**EXCERPT FROM APPROVED MEETING MINUTES
CITY COUNCIL MEETING
October 2, 2014**

10-14-02 PUBLIC HEARING – Consider Step One Annexation Application, The Heritage of Peachtree City Assisted Living Community, 1967 HWY 54 E

Rast pointed out that the 3.5-acre tract was located just to the north of the Peachtree Professional Building, which had been annexed earlier in 2014. The tract was zoned Community Commercial (CC) in the County, as was the tract to the north. The property beyond that was zoned Agricultural Residential (A-R).

Fleisch opened the public hearing.

Moir Feeney spoke for the applicant, Senior Lifestyle Corporation. Feeney said the facility had 49 rooms with 49 residents, and there were no plans to expand. The septic system and field were failing, and they were asking the City to consider annexing the property so they could hook into the sewer system via a nearby lift station. There was no way to repair the system on-site without replacing the three 1,500-gallon tanks, which were being pumped every four to five days.

Chuck Ogletree, owner of the Peachtree Professional Building, 1975 HWY 54 E, said he supported the annexation. He continued they were in the process of running the sewer to his property now, and the pump station would be on the south side. It would be a perfect tie-in for Heritage, and it was a known entity. He saw nothing but positives if the property was annexed.

The public hearing closed.

Imker asked what the purpose was for a Step One annexation application.

City Attorney Ted Meeker said the purpose was to accept the application and allow staff to proceed. Fleisch added that approving Step One was not an approval for the annexation.

Imker asked what the time frame for possible annexation would be. Rast said that, with legal advertising requirements, going through the Planning Commission and then to Council, plus notifying Fayette County to see if there were any objections, 45 – 60 days would be realistic. It would depend on when the application was submitted, and how quickly it could be placed on the Planning Commission and Council agendas.

Imker asked if there was some way issues could be worked out with the adjoining property owner and the Water and Sewerage Authority (WASA) to avoid the unnecessary costs incurred by having to pump the septic tanks during those 60 days.

Meeker said the issue at this meeting was the Step One annexation application. The issue of extending sewer service outside the City was separate issue that could be discussed at another meeting.

Learnard asked when the next Planning Commission meeting was. Rast answered October 13. Council would meet on October 16. Imker said WASA could hold a special called meeting, then come to Council regarding the sewer service. Imker said this could be done without completing the formal annexation, and he would like to do that.

Ernst asked if the County would fight the annexation.

Rast said the senior community was in a dire situation regarding the septic system. The sewer extension outside the City was solely a Council decision with WASA input.

Meeker asked Ogletree when the lift station would be ready. Ogletree said the sewer line would not be ready until February. Meeker clarified that Heritage would still need to pump their tanks until that time. Ogletree said there were some extenuating circumstances involved. They were preparing to sign a development agreement with WASA, and WASA was requiring them to put some money up for the development agreement. If, for some reason, the annexation did not go through, then Heritage would be left in the wind. Feeney said there was a substantial investment on their part to connect to the sewer.

City Manager Jim Pennington said staff had talked to WASA, and things should go smoothly.

Ogletree said that, when he had submitted his Step One annexation application, it had been approved by Council. When the Step Two application went before the Planning Commission, they had not liked the geographic shape because the three parcels to the south were not included. He had to go back to those parcels and ask them if they wanted to be included in the annexation, which caused a 60-day delay. He did not want there to be another delay because of the one parcel left to the south. Pennington said that would be addressed at the annexation workshop scheduled October 7.

Imker said that, in lieu of an annexation request, someone could come to the next meeting and request that sewer be extended outside the City limits in accordance with the requirements for WASA's bond. Whether they were annexed or not, they would be successful in connecting to the sewer system.

Learnard said the goals were the same, but she preferred to go ahead and vote.

Fleisch said her only concern was they had not addressed what the City's borders would look like yet, and that would be discussed at the October 7 workshop.

King moved to approve the Step One annexation application, The Heritage of Peachtree City Assisted Living Community, 1967 HWY 54 E. Ernst seconded. Motion carried unanimously.

SENIOR LIFESTYLE

FAMILY-OWNED COMMUNITIES

November 11, 2014

Honorable Mayor Vanessa Fleisch
City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

Re: Senior Lifestyle Corporation
Heritage of Peachtree – 1967 Highway 54 West, Fayetteville, Georgia 30214

Dear Mayor Fleisch:

On behalf of Senior Lifestyle Corporation, specifically our Heritage of Peachtree location, we would like to formally request that the City of Peachtree City permit the Peachtree City Water & Sewerage Authority to construct appropriate infrastructure and provide sanitary sewer service to our facility notwithstanding the fact that it is currently outside of the city limits.

As you are aware, we have applied for annexation into the City and this request is proceeding through normal channels. However, due to the fact that our septic system has failed and we are in immediate need of sanitary sewer services, we are making this request to you and your Council for approval prior to our official annexation. It is our understanding that the Peachtree City Water & Sewerage Authority is beginning to construct infrastructure to provide sewer service to the property within the City limits adjacent to ours. As a result, there can be some cost savings achieved if the construction of the infrastructure for our property is done at the same time. We also understand that the Peachtree City Water & Sewerage Authority has adequate capacity to provide service to our property.

Because the construction of the necessary infrastructure is ready to move forward, we respectfully ask that this request be placed for consideration on the next available agenda of the City Council.

Please let us know if you need any additional information at this time. I can be reached at 312.399.3442 or mfeaheny@seniorlifestyle.com

Sincerely,

Senior Lifestyle Corporation



Maura Feaheny
Senior Director of Plant Operations

CC: James Pennington, City Manager, Peachtree City
Stephen Hogan, General Manager – Peachtree City Water & Sewerage Authority

ARTICLE VI

SPECIAL COVENANTS OF THE AUTHORITY

7 Section 6.1. Operating Budgets. The Authority shall prepare and furnish to the City an annual operating budget for each Fiscal Year at least 30 days prior to its adoption by the Authority.

8 Section 6.2. Financial Statements. The Authority will have an audit of the financial statements of the System performed at the end of each Fiscal Year and will cause such audit to be completed within one hundred eighty (180) days of the end of each Fiscal Year. The Authority will furnish the City with a copy of its audited financial statements promptly upon completion of the annual audit.

9 Section 6.3. Financial Information. If requested by the City, the Authority will furnish to the City unaudited monthly financial statements showing income and expenses of the System in reasonable detail.

10 Section 6.4. Transfers to City. The Authority shall, upon the written request of the City and if and to the extent there are available moneys on deposit in the Renewal and Extension Fund, transfer moneys on deposit in the Renewal and Extension Fund to the City; provided, however, the cumulative amount of such mandatory transfers described in this Section 6.4 shall at no time exceed the cumulative amount of Contract Payments then made hereunder plus interest thereon calculated at the rate of 12% per annum.

11 Section 6.5. Capital Expenditures. The Authority shall not pay any capital expenditures in any Fiscal Year unless the amount and purpose of such capital expenditures are set forth in a capital improvement plan or budget which has been approved by resolution of the Council of Peachtree City. The obligations of the Authority in this Section 6.5 shall terminate and be of no further force or effect commencing in Fiscal Year 2001.

12 Section 6.6. Extension of System Outside Corporate Limits of City. The Authority shall not extend the System or enter into any contract or commitment to extend the System outside the corporate limits of the City, unless such extension, contract, or commitment is approved by resolution of the Council of Peachtree City.



Olugbenga Obasanjo, MD, PhD, MPH, MBA

District Health Director
District 4 Public Health
122A Gordon Commercial Drive
LaGrange, GA 30240
Phone 706-845-4035
www.district4health.org

Fayette County Health Department

140 Stonewall Ave West Suite 200
Fayetteville, GA 30214
770-305-5415
770-305-5183 Fax
www.fayettecountyhealthdepartment.org

December 2, 2014

David Rast, Senior Planner
City of Peachtree City
153 Willowbend Road
Peachtree City, GA 30269

Dear Mr. Rast,

This letter is in reference to our department's involvement with the septic system serving the Heritage of Peachtree Assisted Living Facility located at 1967 Highway 54 W in Fayette County, Georgia. This facility was original constructed in 1995 with 3 septic systems: 1 for each wing of the facility. Since that time, each of the three original systems has been repaired through expansion to address previous capacity issues. These expansions have been conducted in the required septic replacement areas and have almost completely used up any remaining suitable septic system repair space.

At this time, there is no active failure of the septic systems resulting in any discharge of effluent to the surface of the ground. However, we have been notified earlier this year from the management and ownership of the facility that they have had to, and reportedly continue to have to, have the septic tanks pumped quite often to address potential septic system backups into the facility. It is likely that further septic system repairs are needed. However, due to the previous expansions of the facility systems, there is a very limited and small amount of space remaining to attempt additional septic system expansions.

This department would have no objections to the proposed connection to the Peachtree City Sewer System upon completion of the annexation process for this facility. If the facility is annexed and connected to the public sewer system, this department would require that the existing septic tanks be properly abandoned in accordance with current regulations by the owners and verified by this department prior to covering the tank excavations.

I hope this provides the information that you requested. If you have any questions or additional information is needed, please do not hesitate to contact me at 770-305-5147.

Sincerely,

Robert F. Kurbes
Environmental Health County Manager

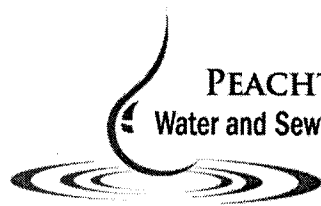
Rfk
Xc: file



Serving Butts, Carroll, Coweta, Fayette, Heard, Henry, Lamar, Meriwether, Pike, Spalding, Troup and Upson Counties

We Protect Lives.

Attachment "D"



www.pcwasa.org

1127 Highway 74 South
Peachtree City, GA 30269

Phone: 770-487-7993 • FAX: 770-631-5380

December 3, 2014

Dr. James Pennington
City Manager
City of Peachtree City
151 Willow Bend Road
Peachtree City, GA 30269

RE: Sanitary Sewer Capacity – The Heritage of Peachtree

Dear Dr. Pennington,

Presently there is adequate capacity in the Authority's Wastewater Treatment Plants for the proposed project.

If you have any question please feel free to call.

Sincerely,

Nathan B. Brooks, CPII
Construction Coordinator
Peachtree City Water and Sewerage Authority

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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
Jonathan Rorie, Public Service Director
Angela Egan, Purchasing Agent

FROM: Josh Doughty, Fleet Manager

DATE: November 25, 2014

SUBJECT: Bid Award-Track Loader
December 4, 2014 City Council Meeting

Recommendation:

Staff recommends that the bid be awarded to Yancey Bros in the amount of \$204, 871 for the purchase of One (1) 2015 Caterpillar 953D track loader and funds for the purchase be taken from the 2015 PIP Fund.

Discussion:

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

BIDDER	BID
Yancey Bros.	\$204,871.00

Budget Impact:

The 2014 PIP budget for the One (1) Track Loader is \$196,000.00. Bid came in over budget and will cause a budget-over-run of \$8,871. Other Public Works PIP Items came in under budget of \$1,730, so overall the remaining budget over-run will have a minor negative impact of \$7,141 on the 2015 PIP debt service. Funds are budgeted in the 2015 PIP Fund

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

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

FROM: Josh Doughty, Fleet Manager

DATE: November 25, 2014

SUBJECT: Bid Award-Rubber Tire Wheel Loader
December 4, 2014 City Council Meeting

Recommendation:

Staff recommends that the bid be awarded to Flint Equipment Company in the amount of \$136, 270 for the purchase of One (1) 2015 John Deere 524K Rubber Tire Wheel Loader and funds for the purchase be the taken from the 2015 PIP Fund.

Discussion:

Bid packages were sent to a number of equipment dealers. Bids were received from four dealers.

BIDDER	BID
ASC Construction Equipment	\$140,409.00
Cowin Equipment Company Inc.	\$146,241.00
Yancey Bros.	\$159,745.00
Flint Equipment Company	\$136,270.00

Budget Impact:

The 2015 PIP budget for the One (1) Rubber Tire Wheel Loader is \$138,000. Bid came in under budget by \$1,730.00. Funds are budgeted in the 2015 PIP account 335-4110-542279.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
VIA: City Manager
FROM: City Clerk 
DATE: November 26, 2014
SUBJECT: Cancellation of January 1, 2015, City Council Meeting
December 4, 2014, City Council Meeting

Recommendation:

That Council vote to formally cancel the January 1, 2015, City Council Meeting.

Discussion:

City Council Meetings are set for the first and third Thursday of each month. The first meeting of 2015 will fall on January 1, the New Year's holiday, and needs to be cancelled.

Budget Impact:

This item should have no budgetary impact.