



CITY COUNCIL OF PEACHTREE CITY
REVISED AGENDA
DECEMBER 3, 2020
6:30 p.m.

Peachtree City
Mayor & City Council
Vanessa Fleisch, Mayor
Phil Prebor – Post 1
Mike King – Post 2
Kevin Madden – Post 3
Terry Ernst – Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Announcements, Awards, Special Recognition
Team Recognition Awards:
 1. Kelly Bush (Finance), Ellece Brown and Areta Galloway (both HR)
 2. Daniel Dekeyzer, Andrew Koehn, Josh Teal and Adam Walker (Fire)
 - IV. Public Comment
 - V. Agenda Changes
 - VI. Minutes
November 5, 2020 – Regular Meeting Minutes
 - VII. Consent Agenda
 1. FY2020 Budget Amendment
 2. FY2021 Budget Amendment
 3. Extension of Mechanical Services Agreement
 4. 2020 Walmart Local Community Grant
 5. Consider New Alcohol license – La Mexicana Taquiera y Tienda, 332 Willowbend Road
 6. Consider Appointment of Holly Cellini to the Convention and Visitors Bureau Board
 7. Consider Appointment of Airport Authority Member, Greg Garmon and Alternate, Gary Zarlengo
 8. Consider and Adopt Resolution of Support for Film and Television Tax Credit Program
 9. Consider Approval of Sewer Service to the Proposed Future Fayette County Animal Shelter
 10. Cancel December 17 City Council Meeting Due to Lack of Agenda Items
 - VIII. Old Agenda Items
 - IX. New Agenda Items
 - 12-20-01 Public Hearing – Front Setback Requirement for Lot 6 on MOBA Way (Cailloux)
 - 12-20-02 Police Vehicle and Police Vehicle Accessories Purchase (Moon)
 - 12-20-03 FY2020 Unaudited – Year End Fiscal Update (Rorie/Salvatore)
 - X. Council/Staff Topics
 - XI. Executive Session
 - XII. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, November 5, 2020
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, November 5, 2020. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

Assistant Fire Marshal Jeff Felmet honored Stella Yurgionas with a Heroic Commendation Award for her actions during a fire at her family's home. Fleisch recognized Police Officer Noah Wooten as September's Employee of the Month and Senior Code Enforcement Officer Tim Maret as Supervisor of the 3rd Quarter. She also commended Maret for 20 years of employment by the City.

Public Comment

There was no public comment.

Minutes

King moved to approve the October 13, 2020, workshop minutes, and the October 15, 2020, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda

1. Budget Amendment - Fiscal year 2021

Ernst moved to approve Consent Agenda item 1. King seconded. Motion carried unanimously.

New Agenda Items

11-20-01 General SPLOST Projects Update

- **SPLOST Project #13 - Crosstown Drive Path Crossing**
- **SPLOST Project #12 - Flat Creek to Interlochen Path Project**

City Manager Jon Rorie said he wanted to provide a year-end summary on where they stood on the 2017 Special Purpose Local Option Sales Tax (SPLOST) projects, outlining the process of coming up with a list of projects and their estimated costs, then the process of executing those projects. He presented a list of frequently asked questions about SPLOST projects, pointing out that SPLOST revenues could be moved between projects. Some projects came in over budget, while others came in under budget. Approved projects could be scaled back, but not abandoned. In the event of a funding shortfall. The local government must make up any shortfall from the General Fund or other funding sources. Finally, Rorie remarked, they could not decide not to fund a voter-approved SPLOST project.

The SPLOST program identified approximately \$45 million worth of projects. That amount was intentionally underestimated because they didn't want to set the revenue estimates too high and have to make up the amount from the General Fund. About 85% of those projects were infrastructure projects.

They began the process by estimating how much revenue the SPLOST would generate each year. They estimated that the County would collect about \$141 million over the six years of the SPLOST and Peachtree City's portion, based on population, would be about 32%, or \$45 million. Rorie again stated that they underestimated the revenues on purpose.

He showed a list of roads projects, with green checks beside the ones that were complete and blue arrows beside ongoing projects. He showed that some projects came in over budget, but others were under the budgeted estimate. Out of the \$3,365,000 that was budgeted, they had spent \$1.4 million. That left about \$1.9 million that could be moved to other projects if need be. He noted that they needed to hold some money back for future projects, such as the Crosstown Road/Peachtree Parkway intersection, which was underway to include planning and engineering for a potential roundabout. Right now they were looking at utility relocates. This was a massive project that would take time to complete.

Road projects also included patching, milling, or resurfacing eight-plus miles of road per year. The goal was to use \$1.8 million from the General Fund and roughly \$3 million from the SPLOST fund, for a total of about \$5 million per year, depending on the projects. In 2018, they spent \$4.5 million to complete 14.5 miles, of which 12.9 required full-depth reclamation, which was more expensive because it basically required rebuilding the road from the base up. They spent the same amount in 2019 but were able to do 15.5 miles because less FDR was required. In 2020, 15.98 miles, 10.0 of which were FDR, were completed at a cost of \$4.8 million of SPLOST money. They dedicated the General Fund money to obtain matching grants to complete Robinson Road and Peachtree Parkway. He said Robinson Road was in the final stages. So, of the \$26 million in SPLOST funds, they had spent about \$10 million, which left about \$15 million for paving, as well as \$5.4 million of General Fund dollars to finish these projects.

Rorie stated that the City hired a firm several years ago to conduct a condition assessment of all roads. Before they started the paving program, about 4% of the roads had a pavement condition index (PCI) rating of 20 to 30 and 5.6% had a rating of 90-100. At the end of the 2020 paving cycle, the percentage at the lower end had crept up 1%, but Rorie said that was by design. They were trying to make good better and make good last longer instead of spending all their money on a road that was already in poor condition. They were investing in the system, not the individual road. He showed how the number of roads in good condition had grown over the years of the SPLOST paving program.

A list of multi-use path projects showed which were completed and which were underway. He indicated the SR 54 West bridge and gateway feature as being underway. It had a budgeted cost of \$1.791 million, but would, in reality, come out to about \$3.2 million, with \$1 million of that being dirt work. An infrastructure advisory group ranked a list of projects, and this one was believed to have merit, so, despite the cost, it had to be done.

Fleisch noted that a citizen group had met over several months to develop the project list, and those projects had to be done no matter what the cost turned out to be. Rorie agreed, saying it went back to his first comments that the projects must be done. They had to figure out how to fund them and make them work once they were on an approved list.

He noted that the PAC/MOBA/Flat Creek Nature Area trail was not entirely complete, but was almost there. He called it a perfect example of something that "if it were easy, it would have been done," saying City crews had worked nearly three years on difficult terrain.

Robinson Road had been estimated at \$132,000, but came in at \$14,000 because they were able to navigate around a big oak tree. It was an example of making something work once you were able to see the conditions on the ground. The Cedarcroft project went from \$200,000 to \$5,000 because they found a way to cut the distance from a mile to about 400 feet. He said he had parked, but not abandoned, the bridge widening at Lake Peachtree in order to focus on getting the 54 Gateway Bridge finished.

The goal was to resurface between 10 and 15 miles of paths per year, which they had hit consistently, Rorie continued. The number of miles that could be completed depended on the location of the paths. He reflected that the so-called "bridge to nowhere" had been accessed with the Crosstown path that went three miles through the woods. Now the bridge would require maintenance, though. The lighting, painting, and other maintenance in the tunnels were all part of the project.

Moving on to Public Safety, Rorie noted that the replacement of the medic ambulance budgeted at \$246,000 came in at \$256,000; self-contained breathing apparatus was budgeted at \$270,000, but actually was \$487,000, and digital radios were \$1.4 million. Replacement of the Fire Department aerial apparatus was budgeted at \$1 million, but cost \$1.1 million.

Among the Parks and Recreation projects was the addition of a new passive park (Spyglass Island) at Lake Peachtree. He noted that the bridge got water on it when it rained because it was not a dam, it was a filter. If it was a dam, the trapped water would be stagnant on the other side. The splash pad at Glenloch was budgeted at \$330,000, but cost \$523,000. Everything there was new and upgraded. Prior to the list, Rorie related, he thought they could replace the 30-year-old pool with the splash pad. However, the citizens group recommended they keep and renovate the pool and build the splash park. They were moving forward on the restroom at the Line Creek Nature Area. The dam/spillway was an expensive project, Rorie acknowledged, but now they had a dam and spillway that would meet Category One standards for many years.

He noted there were a lot of "budget gurus" who told them to do different things because they would be getting so much revenue. But, he said, staff had underestimated the revenue stream and capped the annual growth at 1.65%. Rorie said he built in a 10% contingency in the SPLOST plan, which amounted to \$4.5 million. They were actually about 15% ahead of SPLOST revenue projections. If everything remained the same, there could be an additional \$6-\$7 million in SPLOST funding. The goal was to create a SPLOST program where they did not have to come up with additional funding sources. They had planned for exceptional circumstances, such as the pandemic.

They intended to put up a HAWK signal at Crosstown Drive as part of an overall program to improve path network connectivity. He noted that once the connection was created at the McDonald's, you would be able to get on at SR 54, go around the lake, cross McIntosh and Kelly, go right over the bridge to the police department or go the other way across Crosstown to a side path that would lead all the way to Starr's Mill.

This was part of the cart path master plan that had not been acted on for 20 or 30 years, Fleisch remarked. Rorie said these projects might look piecemeal, but they were part of a master plan. The first project they started in 2017 was Robinson Road and Whitfield Farms. The goal was to have a side path from SR 54 to Redwine Road. They had a contractual agreement with Fayette County to build a tunnel under Redwine that would allow a connection to Starr's Mill. The goal was to develop a path network with direct routes.

On the agenda tonight, Rorie continued, was a bid for a wall at the Crosstown Drive path in order to meet Americans with Disabilities Act (ADA) slope requirements. Also, it would be safer to have a path crossing at a 90-degree angle with the signal. At 6,000 vehicles per day, this was one of the city's busiest intersections. Staff recommended Council accept JMJ Construction's bid for the wall at \$145,050 for SPLOST project #13.

Project #12 involved a side path from SR 54 up Peachtree Parkway North. One of the first segments was from Flat Creek to Interlochen. To do this, they needed to purchase property, which Rorie showed

on a map. Staff recommended the purchase of the property for \$30,000. Both were SPLOST fund projects.

King moved that they approve spending \$175,050 of the SPLOST funds for projects #12 and #13. Prebor seconded. Motion carried unanimously.

Council/Staff Topics

King said he wanted to talk about the Living Centers Initiative (LCI) project, commenting that Council had some interesting times over the past six weeks, hearing some constructive criticism about the LCI and other comments that were not so constructive. There had been a lot of misinformation circulated, and he noted that the Mayor addressed some of it two Council meetings ago, but it persisted.

For the LCI, King continued, Council and the Atlanta Regional Commission (ARC) had hired a consulting group to give them proposals and ideas about the City's future development.

Fleisch noted that this group, like many others had in the past, worked with a citizens committee.

King went on to explain that the consultants and the citizens group came up with some draft plans, or suggestions, but they were just that—suggestions. All were hypothetical. He noted that most of the LCI area was on private property. He said every Council that he could remember had wanted to redevelop Huddleston Road to match the rest of Peachtree City.

King said he read a letter to the editor of a local newspaper in which the writer claimed that this Council had always had the intent of tearing down the Tennis Center to make way for apartments. He said he had never talked with any Council member, past or present, about any such plan, and had faith that none of the other Council members had that discussion either. He did not know why anyone would make that claim except to deceive or agitate the public. There were at least four letters to the editor, he said, that listed accusations that had no merit. He noted that one letter said he and Ernst were trying to sell the City streets in Planterra Ridge. King said they had met with two groups of Planterra Ridge residents to discuss street safety for children. The Planterra Ridge Homeowners Association (HOA) was in no position financially to buy those streets, King observed. Even if they could, those streets were scheduled to be paved within the next three years, so it would be silly for them to do so. Once again, he asked, why was this individual trying to deceive people? Was he trying to create a situation where none existed, so he could act like a superhero to fix it?

King concluded by saying they learned a lot through the LCI and now should move on.

Ernst commended him and said he would leave it at that.

The citizens core committee worked hard on coming up with suggestions, Prebor remarked, as did staff. He said there had been a lot of feedback from citizens since the results were presented. They ended up with a market analysis that they and future Councils could use to proactively maintain and redevelop the city.

Madden said he agreed with what had been said. He remarked that he had lived in Peachtree City for 23 years and had seen previous Councils reacting to what was happening, so it was good to be looking at some proactive actions, as Prebor had mentioned. They had demographic information and could move ahead with that.

Fleisch reflected that they were a planned community, but hadn't had a market analysis in more than 20 years. She thanked Planning and Development Director Robin Cailloux for that.

In other business, Rorie remarked that, as the end of the year approached, they had no upcoming zoning-related items on future Council meeting agendas. They would be doing things such as a personnel policy update and the year-end fiscal impact analysis for the remainder of the 2020 meetings. Therefore, he recommended Council consider canceling its December 17 meeting.

King moved to convene in executive session for personnel and threatened or pending litigation at 7:25 p.m. Madden seconded. Motion carried unanimously.

Council reconvened in regular session at 7:48 p.m.

There being no action coming from the Executive Session, Ernst moved to adjourn the meeting at 7:50 p.m. Madden seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director
Kelly Bush, Assistant Finance Director 

DATE: November 17, 2020

SUBJECT: Budget Amendments – Fiscal Year 2020
December 3, 2020 City Council Consent Agenda

Recommendation:

That City Council approve the attached budget amendment to amend the 2020 budget resolution.

Discussion:

Attached please find budget amendment 20-22 for fiscal year 2020 submitted for your approval. This budget amendment is housekeeping in nature and is necessary to prepare for the annual audit and to issue financial statements for the fiscal year ended September 30, 2020.

Budget Impact:

The proposed budget amendment reallocates departmental savings from non-divisional throughout the department budgets.

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

CITY OF PEACHTREE CITY

BUDGET AMENDMENT	
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20-22

09-30-2020

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2020 Budget Resolution reallocating department budgets in the General Fund for fiscal year end (housekeeping)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

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

DATE: November 17, 2020

SUBJECT: Budget Amendments – Fiscal Year 2021
December 3, 2020 City Council Consent Agenda

Recommendation:

That City Council approve the attached budget amendments to amend the 2021 budget resolution.

Discussion:

Attached please find budget amendments 21-05 and 21-06 for fiscal year 2021 submitted for your approval. Budget amendment 21-05 is housekeeping in nature and reflects the September 30, 2020 balance in each of the Special Revenue Funds brought forward to fiscal year 2021. This is done annually in lieu of trying to project the Special Revenue Funds budget balances during the budget process. Budget amendment 21-06 requests the carryover of 2020 funds for 1) Non-Departmental – Facilities Maintenance Contingency for the Citywide UPS Upgrade that did not complete until after the fiscal year end. 2) Non-Departmental – Information Systems Contingency for ongoing security updates – to complete in fiscal year 2021. 3) Allocate budget for pre-payment of pension funds. 4) Police Department Computer Supplies for a second LiveScan Fingerprint Machine that was ordered in fiscal year 2020, but delayed delivery due to COVID. 5) Finance – Education and Training scheduled but delayed until after fiscal year end. 6) Additional staffing in HR, City Clerk, Finance, and Fire. 7) Planning and Zoning – Contract Labor for ongoing scanning project. 8&9) Code Enforcement Part time salaries and uniforms for additional Cart Path patrols put in place after the budget adoption. 10) Protective Inspection – Technical Services for online building permit software that did not fully implement until after the budget process.

Budget Impact:

The proposed budget amendments affect the General Fund and several Special Revenue Fund budgets. A separate reconciliation is provided for the net effect on each fund.

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.

CITY OF PEACHTREE CITY				
BUDGET AMENDMENT				
		NUMBER	21-05	
		DATE	10/01/2020	
ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
200-6110-531175		Operating Supplies - Memorial Bench	260	
200-6510-531180		Computer supplies - Library	882	
200-0000-389025		Surplus Carryover - Neighborhood Parks	1,141	
202-3210-531175		Operating Supplies - DARE	2,221	
202-0000-389025		Surplus Carryover - DARE	2,221	
203-3210-531175		Operating Supplies - State Seizures	39,654	
203-0000-389025		Surplus Carryover - State Seizures	39,654	
204-3510-531175		Operating Supplies - HAZMAT	18,576	
204-0000-389025		Surplus Carryover - HAZMAT	18,576	
206-3210-512500		Tuition Reimbursement - PD Tuition Fund	4,301	
206-0000-389025		Surplus Carryover - PD Tuition Fund	4,301	
207-6110-531175		Operating Supplies - Youth Council	503	
207-0000-389025		Surplus Carryover - Youth Council	503	
208-3210-531175		Operating Supplies - Public Safety Grants	5,115	
208-0000-389025		Surplus Carryover - Public Safety Grants	5,115	
209-3210-531175		Operating Supplies - CERT	555	
209-0000-389025		Surplus Carryover - CERT	555	
210-3210-531175		Operating Supplies - PD Donations	5,665	
210-0000-389025		Surplus Carryover - PD Donations	5,665	
211-3210-523700		Education & Training - Explorer Fund	1,254	
211-0000-389025		Surplus Carryover - Explorer Fund	1,254	
212-3210-531175		Operating Supplies - Federal Seizures	27,169	
212-0000-389025		Surplus Carryover - Federal Seizures	27,169	
215-4100-531178		Operating Supplies - Landscaping - Tree Fund	148,994	
215-0000-389025		Surplus Carryover - Tree Fund	148,994	
276-6110-522251		TC/Amph Bldg Repair & Maintenance -	127,959	
276-0000-389025		Surplus Carryover - Hotel/Motel TPD Fund	127,959	
NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2021 Budget Resolution to establish budget for unbudgeted Special Purpose Funds based on 9/30/2020 fund balances.				

CITY OF PEACHTREE CITY				
BUDGET AMENDMENT				
			21-06	
			DATE	10/01/2020
ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		Surplus Carryover	1,028,342	
100-1505-579144		Contingency - Facilities Maintenance	14,250	
100-1505-579142		Contingency - Information Technology	25,743	
100-1320-51-2400		Retirement	2,369	
100-1540-51-2400		Retirement	7,106	
100-1580-51-2400		Retirement	2,369	
100-2650-51-2400		Retirement	9,474	
100-1511-51-2400		Retirement	11,250	
100-1517-51-2400		Retirement	2,369	
100-1535-51-2400		Retirement	2,369	
100-3210-51-2400		Retirement	240,703	
100-7450-51-2400		Retirement	4,737	
100-3510-51-2400		Retirement	256,004	
100-3600-51-2400		Retirement	3,590	
100-4100-51-2400		Retirement	61,759	
100-1565-51-2400		Retirement	9,474	
100-1575-51-2400		Retirement	7,106	
100-1566-51-2400		Retirement	63,950	
100-6110-51-2400		Retirement	11,843	
100-6122-51-2400		Retirement	2,369	
100-6510-51-2400		Retirement	14,211	
100-7410-51-2400		Retirement	7,106	
100-7545-51-2400		Retirement	7,342	
100-3210-531180		Police Department - Computer Supplies	9,995	
100-1511-523700		Finance - Education & Training	10,000	
100-7450-511200		Code Enforcement - PT Salaries	25,000	
100-7450-531725		Code Enforcement - Uniforms	2,175	
100-7210-521300		Protective Inspections - Tech Services	2,600	
100-7410-523850		Contract Labor - Planning & Zoning	25,000	
100-1511-511100		Regular Salaries - Finance	15,258	
100-1511-512200		Social Security	946	
100-1511-512300		Medicare	221	
100-1511-512401		Defined Contribution	306	
100-1511-512700		Workers Compensation	31	
100-1540-511200		Part-time Salaries - Human Resources	24,199	
100-1540-512200		Social Security	1,500	
100-1540-512300		Medicare	351	
100-1540-512700		Workers Compensation	49	
100-1580-511200		Part-time Salaries - City Clerk	24,199	
100-1580-512200		Social Security	1,500	
100-1580-512300		Medicare	351	
100-1580-512700		Workers Compensation	49	
100-3510-511100		Regular Salaries - Fire	117,119	
565-0000-389025		Surplus Carryover	3,750	
521-0000-389025		Surplus Carryover	9,375	
521-4250-51-2400		Retirement	9,375	
565-6180-51-2400		Retirement	3,750	
321-4220-51-2400	SP17-026	Retirement	9,375	
321-4220-511100	SP17-026	Regular Salaries		9375
NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2021 Budget Resolution to allocate for additional staffing, pension prepay, and for projects and/or equipment ordered but not completed or received prior to 9/30/2020.				

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2021

December 3, 2020

General Fund	Increase both revenues and expenditures by \$1,028,342
Neighborhood Parks Fund	Increase both revenues and expenditures by \$1,141
DARE Program Fund	Increase both revenues and expenditures by \$2,221
State Seizures Fund	Increase both revenues and expenditures by \$39,654
HAZMAT Fund	Increase both revenues and expenditures by \$18,576
PD Tuition Fund	Increase both revenues and expenditures by \$4,301
Youth Council Fund	Increase both revenues and expenditures by \$503
Public Safety Grant Fund	Increase both revenues and expenditures by \$5,115
CERT Grant/Donation Fund	Increase both revenues and expenditures by \$555
Police Donation Fund	Increase both revenues and expenditures by \$5,665
Explorer Troop Fund	Increase both revenues and expenditures by \$1,254
Federal Seizures Fund	Increase both revenues and expenditures by \$27,169
Tree Fund	Increase both revenues and expenditures by \$148,994
Hotel/Motel TPD Fund	Increase both revenues and expenditures by \$127,959
Stormwater Fund	Increase both revenues and expenditures by \$9375
Amphitheater Fund	Increase both revenues and expenditures by \$3750

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager *JNR*
Paul Salvatore, Director of Financial Services *P.S.*
Scott Hicks, Public Works Superintendent *S.H.*
Angela Egan, Purchasing Agent *AE*

FROM: David McDaniel, Facility Manager *DM*

DATE: November 30, 2020

SUBJECT: Extension of Mechanical Services Agreement
December 3, 2020 Agenda

RECOMMENDATION: Staff recommends that the City extend the mechanical services agreement to Shumate Mechanical for calendar years 2021 through 2024 for \$153,805.00. In addition, staff recommends the option of awarding Shumate all City projects on a brand-name basis, during the years Shumate holds the mechanical services agreement with the City.

DISCUSSION: Shumate Mechanical was originally awarded the HVAC maintenance contract by Council in 2009 and again in 2012. Since awarding this contract, the City has received excellent service from Shumate to include preventative, routine, and on-call services. Shumate also fulfills the City requirement to be a Certified Trane installer, and remains one of only four vendors in the state to continue to hold this status. In addition Shumate has a good knowledge of the history of all City facilities and equipment.

The last price increase passed along to the city for this annual service was in fiscal year 2016. Staff has negotiated a \$9,229.00 price increase for the upcoming fiscal years. This increase represents about a 1.2% annual increase from 2016 to current. In addition, The City has added more complex equipment and system upgrades as well as upgraded and replaced older platforms to new platforms.

Therefore, it is staff's recommendation that we continue to use Shumate Mechanical based on past experience and the fact that they were the most qualified vendor of the two proposals received years ago and that the price recommended above reflects a reasonable increase from this current year.

Budget Impact: Should Council award this contract to Shumate, funds are available in the FY2021 budget for the annual contract.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jon Rorie, City Manager 
Paul Salvatore, Financial Services Director 
Kelly Bush, Assistant Financial Director

FROM: Janet L. Moon, Chief of Police 

DATE: November 20, 2020

SUBJECT: 2020 Walmart Local Community Grant
December 3, 2020 City Council Meeting

Recommendation:

The Police Department is requesting to apply for and accept, if awarded, the Local Community Grant from Walmart in the amount of \$5,000.

Discussion:

These funds would be awarded to the Peachtree City Police Department on behalf of Walmart. These funds would help support retail crime suppression in the City of Peachtree City.

Under the guidelines for this grant, these funds are required to "Support public safety programs through training programs or equipment in the United States." If this grant is approved and received, the funds will be used to directly improve patrol and surveillance in the area of Walmart and surrounding retail centers. This will directly influence the department's ability to reduce Part 1 retail crimes in the City.

Budget Impact:

This grant would impact the Police Grants Fund by increasing both revenue and expenditures in the Grant Fund by the \$5,000. There are no matching funds required on behalf of the City.

JLM/ktb

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 21-07

DATE 11/19/20

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2021 Budget Resolution increasing both Revenue and Expense in the Special Revenue PD Donations Fund to budget for the grant award from Walmart for training and equipment.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Mary Camburn, Accounting Manager 

DATE: November 20, 2020

SUBJECT: Alcohol License – NEW – La Mexicana Tienda Y Taqueria
December 3, 2020 City Council Meeting Consent Agenda

Recommendation:

Staff recommends Council approve the attached application for a new alcohol license for La Mexicana Tienda Y Taqueria

Discussion:

La Mexicana Tienda Y Taqueria, a grocery store and restaurant located at 332 Willowbend Rd., has submitted a request for a new alcohol license. Ms. Maria T. Villasenor has requested that she be appointed as the Licensee and Ms. Stefany Jane Montes-Alonso as License Representative.

Ms. Villasenor and Ms. Montes-Alonso have met the requirements of the Alcohol Ordinance for an alcohol license.

Budget Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual license fee for Malt Beverages (\$775), plus the fee for Sunday Sales (\$500) if they choose to sell on Sunday.



City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Office of the City Clerk**Application for Alcoholic Beverage License**

Business Name: LA MEXICANA TIENDA Y TAQUERIA	Business Location: 332 Willowbend Rd Peachtree City, GA 30269	
Nature of Business: Store & Restaurant	Mailing Address: 332 Willowbend Rd Peachtree City, GA 30269	Business Phone Number: 678-962-3649
Name of Licensee: Maria T. Villasenor Lanuza	Home Address: 614 Barberry Lane Peachtree City, GA 30269	Home/Cell Phone Number: 470-338-3984
Name of License Representative: Stefany Jane Montes-Alonso	Home Address: 144 Allison LN, Sharpsburg GA, 30277	Home/Cell Phone Number: 678-876-2554

Type of License:

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

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

Name: Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Address: Please provide Home Addresses for the Individuals listed	Phone Numbers: Please provide Home and Business Phone Numbers for individuals listed
La Mexicana Tienda y Taqueria	332 Willowbend Rd Peachtree City, GA 30269	678-962-3649
Maria T Villasenor Lanuza	614 Barberry Lane Peachtree City, GA 30269	470-338-3984

Contact Person:

Maria T Villasenor Lanuza

E-mail Addresses for License Applicant(s):

Terevilla21@yahoo.com

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES ☒ NO

If YES, please provide name of employee: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie, City Manager 

DATE: November 9, 2020

SUBJECT: Consider Appointment of Convention & Visitors Bureau Board Member
Consent Agenda, December 3, 2020

Recommendation:

Appoint Holly Cellini to the Convention and Visitors Bureau Board for the balance of the term stated October 1, 2020, through September 30, 2022. If approved at the December 3, 2020 Council Meeting, the term would be active December 3, 2020.

Discussion:

The Selection Committee, composed of Mayor Fleisch, Council Member Mike King, and Chairman of the CVB Board-Patti Kadkhodaian, considered three (3) applicants for the position on the Board.

The Committee met with the applicants and learned of their experience and qualifications to serve on the CVB Board. Their recommendation, as stated above, is to appoint Holly Cellini to serve on the Board.

Budget Impact:

This item should have no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie, City Manager *JN (MSL)*

DATE: 12/01/2020

SUBJECT: Consider Appointment of Airport Authority Members
Consent Agenda, December 3, 2020

Recommendation:

Appoint Greg Garmon as an Airport Authority Board Member for the term from January 1, 2021 through December 31, 2025.

Discussion:

We have received five (5) applications for the for two (2) expiring board positions: Voting Board Member and Alternate Board Member. Current Alternate, Greg Garmon, is already well versed in the Airport Authority Board role and has indicated a desire to continue his service by filling the vacant board position, therefore, it is recommended that he be appointed to the board position. Gary Zarlengo is recommended to be appointed as the Alternate Board Member.

Budget Impact:

This item should have no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jon Rorie, City Manager *JR (BRS)*

DATE: November 23, 2020

SUBJECT: Resolution of Support for Film and Television Tax Credit Program
Consent agenda, December 3, 2020, City Council meeting

Recommendation:

Staff recommends that the Mayor and City Council continue to support this Tax Credit Program for Film and Television Production.

Discussion:

Fayette County is home to Trilith Studios and numerous film and television contractors that, along with the rest of the productions filmed in Georgia, had an economic impact exceeding \$10 billion and resulted in a record \$2.9 billion invested in Georgia in 2019.

City of Peachtree City
State of Georgia

A RESOLUTION TO SUPPORT CONTINUATION OF THE TAX CREDIT PROGRAM FOR FILM AND TELEVISION PRODUCTION

WHEREAS: Since the enactment of the Tax Credit Program for Film and Television Production, the Atlanta region has surpassed Hollywood for number of projects and continues to stay on top, and;

WHEREAS: In 2019, film and television production had an economic impact exceeding \$10 billion and resulted in a record \$2.9 billion invested in Georgia, and;

WHEREAS: The Motion Picture Association of America reports that the motion picture and television industry is responsible for more than 92,000 jobs in Georgia, and;

WHEREAS: Fayette County is home to Trilith Studios and numerous film and television contractors.

NOW, THEREFORE, WE, The Mayor and City Council of the City of Peachtree City do hereby resolve to express their support for the continuation of the Tax Credit Program for Film and Television Production.

SO RESOLVED THIS 3RD DAY OF DECEMBER, 2020.

Vanessa Fleisch, Mayor

Phillip E. Prebor, Post 1

Mike King, Post 2

Kevin Madden, Post 3

Terry Ernst, Post 4

ATTEST:

Jonathan N. Rorie, Interim City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie, City Manager *JN (by SR)*

DATE: December 2, 2020

SUBJECT: Consider Sewer Service to the Proposed Future Fayette County Animal Shelter
December 3, 2020 City Council Meeting Consent Agenda

Recommendation:

That Council approve transfer of sewer service from existing Fayette County Animal Shelter to new facility.

Budget Impact:

This item should have no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jon Rorie, City Manager/Interim City Clerk 

DATE: November 23, 2020

SUBJECT: Cancellation of December 17, 2020 Regular Meeting
December 3, 2020, City Council Meeting Consent Agenda

Recommendation:

That Council cancel the regular City Council meeting scheduled for December 17, 2020, due to lack of Agenda Items.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Robin Cailloux, AICP, Director Planning & Development 

DATE: November 30, 2020

SUBJECT: Public Hearing: Variance Request, GI Zoning Front Parking Setback Requirement, Lot 6 of the MOBA Industrial Par,
December 3, 2020 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the front parking setback requirement [Section 1008.4(g)] of the GI General industrial zoning district which requires a minimum front parking setback of 50 feet. The Applicant proposes to encroach 25-feet into the parking setback requirements to allow parking for the office warehouse building proposed on the site.

The subject property is lot 6 in the Moba Industrial Park. The proposed development would be located on both lots 6 and 7, and would consist of two (2) office warehouse buildings with a central truck court. Because lot 6 is a corner lot, it technically had three (3) front setbacks along Moba Drive, Moba Way, and State Route 74. The applicant has designed the industrial development to meet the ordinance requirements along Moba Drive and State Route 74, and seeks the 25-foot encroachment along Moba Way.

As part of the application, the Applicant has included a justification narrative and the site plan showing the proposed development layout.

Variance Consideration

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

- (a) *The request is in harmony with the intent of the zoning ordinance*
- (b) *The application of front parking setback on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

Lot 6 Moba Drive Variance Request

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Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance 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 Comment: Lot 6 has three road frontages: Moba Drive, Moba Way, and State Route 74. As a result, the front parking setback requirement consumes over 35% of the usable area of the lot and 28% of the usable area of the combined lots (lots 6 & 7).

- (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 Comment: If the ordinance is applied, the applicant will not be able to use the property as proposed. The central truck court is designed on the turning ability of large freight trucks, and is thereby the required size. Strict application of the ordinance would reduce the depth of the proposed building. The proposed development with standard larger-scale buildings is appropriate and compatible with the surrounding industrial development patterns.

- (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 Comment: The design of Lot 6 with three (3) road-frontages is an exceptional condition that does not apply generally to other properties also zoned for industrial use. There are only three (3) other lots with a similar design in the City:

- 1121 Hwy 74 (Cooper Lighting, +/- 56 acres)
- 700 Dividend Drive (Scholle IPN, +/-12 acres)
- Lot 8 in the MOBA Industrial Park (undeveloped, +/- 3 acres)

- (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;*

Staff Comment: Granting this variance does not constitute the granting of special privileges inconsistent with the limitations on the property.

Lot 6 Moba Drive Variance Request

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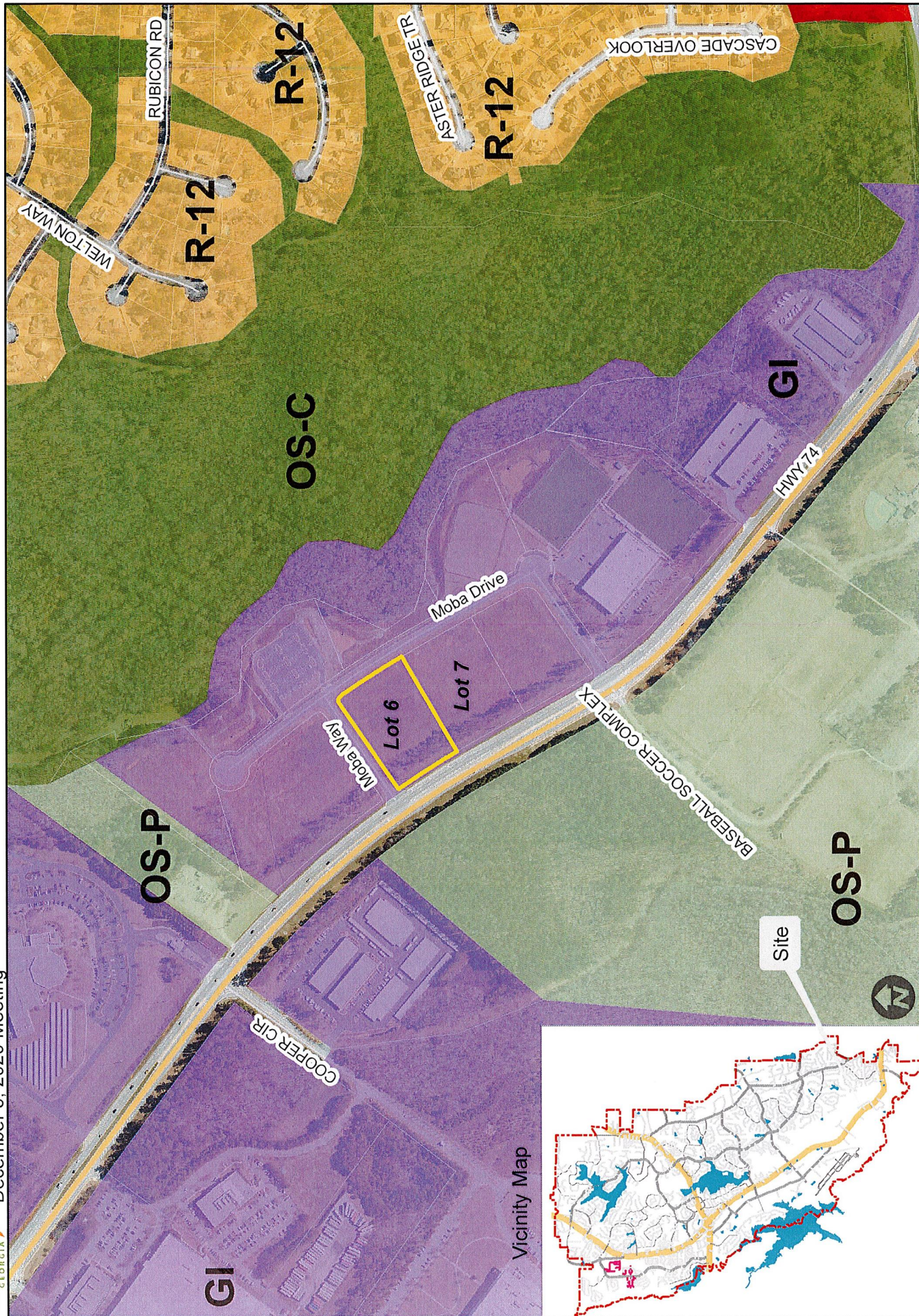
(e) *The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and*

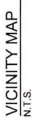
Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare.

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

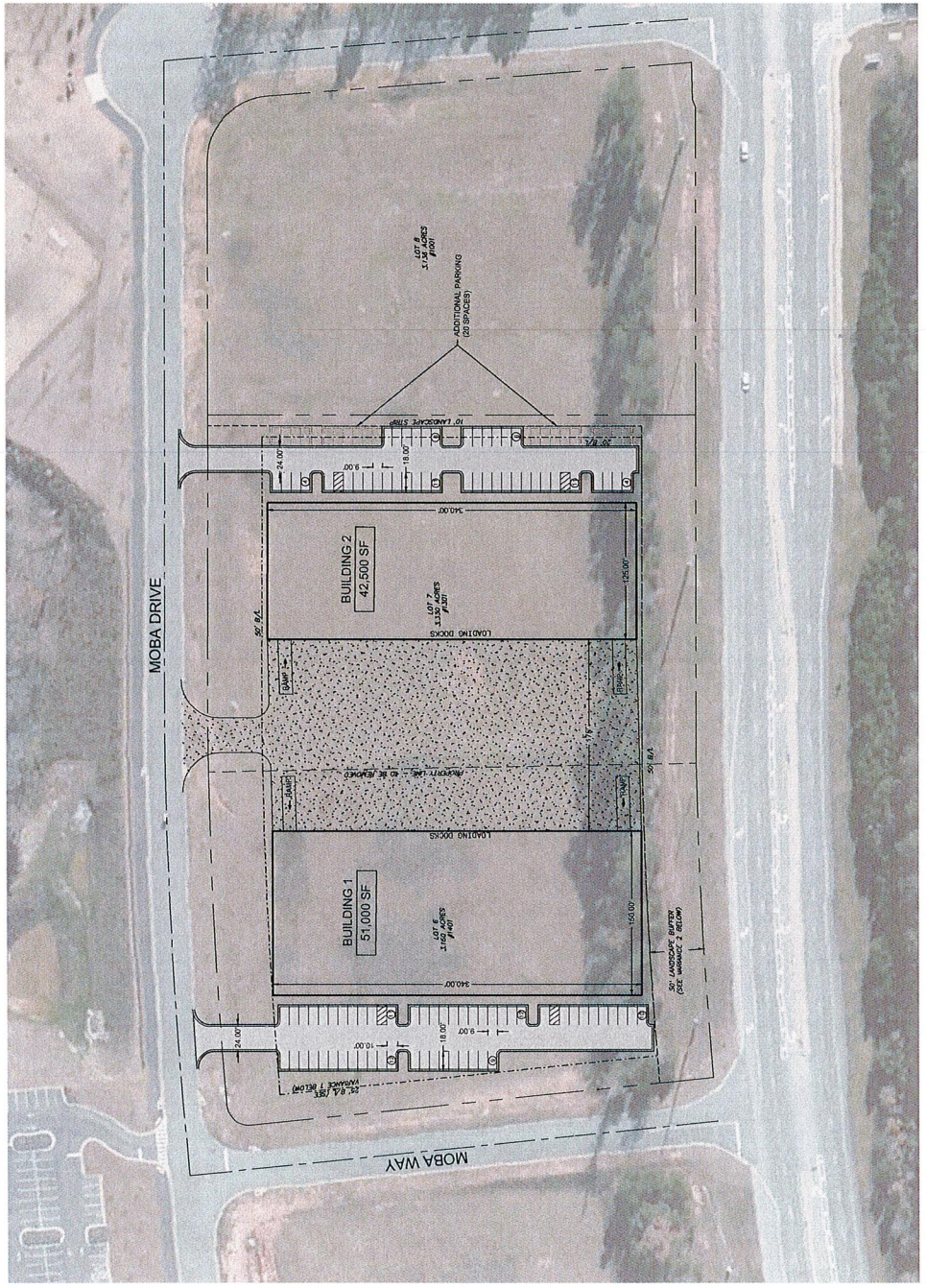
Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages industrial development to help balance the property tax base for the City.

ATTACHMENTS



SITE PLAN NOTES:

1. OWNER: SOUTH-REX ENTERPRISES, L.L.C.
SOUTH-REX ENTERPRISES, L.L.C.
ATTENTION: JAMES HARRIS
CONTACT: CHUCK COLETTA
PHONE: 760-811-0499
3. ENGINEER/SURVEYOR:
HARRIS & ASSOCIATES, INC.
1039 SULLIVAN ROAD, SUITE 200
NORMAN, GA 30059
TELEPHONE: 770-888-1111, P.E.
PHONE: 678-552-7168
4. SITE DATA:
PARCEL: LOT 6 AND 7, MORGANCOR INDUSTRIAL PARK
TAX MAP PARCEL NUMBER: 000000000000000000000002
ZONING: R-1000 (RESIDENTIAL)
USE: WAREHOUSING AND DISTRIBUTION
SITE AREA: 4.49 ACRES (COMBINED)
6. SETBACKS:
50 FEET (FRONT BUILDING SETBACK)
20 FEET (SIDE BUILDING SETBACK)
25 FEET (REAR BUILDING SETBACK)
7. BUILDING AREA:
BUILDING 1 = 4,098 SF
BUILDING 2 = 4,250 SF
8. PARKING SUMMARY:
REQUIRED SPACES: 60 SPACES
PROVIDED SPACES: 108 SPACES
ADDITIONAL SPACES: 20 SPACES (NEEDED)
9. NO PORTIONS OF THIS PROPERTY WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13-130213E DATED SEPTEMBER 26, 2008.
10. WEIHLANDS AND STATE WATERWAYS ARE NOT PRESENT ON SITE, ON WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
11. UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY FREEMANTREE CITY AND SEWERAGE WATER AUTHORITY. ALL UTILITIES ARE PROVIDED TO THE SITE.
12. STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY FREEMANTREE CITY. STORMWATER DETENTION AND TREATMENT PROVIDED BY FREEMANTREE CITY. STORMWATER DETENTION, WATER QUALITY TREATMENT, AND PROTECTION OF DOWNSTREAM CONDITIONS. HYDROLOGY STUDY FILE.



VARIANCE APPLICATIONS

1. CONSIDER VARIANCE TO THE ZONING ORDINANCE FROM SECTION 1008.401, FRONT SETBACK AT MOIRA WAY (REDUCE FROM 50 FEET TO 25 FEET BASED ON HARSHNESS FROM HAVING THREE PROPERTY FRONTS ON LOT).
2. CONSIDER VARIANCE TO THE ZONING ORDINANCE FROM SECTION 723.101, SPECIAL CONDITIONS AND EXCEPTIONS TO ALLOW A BUFFER TO BE REDUCED FROM 60 FEET TO 50 FEET TO ALLOW FOR LANDSCAPING THAT AMOUNTS TO 10% OF THE CALIPER INCHES OF TREES REQUIRED.

November 12, 2020

Planning Department
Robin Cailloux
153 Willowbend Road
Peachtree City, Georgia 30269

Re: Variance Application for the Road Frontage of Lot 6 along Moba Way

We are asking for a variance to encroach into the 50 ft setback along Prospect Park *with parking lot only*. This variance request pertains to the following ordinance:

APPENDIX A - ZONING

ARTICLE X. – Requirements by District

Sec. 1008. - G1 general industrial district. (1008.4) Other requirements. (c) Minimum front setback depth: 50 feet. (g) No automobile parking or service areas will be permitted within the required front setback depth or within 50 feet of the property line of any adjoining residential zoning lot

We feel this variance request is justified due to the following reasons:

- This is a relatively small lot that fronts three (3) public right of ways, which is requiring three (3) front setbacks of 50 ft. The total acreage of Lot 6 is 3.16 acres, and the requirement of three (3) front setbacks on this property reduces the usable area by 29% of the total tract. While a corner industrial lot with a large amount of acreage may not be affected by these setbacks, a smaller tract like ours is greatly affected.
- Lot 6 will be combined with Lot 7 as part of the engineering process for a total of 6.49 acres. When combined the setbacks still reduce the total useable area by 28%. Combining the lots allows for a rectangular lot with primary frontage along Moba Drive where we are maintaining the 50-foot setback. Lot 6 currently has most of its road frontage length along Moba Way.
- The topography of this site drains from the from the southwest at S.R 74 to the northeast towards Flat Creek. Existing detention is provided to the northeast which allows us to fully landscape the main thoroughfare along Moba Drive.
- We intend to adhere to the 50 ft setback along Moba Drive and S.R 74. Moba Drive is the main frontage to our development, and S.R 74 is the densest roadway. The request at Moba Way makes the most since because it is recessed below the road by a steep slope which limits access locations. The MOBACORP Industrial Park has not yet developed many outparcels. The traffic along these roadways is expected to be minimal as it is a self-contained industrial park subdivision.
- The development of this tract will consist of two office/warehouse type facilities with a central courtyard for trucking. The granting of this variance would allow for a more aesthetically pleasing development of the site.
- This tract is unique due to its size and location on three (3) public right of ways; therefore, we feel that the granting of a variance along Moba Way would not create a precedent for future variances. There are only a limited amount of smaller industrial sites left in the City.

- With the proposed development of this site and granting of this variance, it will only enhance the general area and will not be a detriment to the City or any of the surrounding property owners.
- It is important to clarify, that we are not asking for relief from the building setback. We are only asking to encroach the setback with our parking lot.
- With the granting of this variance, we will still have the ability to landscape the 25 ft from the ROW to our parking lot.
- Currently the 50 ft setback area along Moba Way does not contain any mature vegetation that would be eliminated.

Based on these unique characteristics of this site, we are asking that you approve this variance as requested. If you have any questions or need any additional information, please do not hesitate to ask.

Sincerely,

Chuck Ogletree
South-Tree Enterprises LLC

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jon Rorie, City Manager *JR*
 Paul Salvatore, Financial Services Director *PS*
 Kelly Bush, Assistant Financial Services Director
 Angela Egan, Purchasing Agent

FROM: Janet Moon, Chief of Police *JM*

DATE: November 19, 2020

SUBJECT: Police Vehicle Purchase
 December 3rd, 2020 *City Council Meeting*

Recommendation:

Staff recommends the purchase of eleven (11) 2021 Ford Police Interceptor Utilities for the bid price of \$407,682.00 from Allen Vigil Ford – Morrow. The bid prices for the purchase does not include the purchase of the aftermarket accessories, which will be purchased separately.

Discussion:

Bid packages were sent to a number of Ford distributors. Those bid results are below.

	BRANNEN	ALLAN VIGIL-MORROW
<i>Ford Interceptor Utility each</i>	\$37,538.00	\$37,062.00
<i>Extended Price for qty. 11</i>	\$412,918.00	\$407,682.00

This purchase is necessary to maintain a sufficient fleet of patrol units and pool vehicles that have not exceeded 125,000 miles, in compliance with the City's Personnel Policy Manual (I. Safety & Accident Reporting, section 7 – Repair & Replacement), and/or have become too costly to repair or maintain. The department has identified ten (11) vehicles that are expected to be near or exceed 125,000 miles prior to the arrival of the new patrol vehicles in approximately 3-6 months and/or will not make it to the next replacement cycle without exceeding mileage.

Budget Impact:

Funds were budgeted in the 2021 CIP budget.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jon Rorie, City Manager *JR*
 Paul Salvatore, Financial Services Director *PS*
 Kelly Bush, Assistant Financial Services Director
 Angela Egan, Purchasing Agent

FROM: Janet Moon, Chief of Police *JLM*

DATE: November 19th, 2020

SUBJECT: Police Vehicle Accessories Purchase
December 3rd, 2020, City Council Meeting

Recommendation:

Staff recommends the awarding of the bid for the purchase and installation of aftermarket accessories in the one (1) Police Department Ford F150 Responder and the eleven (11) Ford Police Interceptor Utilities to West Chatham Warning Devices for the low bid amounts of \$15,690.32 and \$171,137.56, respectively.

Discussion:

Bid packages were emailed to a number of aftermarket installers, as well as posted to the City's website. Bid responses were received from 3 installers. Responses are as follows:

	<i>Dana Safety</i>	<i>West Chatham</i>	<i>Trans Comm</i>
Accessories - F-150 Police Responder	\$16,526.40	<u>\$15,690.32</u>	\$15,750.00
	<i>Dana Safety</i>	<i>West Chatham</i>	<i>Trans Comm</i>
Accessories - Ford Police Interceptor Utility	\$16,156.01	\$15,557.96	\$15,630.00
Accessories - Extended Price for qty. 11	\$177,716.11	<u>\$171,137.56</u>	\$171,930.00

Budget Impact:

Funds have been budgeted and are available in CIP-FY2021.