City Council of Peachtree City
Agenda
November 20, 2008
7:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
Recognize Jill Prouty for 10 Years of Service

IV. Public Comment

V. Agenda Changes

VI. Minutes
November 4, 2008, Workshop Minutes
November 6, 2008, Executive Session Minutes

VII. Consent Agenda
1. Consider Budget Amendments – FY 2008
2. Consider Budget Amendments – FY 2009

VIII. Old Agenda Items

IX. New Agenda Items
11-08-08 Public Hearing – Consider Step 1 Annexation Application – 403.093-acre Scarbrough Tract in Wilksmoor Village
11-08-09 Public Hearing – Consider adopting Transmittal Resolution forwarding Draft Capital Improvements Element to ARC/ DCA for Review
11-08-10 Consider Concept for Utilization of Elevated Wooden Boardwalk for Approach Paths to Multi-use Bridge Spanning Flat Creek
11-08-11 Certify Election Results

X. Council/Staff Topics
Cedarcroft Multi-use Path Connections
Report on Operating Costs/Recycling Center

XI. 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
WORKSHOP MINUTES
November 4, 2008
6:30 p.m.

The City Council of Peachtree City met in workshop session on Tuesday, November 4, 2008, at 6:30 p.m. Council Members in attendance were: Mayor Harold Logsdon, Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Staff members attending were: City Manager Bernard McMullen, Financial Services Director Paul Salvatore, Leisure Services Director Randy Gaddo, Assistant City Manager/Developmental Services Director Colin Halterman, Recreation Administrator Sherry McHugh, and Assistant Finance Director Janet Camburn. Peachtree City Tourism Association (PCTA) Chairman Bill Bexley and PCTA Executive Director Lauren Yawn also attended.

Logsdon said the purpose of the meeting was to discuss the Tennis Center management and operation. Logsdon said that Gaddo would make a presentation first, then he would open up the floor for public comment. (A copy of Gaddo's PowerPoint presentation is included in the official meeting file.)

Gaddo noted that the Tennis Center was built in 1995 and started with 12 hard, outdoor courts. There was a major expansion around 2002, and the current configuration had 24 tennis courts, including 12 hard courts, six clay courts, and six covered hard courts. The complex also included a pro shop, restaurant space, administrative offices, covered patio space, and the PCTA's visitor's center.

The Tennis Center was originally operated by Development Authority of Peachtree City (DAPC). In late 2003, the Center transitioned briefly to City management, then to the PCTA in early 2004, where it had been ever since. While the employees have been staff of the DAPC, City, or PCTA, respectively, the Center had always been "owned" by the City. The venue's operating hours were Monday – Friday, 8 a.m.-10 p.m.; Saturday, 8 a.m.-6 p.m.; and Sunday, 12:30-6 p.m. The pro shop was leased to "Your Serve," and the restaurant was currently vacant.

Gaddo continued that there were nine full-time employees, including four tennis pros, three administrative/customer service people, and two maintenance people that were shared with the Fredrick Brown, Jr. Amphitheater. The five part-time employees' duties included administrative/customer service, maintenance, and tennis pro.

Currently, the Tennis Center had 236 memberships (365 people). The Membership Fees for a family (three or more) were $750 annually, $700 for a married couple, $500 for an individual, $300 for seniors (62 and older), and $200 for juniors (21 and under). The member benefits included seven-day advance court reservations, certain charges waived, member discounts, guest passes, and more. In 2006, the Tennis Center had 241 memberships (414 people). In 2007, there were 239 memberships (401 people). The programs included league play (ALTA, USTA and Ball), ladies team tennis, high school tennis, adult tennis, junior tennis/Junior Academy, Junior USTA (ages 8 to 18), multi-sport camps during summers/school holidays, corporate tennis packages, summer camps, and birthday parties. Six tournaments were held at the Tennis Center in 2008, and the Center had applied for 11 tournaments in 2009.

Gaddo went over the actions taken since the September 2 workshop, including discussing operations and maintenance with the head tennis pro and PCTA staff, reviewing budget documents/quarterly reports, and discussing issues with interested individuals and groups. The assumptions/goals for the Tennis Center included retaining it as a City-owned facility, minimizing the operational/financial burden for the City, providing a "patron friendly" environment, attracting tournaments to help local businesses, limiting the financial "risk," and keeping the Welcome Center under the PCTA.

Gaddo continued that several issues needed to be addressed, including the mission of the Tennis Center; whether the City wanted a profit center, amenity, or a combination; and whether the memberships gave the impression of exclusivity and if a public tennis center should have them. Customer service was another issue. Tennis was about people, not courts, Gaddo said. They should look at whether a public facility should provide exclusive features. They also needed to look at whether or not a "contract management" system was in the best interest of the facility and City, and whether it should be a full turnkey operation or a hybrid. Gaddo also questioned if a restaurant on site was advisable and if it would ever be profitable. They should also look at the best way to pay the pros.

Gaddo presented three options for management of the Tennis Center and went over the pros and cons of each option. Option 1 was a Request for Proposal (RFP) for a turnkey management contract. He explained that, a under a turnkey management contract, the contractor ran all aspects of operation, and the City became the contract manager or "landlord." There would be established parameters for the contract company. The City would retain limited control over operations in accordance with the contract. It was unknown if the facility could operate at profit even with City maintenance/repair support. The PCTA would continue to run the facility until the RFPs were received and evaluated (a four to six-month process). The benefits of a turnkey management contract were that the Tennis Center would still be a City-owned facility; the contractor would deal with details/issues; the "experts" would formulate the business plan; the City would set the parameters via contract; the Tennis Center might have the benefit of existing employees if the contract stipulated first consideration; and a contract would not add additional City staff, salaries, or benefits. The cons included the City might lose some control over certain operational areas; City contract managers would be placed between customers and the contractor – accountable but not directly involved in day to day operations; the contractor's primary focus would be profit, which could impact facility standards, staff, and customer service; and the City would most likely still pay for major repair items.

Option 2 was to retain the current arrangement under the PCTA since the Tennis Center was relatively stable at this time. City Council would continue to provide input on operation of the Tennis Center. The pros for Option 2 included maintaining the current stability for staff and patrons and enabling input from City Council for improvements. The cons were that management of the Tennis Center distracted the PCTA staff from tourism activities, and the PCTA had expressed desire to relinquish management of Tennis Center.

Option 3 was full City operational control. Gaddo continued that, after an adequate transition period, the PCTA would transfer the Tennis Center operation to the City. The arrangement would be similar to the Amphitheater and other Leisure Services departments. The Tennis Center manager and support staff would be City employees, and the tennis pros would be paid as contract employees (or via other appropriate method). The pros to Option 3 included allowing City staff to learn the operational cycle, identify issues and options, and inform and involve people; the City would work with the experienced Tennis Center staff, making changes as needed; the City would be able to make reasonable decisions based on in-depth knowledge of the operation rather than "opinions." It would bring the Tennis Center under City financial and administrative parameters for tighter control; and the facility would still be a City-controlled and maintained venue. The cons included that the City staff was not experienced in tennis operations; it would be a slower, more deliberate process, requiring patience and cooperation from all involved. It would add to City staff, with additional costs due to salaries and benefits; it would require considerable additional City staff time; and if the City decided to outsource the operation at some future date, the City would need to convert the entire system again and undo what was done.

Gaddo said a decision matrix was used to help staff decide on a recommendation. The questions asked included whether the venue would continued to be City-owned; whether the option would minimize the City administrative burden; whether it was in the best interest of City, staff, and patrons; whether the option had financial risk; whether tournaments would be attracted to the venue; whether the option enabled time for discovery; and whether the option enabled a smooth transition. Based on the matrix, Gaddo said the best option appeared to be Option 2. The Tennis Center operations were relatively stable; no "crisis" existed. There was no need for radical major changes right now. It was not efficient to switch to the City, then possibly to a contract arrangement later. Option 2 would also provide the time needed to develop and evaluate an RFP.

Gaddo clarified that Option 2 was only a temporary answer to give staff the time to retain the stability the venue already had while the City went through the RFP process. It would take time for staff to understand what they were asking companies to do and to develop the language to ensure people would understand what the City was asking, as well as having a system to evaluate the RFPs objectively. The process would take approximately four to six months, then staff would come back to Council for direction on whether to go with Option 1 or Option 3.

McMullen said staff was developing a citizen survey that would be sent out in January that would have questions about the perception the general public had of the Tennis Center. He noted that when the PCTA was first formed, one of the issues had been the perception that people had to be a member to play tennis at the facility. Plunkett noted while that was a perceived problem, it was not an actual problem. McMullen agreed, adding that Tennis Center membership was similar to a summer pass for the Kedron pools, which had the benefit of reducing the cost for using the pools. Staff wanted to find out if the perception was a problem and how it could be changed. Gaddo added that the perception could become reality if the problem was not addressed.

Haddix said the PCTA needed to focus on tourism, but there needed to be a transition time. He expressed concern that, with all of their other responsibilities, it would be difficult for City staff to become proficient at managing the Tennis Center. He felt that, ultimately, the management of the venue should be outsourced. Gaddo said that might be true, but with the right manager, the Tennis Center could remain directly under City supervision such as the Amphitheater and other recreation facilities.

Boone said that City staff was already overburdened. The risk was too high. Outsourcing was a possibility. He perceived increasing membership and getting more tournaments could be burdensome to members who wanted to play tennis.

Logsdon opened the floor for comments from the public. Those who spoke included Haroon Khan, Telisa Roberts, Candace Fletcher, Mike Fitzpatrick, Joy Cochran, Byron Sturgis. Sylvia Davis, Laurie Farmer, Janet Berry, Ann Lange, Pat Wade, Kimberly Davis, Stacy Koontz, and Tennis Center staff members Becky Grant, Frank Ofori, and Ben Maes,

Roberts told Council they had formed a committee that had several recommendations. In addition to Roberts, the members included Wendy Owen, John Thibadeau, Tim Kaigler, Sharon Greiner, Candace Fletcher, Gerri Kowal, Joy Cochran, Myron Sturgis, Keith Foxworh, Rick Davison, Cheryl Hamel, Jon Reeves, Ron Mann, Bob Choate, Kimberly Davis, Pat Wade, and Shari Allison. Roberts' presentation included several charts, including a member and non-member fee comparison, a comparison of adult league fees, a pie chart showing the training facilities used by the members of the McIntosh High School boy's tennis team. (A copy of the documents Roberts presented is included in the official meeting file.) The committee also worked on a sample vision statement and goals.

The comments included:

- Members did not see the impetus for change.
- A third party might not have the best interest of the community at heart especially if the operation was profit-centered.
- The community vision for the venue should be determined first, and a plan should be implemented to achieve the vision.
- The Tennis Center should be the hub of tennis activity on the southside.
- The Tennis Center should not be expected to make money.
- More junior player development was needed.
- Players did not feel welcomed or valued.
- There should be a good relationship between the Tennis Center and local businesses.
- Tournaments did not make money for Tennis Center, but they made money for local businesses.
- Meetings should be held with the former pros to find out why they left.
- There was no consistency in the Academy program due to the turnover rate of the pros.
- There was not enough time for the pros to give private lessons.

- The number of adult leagues and teams that played at the Tennis Center had dropped significantly.
- There were not enough volunteers to help during tournaments.
- It was not always cheaper to be a member of the Tennis Center, especially when the player was involved in leagues.
- High school matches should be played on courts with good viewing.
- Staff did a great job; the pros were good, but there were not enough.
- The fees for a venue the quality of the Tennis Center were far cheaper than anywhere else.
- The fees cost more for members that did not play much.
- Outsourcing could cause a loss of control over the facility.
- The Tennis Center should be allowed to develop, manage, and be accountable for the budget.
- Other options were now available other than the Tennis Center, so there needed to be more advantages to being a member.
- There was concern the facility's quality would go down.
- Parents who would not give the Tennis Center a change because of vendettas or past histories were hurting the youth programs the most.
- Vending machines and ping-pong tables could replace the restaurant space and would give youth a place to wait during tournaments and practices.
- The current manager had not been given the opportunity to do the job needed to make the facility function and make money.
- Programs should be restructured.
- The Tennis Center was a quality of life issue; it brought people to the area.
- The focus should be on the parents, who need to come together to make the youth programs work.
- The PCTA should be augmented with a tennis volunteer group that would focus on the Tennis Center.

Logsdon said that Council's interest was to find the right way to run the Tennis Center. It was an asset to the City and the crown jewel of tennis in the area. How to continue to make it better was what staff and Council had been charged with. Logsdon said it would be figured out over the next few months. All of Council wanted the facility to thrive.

There being no further business to discuss, the meeting adjourned at 8:30 p.m.

Pamela Dufresne, Deputy City Clerk

Harold K. Logsdon, Mayor

City Council of Peachtree City
EXECUTIVE SESSION
Minutes of Meeting
November 6, 2008

Mayor Harold Logsdon called the executive session to order immediately following the regular meeting on Thursday, November 6, 2008. Council Members present were: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum. City Manager Bernard McMullen and City Attorney Ted Meeker were also present.

Meeker reported that Cousins Properties had agreed to accept $14,000 and change plus a donation letter for tax purposes for the multi-use path easement. As per the request of Cousins and agreed to by the City's Land Acquisition Agent, he suggested the donation letter be written for $15,000 to acquire the easement.

Sturbaum moved to reconvene in regular session at 10:58 p.m. Haddix seconded. Motion carried unanimously.

Pamela Dufresne, Deputy City Clerk

Harold K. Logsdon, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager

FROM: Paul J. Salvatore, Financial Services Director P.S.
Janet I. Camburn, Assistant Finance Director

DATE: November 12, 2008

SUBJECT: Budget Amendments – **Fiscal Year 2008**

November 20, 2008, City Council Consent Agenda

Recommendation:

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

Discussion:

Attached please find budget amendments (08-019 through 08-021) for fiscal year 2008 submitted for your approval. These budget amendments are housekeeping in nature and are necessary to prepare for the annual audit and to issue financial statements for the fiscal year ended September 30, 2008.

Budget Impact:

The proposed budget amendments affect the General Fund, several Special Revenue Funds, and a Debt Service Fund. A separate report is attached that shows the budget impact on each of these funds.

If you have any questions please do not hesitate to contact either Paul Salvatore or Janet Camburn.

Thank you for your attention to this matter.

Attachments

JIC/BUDGET AMENDMENTS – FY 08 – 11/20/08

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-019

DATE September 30, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
400-00-39-1137	xxx	Transfer from Fund 375	10,106	
400-00-36-1111	xxx	Interest Earnings		2,587
400-00-39-1110	xxx	Transfer from General Fund		78,797
400-8000-58-1270	xxx	Principal - Police Vehicles		280,298
400-00-38-9025	xxx	Surplus Carryover		209,020
100-1505-61-1400	xxx	Transfer to Debt Service 400		78,797
100-00-38-9025	xxx	Surplus Carryover		78,797
		TOTAL	$ 10,106	$ 728,296

Final 2008 budget adjustment for the Debt Service Fund 400 and the related entry to the General Fund.

ENTERED ____________

APPROVED ____________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-020

DATE September 30, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
202-3210-53-1175	xxx	Operating Supplies	3,547	
202-00-37-1000	xxx	Donations	3,547	
204-3510-53-1175	xxx	Operating Supplies	23	
204-00-36-1110	xxx	Interest Revenue	23	
237-6129-54-1300	xxx	Buildings	3,535	
237-00-34-7900	xxx	Other Revenue - Fees	3,535	
275-00-31-4100	xxx	H/M Tax Revenue	87,040	
275-1505-61-1110	xxx	Transfer to General Fund	29,014	
275-1505-61-1120	xxx	Transfer to Tourism Association	58,026	
		TOTAL	$ 188,290	$ -

Final 2008 budget adjustments for Special Revenue Funds.

ENTERED ____________

APPROVED ____________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 08-021

DATE September 30, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
100-1310-52-3700	xxx	Education & Training - City Council	2,100	
100-1320-52-3700	xxx	Education & Training - City Manager	500	
100-4250-53-1290	xxx	Stormwater - Public Works	800	
100-7210-51-1100	xxx	Regular Salaries - Building	2,000	
100-1552-57-9145	xxx	Contingency - Savings	789,851	
100-1505-57-2019	xxx	Development Authority - Debt Serv.		14,262
100-1505-57-2020	xxx	Non-Profit Organizations		5,000
100-1505-57-9130	xxx	Contingency - Legal		20,000
100-1505-57-9135	xxx	Contingency - General		40,000
100-1505-57-9142	xxx	Contingency - IT		28,000
100-3210-51-1100	xxx	Regular Salaries - PD		300,989
100-3210-51-2400	xxx	Retirement - PD		40,000
100-3510-51-1100	xxx	Regular Salaries - FD		140,000
100-3510-51-2400	xxx	Retirement - FD		30,000
100-4100-51-2400	xxx	Retirement - PW		30,000
100-6110-54-1260	xxx	Improvements Other than Bldgs. - Rec.		60,000
100-6122-51-1100	xxx	Regular Salaries - Kedron		30,000
100-6510-51-1100	xxx	Regular Salaries - Library		30,000
100-1511-51-1100	xxx	Regular Salaries - Finance		10,000
100-1540-52-1200	xxx	Professional Services - HR		7,000
100-3600-51-1100	xxx	Regular Salaries - EMS		10,000
		TOTAL	$ 795,251	$ 795,251

Final 2008 budget adjustments for General Fund, primarily to spread budgeted savings amount of $789,851 against various departments.

ENTERED ____________

APPROVED ____________

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2008

September 30, 2008

General Fund (100)	
Budgeted Revenue and Expenditures before amendments	$ 26,952,924
Budget Amendments:	
Debt Service Transfer	(78,797)
Miscellaneous year-end (primarily spread of savings)	-
Budgeted Revenue and Expenditures after amendments	$ 26,874,127
DARE Program	
Budgeted Revenue and Expenditures before amendments	$ 5,849
Budget Amendments:	
Miscellaneous year-end	3,547
Budgeted Revenue and Expenditures after amendments	$ 9,396
HAZMAT Fund (204)	
Budgeted Revenue and Expenditures before amendments	$ 4,848
Budget Amendments:	
Miscellaneous year-end	23
Budgeted Revenue and Expenditures after amendments	$ 4,871
PTC Hockey Association (237)	
Budgeted Revenue and Expenditures before amendments	$ 6,465
Budget Amendments:	
Miscellaneous year-end	3,535
Budgeted Revenue and Expenditures after amendments	$ 10,000
Hotel/Motel Tax Fund	
Budgeted Revenue and Expenditures before amendments	$ 979,420
Budget Amendments:	
Miscellaneous year-end	87,040
Budgeted Revenue and Expenditures after amendments	$ 1,066,460
Debt Service Fund (400)	
Budgeted Revenue and Expenditures before amendments	$ 2,310,764
Budget Amendments:	
Miscellaneous year-end	(280,298)
Budgeted Revenue and Expenditures after amendments	$ 2,030,466

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager

FROM: Paul J. Salvatore, Financial Services Director P.S.
Janet I. Camburn, Assistant Finance Director

DATE: November 12, 2008

SUBJECT: Budget Amendments – **Fiscal Year 2009**

November 20, 2008, City Council Consent Agenda

Recommendation:

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

Discussion:

Attached please find budget amendments (09-003 through 09-009) for fiscal year 2009 submitted for your approval. Budget amendment 09-003 reflects action taken by City Council on April 18, 2008 to provide $8,100 additional funding to Fayette Senior Services for emergency funding from the 2009 Council Contingency. Budget amendment 09-004 transfers the amount necessary to pay the Development Authority Bond issue from the City's Debt Service Fund to the City's General Fund as required under Generally Accepted Accounting Principles (GAAP). This budget transfer totals $140,297. Budget amendments 09-005 through 09-007 are housekeeping in nature and reflect the September 30, 2008 balance in each of these Special Revenue Funds brought forward to fiscal year 2009. This is done annually in lieu of trying to project their budget balances during the budget process. Budget amendment 09-008 provides for a carryforward of surplus funds into fiscal year 2009 from fiscal year 2008. This reflects items over $5,000 that were ordered in fiscal year 2008, but due to circumstances beyond the department's control, the goods and services could not be delivered by September 30, 2008. This amounts include $45,608 for uniforms in the Fire Department, $8,400 for a video camera for the Police Department, $6,685 for locks, handsets, cores, deadbolts, panic devices, keys, etc. for the Kedron Fieldhouse and Aquatic Center and outlying pools, and $25,525 for a pick-up truck for Stormwater. Finally, budget amendment 09-009 transfers funds from the 2007 PIP Contingency to the General Fund to cover costs associated with HVAC repairs at the Police Station.

Budget Impact:

The proposed budget amendments impact the total budget for the General Fund, several Special Revenue Funds, a Debt Service Fund, and the Stormwater Utility Fund. A separate report is attached that shows the budget impact on each of these funds.

If you have any questions please do not hesitate to contact either Paul Salvatore or Janet Camburn.

Thank you for your attention to this matter.

Attachments

JIC/BUDGET AMENDMENTS – FY 09 – 11/20/08

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 09-003

DATE November 20, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
100-1505-57-2020	xxx	Non-Profit Organizations	8,100	
100-1505-57-9100	xxx	Council Contingency		8,100
		TOTAL	$ 8,100	$ 8,100

To increase funding for the Fayette Senior Services (emergency funding) as requested and transfer funds from 2009 Council Contingency as approved by City Council on April 18, 2008.

ENTERED __________

APPROVED __________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 09-004

DATE November 20, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
400-00-39-1110	xxx	Transfer from General Fund		140,297
400-8000-58-1300	xxx	Principal - DA Bond		85,000
400-8000-58-4300	xxx	Interest - DA Bond		55,297
100-1505-61-1400	xxx	Transfer to Debt Service Fund 400		140,297
100-1505-57-2019	xxx	Development Authority	140,297	
		TOTAL	$ 140,297	$ 420,891

To amend 2009 budget to reflect the payment for the Development Authority debt directly from the General Fund as required, as opposed to payment from the Debt Service Fund.

ENTERED ____________

APPROVED ____________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 09-005

DATE November 20, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
200-00-38-9025	xxx	Surplus Carryover	4,096	
200-1320-53-1175	xxx	Operating Supplies - CM	75	
200-6220-53-1175	xxx	Operating Supplies - Playground	3,545	
200-6220-53-1177	xxx	Operating Supplies - GP	476	
202-00-38-9025	xxx	Surplus Carryover	1,540	
202-3210-53-1175	xxx	Operating Supplies	1,540	
203-00-38-9025	xxx	Surplus Carryover	13,736	
203-3210-53-1175	xxx	Operating Supplies	13,736	
204-00-38-9025	xxx	Surplus Carryover	28	
204-3510-53-1175	xxx	Operating Supplies	28	
205-00-38-9025	xxx	Surplus Carryover	4,696	
205-6510-52-1330	xxx	Non-Supportable - Library	4,696	
206-00-38-9025	xxx	Surplus Carryover	4,251	
206-3210-51-2500	xxx	Tuition Reimbursement	4,251	
207-00-38-9025	xxx	Surplus Carryover	550	
207-6110-53-1175	xxx	Operating Supplies	550	
		TOTAL	$ 57,794	$ -

To amended 2009 budget by carrying forward the fund balance in selected Special Revenue Funds. These Funds are not budgeted through the normal process. Unspent balances at the end of fiscal year 2008 are brought forward through this amendment.

ENTERED __________

APPROVED __________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 09-006

DATE November 20, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
209-00-38-9025	xxx	Surplus Carryover	3,769	
209-3210-53-1175	xxx	Operating Supplies	3,769	
210-00-38-9025	xxx	Surplus Carryover	42,271	
210-3210-53-1175	xxx	Operating Supplies	42,271	
211-00-38-9025	xxx	Surplus Carryover	71	
211-3210-53-1725	xxx	Uniforms	71	
231-00-38-9025	xxx	Surplus Carryover	2,065	
231-6129-54-1200	xxx	Site Improvements	2,065	
232-00-38-9025	xxx	Surplus Carryover	8,881	
232-6129-54-1200	xxx	Site Improvements	8,881	
233-00-38-9025	xxx	Surplus Carryover	9,934	
233-6129-54-1200	xxx	Site Improvements	9,934	
234-00-38-9025	xxx	Surplus Carryover	7,003	
234-6129-54-1200	xxx	Site Improvements	7,003	
235-00-38-9025	xxx	Surplus Carryover	1,277	
235-6129-54-1200	xxx	Site Improvements	1,277	
		TOTAL	$ 150,542	$ -

To amended 2009 budget by carrying forward the fund balance in selected Special Revenue Funds. These Funds are not budgeted through the normal process. Unspent balances at the end of fiscal year 2008 are brought forward through this amendment.

ENTERED ______________

APPROVED ______________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 09-007

DATE November 20, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
236-00-38-9025	xxx	Surplus Carryover	17,928	
236-6129-54-1200	xxx	Site Improvements	17,928	
237-00-38-9025	xxx	Surplus Carryover	3,120	
237-6129-54-1200	xxx	Site Improvements	3,120	
238-00-38-9025	xxx	Surplus Carryover	608	
238-3210-54-1200	xxx	Site Improvements	608	
239-00-38-9025	xxx	Surplus Carryover	12,890	
239-6129-54-1200	xxx	Site Improvements	12,890	
240-00-38-9025	xxx	Surplus Carryover	5,964	
240-6129-54-1200	xxx	Site Improvements	5,964	
243-00-38-9025	xxx	Surplus Carryover	1,340	
243-6129-54-1200	xxx	Site Improvements	1,340	
		TOTAL	$ 83,700	$ -

To amended 2009 budget by carrying forward the fund balance in selected Special Revenue Funds. These Funds are not budgeted through the normal process. Unspent balances at the end of fiscal year 2008 are brought forward through this amendment.

ENTERED ____________

APPROVED ____________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 09-008

DATE November 20, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
100-00-38-9025	xxx	Surplus Carryover	60,693	
100-3510-53-1725	xxx	Uniforms - FD	45,608	
100-3210-54-2050	xxx	Machinery & Equipment - PD	8,400	
100-6122-52-2250	xxx	R&M Buildings - Kedron	6,685	
521-00-38-9025	xxx	Surplus Carryover	25,525	
521-4250-54-2200	xxx	Vehicle - SW	25,525	
		TOTAL	$ 172,436	$ -

To amended the 2009 budget by carrying over funds that were encumbered but unspent at the end of fiscal year 2008. This relates to goods or services ordered but not delivered as of 9/30/2008 due to circumstances out of the control of the individual departments.

ENTERED __________

APPROVED __________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 09-009

DATE November20, 2008

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
357-1505-61-1110	xxx	Transfer to General Fund	8,744	
357-1511-54-0049	xxx	PIP Contingency		8,744
100-00-39-1135	xxx	Transfer from PIP Fund 357	8,744	
100-3210-52-2250	xxx	R&M Buildings - Police	8,744	
		TOTAL	$ 26,232	$ 8,744

To budget transfer of funds from the 2007 PIP Contingency account to the General Fund to cover the costs association with HVAC repairs at the Police Department.

ENTERED ____________

APPROVED ____________

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2009

November 20, 2008

General Fund (100)		
Budgeted Revenue and Expenditures before amendments	$	27,459,791
Budget Amendments:		
Transfer from PIP Fund 357		8,744
Budgeted Revenue and Expenditures after amendments	$	27,468,535
Neighborhood Parks Program Fund (200)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		4,096
Budgeted Revenue and Expenditures after amendments	$	4,096
DARE Program Fund (202)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		1,540
Budgeted Revenue and Expenditures after amendments	$	1,540
Federal Seizure Fund (203)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		13,736
Budgeted Revenue and Expenditures after amendments	$	13,736
HAZMAT Fund (204)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		28
Budgeted Revenue and Expenditures after amendments	$	28
Library Sales Tax Fund (205)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		4,696
Budgeted Revenue and Expenditures after amendments	$	4,696
PD Tuition Reimbursement Fund (206)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		4,251
Budgeted Revenue and Expenditures after amendments	$	4,251

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2009 *continued*

November 20, 2008

Youth Council Fund (207)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		550
Budgeted Revenue and Expenditures after amendments	$	550
Police Grants/Donations Fund - CERT (209)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		3,769
Budgeted Revenue and Expenditures after amendments	$	3,769
Police Donations Fund (210)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		42,271
Budgeted Revenue and Expenditures after amendments	$	42,271
Explorer Troop Fund (211)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		71
Budgeted Revenue and Expenditures after amendments	$	71
Various Athletic Fee Funds (231 - 243)		
Budgeted Revenue and Expenditures before amendments	$	-
Budget Amendments:		
Surplus Carryover		41,010
Budgeted Revenue and Expenditures after amendments	$	41,010
Debt Service Fund (400)		
Budgeted Revenue and Expenditures before amendments	$	2,439,595
Budget Amendments:		
Development Authority Debt Service		(140,297)
Budgeted Revenue and Expenditures after amendments	$	2,299,298
Stormwater Fund (521)		
Budgeted Revenue and Expenditures before amendments	$	1,320,869
Budget Amendments:		
Pick-up Truck		25,525
Budgeted Revenue and Expenditures after amendments	$	1,346,394

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager**
Developmental Services Director CWH

FROM: **City Planner/ Zoning Administrator** David

DATE: **November 12, 2008**

SUBJECT: **Request to approve Step One annexation application – Scarbrough tract (Wilksmoor Village)**
November 20, 2008 City Council Agenda

Recommendation:

Based on the requirements identified within the city's Annexation Review Process, Staff is providing information to City Council for consideration of the applicant's request. After careful review of this information and discussion with the applicant, Council must then decide if the application should move forward to Step Two of the annexation process.

Background information:

In 2004, the city repealed its moratorium on annexations and initiated a two-step process for review and consideration of annexation requests. The first step was written to provide a general overview of the proposed annexation and to identify how the annexation and proposed development may or may not be compatible with the established goals within the city's Comprehensive Plan.

Following the review of this information, City Staff and the Applicant present this information to City Council, who then decides if the application moves to Step Two of the application process, which requires the submittal of additional and detailed information pertaining to the annexation request and the proposed development. **Allowing a developer to move forward to Step Two in no way implies that City Council will ultimately approve the property for annexation.** Rather, it provides Staff the opportunity to work with the Applicant to develop a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

Application:

At their meeting on June 15, 2006, City Council approved the Step One annexation application from Levitt & Sons for a 400.306-acre tract of land located within unincorporated Fayette County. This application, along with a similar Step One annexation application from John Wieland Homes and Neighborhoods for an adjoining 379.493-acre tract of land, was submitted to the Georgia Department of Community Affairs, the Atlanta Regional Commission and the Georgia Regional Transportation Authority to be reviewed as a Development of Regional Impact.

Following this process, both applications were reviewed extensively by City Staff, the Planning Commission and City Council. At their meeting on May 3, 2007, City Council voted to annex and rezone the Levitt & Sons tract to LUR-14 to accommodate a 650-lot age-restricted subdivision, to include both attached and detached single-family residential units. At that same meeting, City Council voted to annex and rezone the Wieland tract to LUR-15 to accommodate a 450-lot single-family detached residential subdivision.

Several months after the annexation and rezoning was approved, Levitt & Sons filed for bankruptcy and notified the city they would not be moving forward with their development in Peachtree City. The owner of the property, Scarbrough & Rolader Development, LLC, assured the city they intended to follow through with the plan as originally presented and approved.

In order to reaffirm the annexation of the property, the Applicant has re-filed a Step One annexation application for the 400.306-acre tract of land. There are no changes being proposed to the zoning, site plan or use of the property previously approved by City Council.

The information submitted by the Applicant complies with the requirements identified within the Step One submittal guidelines and is being presented to City Council for consideration. A copy of this application is attached. Staff and the Applicant will be present at the City Council meeting to answer questions about this proposal.

Should City Council authorize the application to move forward, Staff will notify the County that an official annexation application has been submitted.

Budget impact:

Budget impacts associated with this request have already been considered as a part of the initial annexation and rezoning application.

Attachments

West Village Annexation Request

Step One: Initial Annexation Information

1. **Contact information**

Mr. Roy J. and Donna Stilwell
200 Brookclear Lane
Fayetteville, GA 30215
(770) 460-7405

Brent Scarbrough and The Scarbrough Group
155 Robinson Drive
Fayetteville, GA 30214
(770) 461-8603
Fax (770) 461-0470
Donna_black@sandrdevelopement.com

Agent for All Owners:
Scarbrough and Rolader Development, LLC
270 North Jeff Davis Drive
Fayetteville, GA 30214
Phone: (770) 461-0478
Fax (770) 461-3491
Donna_black@sandrdevelopment.com

II Project Information

Gross Acreage:

Gross Acreage to be annexed and rezoned: 403 acres
Acreage of lakes, floodplain, streams and associated buffers: 120 ac
Net developable acreage: 332 ac

Parcels:	Current Zoning:	Current Land Use Designation
Scarbrough (Parcel 074 003)	Agricultural	Low Density Residential
Stilwell (Parcel 0745 006)	Agricultural	Low Density Residential

Location of Property:

The properties are located between the west side of Senoia Rd. and Line Creek, and between the Peachtree City city limits and the Tyrone town limits. See attached legal descriptions.

Brief description of the project:

The proposed project will include:

- 650 units of active adult housing ranging in size from 1500 sf up.
- 120 acres of lakes, floodplain, streams and buffers
- +120 acres of greenspace
- Recreation facilities
- A 1.5 mile extension of MacDuff Parkway to be constructed in conjunction with John Wieland Homes, Inc.
- A bridge over the CSX line which runs parallel to Senoia Rd and Hwy 74.

III. Relationship to the Comprehensive Plan

Housing:

The applicant will seek rezoning of a majority of the property (±400 acres) to LUR (Limited Use Residential) to allow the development of an "active adult" community, restricted as allowed by law, to persons 55 years of age and older. The plan reflects development of 650 single-family homes of four sizes and price ranges. Extensive recreational facilities and opportunities are to be provided.

Lot opportunities will consist of 6000 sf lots (175 lots), 7,200 sf lots (182 lots), 8,400 (174 lots sf lots) and 116 courtyard or attached lots. The average size of the single-family lots will exceed 7.000 sf, which is comparable in size to the Belvedere, Sagamore, Albermarle and Cottage Grove subdivisions within Peachtree City. The proposed project will have an overall density of 1.61 units per acre. This should be compared with Ardenlee, Centennial, Belvedere, Sagamore, Chadsworth, Cedarcroft, Blueberry Hill, Fairfield and Georgian Park with densities ranging from 2.05 to 8.00 units per acre. Therefore, having a lower density than these surrounding developments, this project has a reasonable density.

Peachtree City has been voted the number one retired destination in the nation. It is therefore appropriate to provide this vital and growing sector of society with a range housing options for our citizens who would like to retire and stay within their community, and for those who would like to relocate here.

Economic Development:

The demographics associated with active adult developments is quite different from that associated with traditional development. Being generally past the years of raising children, saving for college tuition and retirement, these residents have disposable income with which to support local businesses. This, coupled with the fact that they have no children to send to local schools, makes these property tax payers and consumers a substantial benefit to the local economy.

Additionally, the transition of over 400 acres of land will be converted from Agricultural to Residential, a substantial increase to the property tax digest.

Transportation:

This project, along with Wieland's development to the south, includes the construction of the MacDuff Parkway Extension. The new parkway will connect the current dead end in Centennial with the dead end of Kedron Drive (north) including a bridge over the CSXT rail line.

The extension of MacDuff parkway will provide an alternative to the overtaxed intersection of Hwy 54 and Hwy 74. The parkway will be constructed solely at the expense of the developers (Scarbrough and Wieland) at an estimated cost of $7,000,000 to $8,000,000 and will be dedicated to the City.

A cart path will be built along the parkway tying into the paths at Sagamore and Centenntial, and providing residents with easy access to the Avenue and the proposed Line Creek Commercial development.

Recreation:

One of the hallmarks of an active adult development is the extensive recreational facilities, and programs. Certainly the facilities will include a clubhouse, pool, and probably tennis courts. Additionally, these types of developments have dedicated programs to meet the needs and desires of the residents that include activities such as art, cooking, exercise classes; social functions and other opportunities.

Land Use:

Being located on one of the last large undeveloped tracts between Peachtree City and Tyrone, the project is appropriate for this area. The surround properties are residential, but have limited housing appropriate for "empty nesters". Being located close to Piedmont-Fayette hospital and associated medical facilities is an important consideration to the intended residents of the development. There is ample shopping nearby.

An area that was previously difficult for Fayette Fire and Emergency Services to access for service will now be incorporated into the City and will have full access via MacDuff Parkway.

Water and sewer lines will be extended to serve the development. With the loss of Photocircuits, the Water and Sewer Authority is in need to additional customers to run an efficient operation that is self-supporting financially. The addition of 650 households will help fill that void.

Natural Resources:

The size of the development gives the opportunity to land plan in the best interest of environmentally sensitive areas. Huge contiguous areas (± 120 acres) of open space, wetlands and floodplain will be preserved, avoiding the problem of disjointed islands of habitat often found in multiple smaller developments.

Developed areas are placed on high ground and stream crossing are kept to a minimum to protect as much undisturbed natural area as possible.

Additionally a greenbelt is provided along MacDuff Parkway providing more natural areas and habitat preservation.

Community Service Facilities:

As indicated above, this section of the County has long been a problem for delivery of emergency service for Fayette County. There is currently no way to access the area without leaving the unincorporated area of the County and passing through the City limits. This is not an efficient method of providing emergency services. Annexation of the property will allow it to be served by Peachtree City emergency services.

Community Aesthetics:

MacDuff Parkway with its 50' wide greenbelts will provide a beautiful nature-lined thoroughfare where a majority of the development will not be seen by passers-by, much like Peachtree Parkway. For those who do enter the project, they will find more buffered roadways, an outstanding recreation facility, and new attractive homes.

Planning:

The hearing and approval process for this application shall be held in public forums in compliance with Peachtree City's public planning process.

2. **Statement Regarding Proposed Rezoning**

Brent Scarbrough ("Applicant" and "Agent for Applicants") seeks annexation and rezoning of 403.093 acres of land (the "Property") located on the western boundary of Peachtree City, immediately adjacent to a 360 acres parcel of land owned by John Wieland Homes and Neighborhoods ("JWH").

CERTIFICATION

I, Roy J. Stilwell, owner of the property seeking annexation (Parcel 07-045-06) by the City of Peachtree City, hereby certify that I am aware of, and authorize this annexation and zoning request.

Further, I appoint Scarbrough and Rolader Development as my agent for the purposes of this annexation and rezoning.

Signed, this 23 day of June, 2008.

Roy J. Stilwell

Roy J. Stilwell

CERTIFICATION

I, D. Brent Scarbrough, owner of the property seeking annexation (Parcel 07-45-03) by the City of Peachtree City, hereby certify that I am aware of, and authorize this annexation and zoning request.

Further, I appoint Scarbrough and Rolader Development as my agent for the purposes of this annexation and rezoning.

Signed, this 19th day of June, 2008.

____
D. Brent Scarbrough

All that tract or parcel of land lying and being in Land Lots 166, 167, 182, 183 & 184 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the Land Lot corner common to Land Lots 167, 168, 182 & 183; thence along the Land Lot line common to Land Lots 167 & 168 South 89°43'36" East, a distance of 439.82 feet to a 1/2 inch rebar found; thence South 89°45'09" East, a distance of 1086.10 feet to an iron pin set; thence South 01°00'58" East, a distance of 1460.99 feet to a large rock found; thence South 88°17'23" East, a distance of 929.48 feet to an iron pin set; thence South 00°53'45" West, a distance of 510.84 feet to an iron pin set; thence South 88°49'38" East, a distance of 510.84 feet an iron pin set on the Land Lot line common to Land Lots 155 & 167; thence along said Land Lot line South 00°53'45" West, a distance of 1032.86 feet to an iron pin set at the Land Lot corner common to Land Lots 155, 156, 166 & 167; thence along the Land Lot line common to Land Lots 166 & 167 the following calls: North 89°45'08" West, a distance of 414.24 feet to a 3/4 inch pipe found; thence South 89°27'40" West, a distance of 466.12 feet to a railroad iron found; thence North 88°51'41" West, a distance of 542.37 feet to a 1 inch pipe found; thence South 00°17'52" East, a distance of 1602.14 feet to a 1/2 inch rebar found; thence North 89°39'07" West, a distance of 2347.47 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek, a portion which is a dry run, the following calls: North 38°47'06" West, a distance of 30.36 feet to a point; thence North 63°38'51" West, a distance of 49.22 feet to a point; thence North 80°19'35" West, a distance of 35.81 feet to a point; thence North 49°05'59" West, a distance of 36.70 feet to a point; thence North 34°49'25" West, a distance of 41.94 feet to a point; thence North 72°07'03" West, a distance of 33.58 feet to a point; thence South 67°41'22" West, a distance of 40.11 feet to a point; thence South 79°21'08" West, a distance of 36.59 feet to a point; thence North 76°04'41" West, a distance of 34.85 feet to a point; thence North 52°38'01" West, a distance of 59.54 feet to a point; thence North 42°19'45" West, a distance of 65.45 feet to a point; thence North 32°19'20" West, a distance of 66.27 feet to a point; thence North 34°15'43" West, a distance of 55.88 feet to a point; thence North 03°15'54" West, a distance of 109.73 feet to a point; thence North 26°14'23" West, a distance of 129.71 feet to a point; thence North 03°06'45" West, a distance of 22.40 feet to a point; thence North 46°46'31" East, a distance of 50.61 feet to a point; thence North 16°54'09" East, a distance of 50.88 feet to a point; thence North 02°03'29" East, a distance of 45.06 feet to a point; thence North 26°18'04" West, a distance of 31.29 feet to a point; thence North 15°15'06" West, a distance of 101.06 feet to a point; thence North 25°11'47" East, a distance of 88.79 feet to a point; thence North 25°55'45" East, a distance of 114.64 feet to a point; thence North 45°30'53" East, a distance of 43.17 feet to a point; thence North 11°01'20" East, a distance of 33.07 feet to a point; thence North 42°34'11" West, a distance of 75.36 feet to a point; thence North 78°23'10" West, a distance of 35.59 feet to a point; thence North 14°18'30" West, a distance of 67.96 feet to a point; thence North 21°51'37" East, a distance of 51.38 feet to a point; thence North 18°09'42" West, a distance of 34.05 feet to a point; thence North 54°23'14" West, a distance of 37.40 feet to a point; thence North 84°29'03" West, a distance of 39.44 feet to a point; thence North 71°19'41" West, a distance of 83.66 feet to a point; thence North 81°39'08" West, a distance of 74.85 feet to a point; thence South 84°16'47" West, a distance of 28.44 feet to a point; thence North 88°32'10" West, a distance of 46.67 feet to a point; thence North 32°40'29" West, a distance of 43.36 feet to a point; thence North 12°55'54" East, a distance of 50.32 feet to a point; thence North 17°39'42" East, a distance of 37.27 feet to a point; thence North 60°00'05" East, a distance of 44.53 feet to a point; thence North 36°48'16" East, a distance of 39.10 feet to a point; thence North 03°46'52" West, a distance of 32.14 feet to a point; thence North 21°49'54" West, a distance of 58.66 feet to a point; thence North 35°13'52" East, a distance of 110.86 feet to a point; thence North 09°20'36" East, a distance of 47.96 feet to a point; thence North 07°56'09" West, a distance of 27.50 feet to a point; thence North 66°24'49" West, a distance of 42.83 feet to a point; thence North 76°47'06" West, a distance of 61.90 feet to a point; thence North 38°14'31" West, a distance of 81.72 feet to a point; thence North 15°15'05" West, a distance of 43.78 feet to a point; thence North 12°01'24" West, a distance of 143.86 feet to a point; thence North 18°20'11"

West, a distance of 81.86 feet to a point; thence North 00°04'25" East, a distance of 71.09 feet to a point; thence North 11°32'24" East, a distance of 122.83 feet to a point; thence North 09°48'59" East, a distance of 48.06 feet to a point; thence North 72°43'53" West, a distance of 92.65 feet to a point; thence North 08°33'43" West, a distance of 63.10 feet to a point; thence North 06°34'44" East, a distance of 56.79 feet to a point; thence North 23°18'25" West, a distance of 50.48 feet to a point; thence North 65°32'14" West, a distance of 43.27 feet to a point; thence North 21°15'55" West, a distance of 73.57 feet to a point; thence North 13°15'53" East, a distance of 38.81 feet to a point; thence North 16°37'38" West, a distance of 56.20 feet to a point; thence North 81°37'01" East, a distance of 38.47 feet to a point; thence South 80°28'21" East, a distance of 36.34 feet to a point; thence North 86°42'15" East, a distance of 29.62 feet to a point; thence North 05°07'33" East, a distance of 44.46 feet to a point; thence North 16°08'35" West, a distance of 39.25 feet to a point; thence North 03°51'01" East, a distance of 58.78 feet to a point; thence North 12°01'16" West, a distance of 83.67 feet to a point; thence North 37°28'07" West, a distance of 82.84 feet to a point; thence North 70°30'30" West, a distance of 59.28 feet to a point; thence North 42°31'47" West, a distance of 57.04 feet to a point; thence North 19°58'47" East, a distance of 54.97 feet to a point; thence North 07°58'06" East, a distance of 46.37 feet to a point; thence North 10°45'37" West, a distance of 63.53 feet to a point; thence North 02°38'07" West, a distance of 114.06 feet to a point; thence North 15°44'15" West, a distance of 95.37 feet to a point; thence North 21°19'17" West, a distance of 103.22 feet to a point; thence North 08°02'57" West, a distance of 71.21 feet to a point; thence North 13°41'56" West, a distance of 112.38 feet to a point; thence North 31°54'56" West, a distance of 72.80 feet to a point; thence South 84°01'54" West, a distance of 78.17 feet to a point; thence North 63°28'01" West, a distance of 54.07 feet to a point; thence North 30°19'25" West, a distance of 105.16 feet to a point; thence North 69°44'14" West, a distance of 100.62 feet to a point; thence North 66°56'48" West, a distance of 101.30 feet to a point; thence South 79°21'14" West, a distance of 52.51 feet to a point; thence North 78°33'18" West, a distance of 39.53 feet to a point; thence North 39°25'22" West, a distance of 94.05 feet to a point; thence North 18°23'45" West, a distance of 69.83 feet to a point; thence North 37°19'15" West, a distance of 78.86 feet to a point; thence North 41°15'10" West, a distance of 79.40 feet to a point; thence North 35°02'09" West, a distance of 93.91 feet to a point; thence North 07°51'20" East, a distance of 62.59 feet to a point; thence North 48°16'00" East, a distance of 97.38 feet to a point; thence North 35°55'02" East, a distance of 81.99 feet to a point; thence North 07°38'27" West, a distance of 93.10 feet to a point; thence North 01°57'49" East, a distance of 85.73 feet to a point; thence North 11°34'58" West, a distance of 103.52 feet to a point; thence North 23°15'01" West, a distance of 91.16 feet to a point; thence North 51°54'26" West, a distance of 189.20 feet to a point; thence North 43°10'55" West, a distance of 125.65 feet to a point; thence North 59°09'37" West, a distance of 71.40 feet to a point; thence North 70°42'14" West, a distance of 49.05 feet to a point; thence North 67°11'52" West, a distance of 78.94 feet to a point; thence North 03°07'23" East, a distance of 33.71 feet to a point; thence South 82°11'45" East, a distance of 35.36 feet to a point; thence North 34°11'49" East, a distance of 31.66 feet to a point; thence North 16°13'02" West, a distance of 49.07 feet to a point; thence North 36°30'02" West, a distance of 57.85 feet to a point; thence leaving the centerline of Line Creek South 87°07'59" East, a distance of 385.64 feet to a 1/2 inch rebar found; thence South 01°08'14" East, a distance of 189.03 feet to a 3/4 inch rebar found; thence South 81°07'45" East, a distance of 646.97 feet to a 3/4 inch rebar found; thence South 47°18'21" East, a distance of 499.44 feet to a 1 inch axle found on the Land Lot line common to Land Lots 182 & 183; thence along said Land Lot line North 89°54'23" East, a distance of 1659.88 feet to a concrete monument found, being the POINT OF BEGINNING.

Said tract contains 403.093 acres or 17558736 square feet of land.

8/14/2006

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **City Manager**
Developmental Services Director

FROM: **City Planner**

DATE: **November 12, 2008**

SUBJECT: **Consider adoption of Transmittal Resolution authorizing Staff to forward draft Capital Improvements Element (CIE) amendments to Atlanta Regional Commission for review**
November 20, 2008 City Council Agenda

Recommendation:
Staff recommends that Council approve the attached Transmittal Resolution and authorize Staff to forward the draft Capital Improvements Element (CIE) to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review.

Discussion:
City Staff has been working with Ross+associates to update the city's Impact Fee Ordinance. As a part of this process, a Methodology Report has been prepared which represents a recalculation, though not a direct continuation, of our existing impact fee program which began in 1993. Impact fees collected to this point will be used to complete eligible projects from the previous impact fee program, while the calculations and projects identified within the new Methodology Report represent a new impact fee program.

The Capital Improvements Element (CIE) is a component of the city's comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act. This document sets out projected needs for system improvements during a planning horizon established within the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements and a description of anticipated funding sources for each required improvement.

Both the Methodology Report and the draft CIE amendment have been reviewed extensively by City Staff over the past few months. The draft CIE amendment must be reviewed and approved by ARC and DCA before it can be adopted by the city. Once this document is approved, we can then adopt our new impact fee program and begin collecting fees based on this program.

Attached to this memorandum are electronic copies of both documents. Our consultant will be present at next Thursday's meeting to explain these documents as well as to answer questions about this process.

Budget Impact:
There is no budget impact associated with the adoption of this document.

Attachment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY AUTHORIZING THE TRANSMITTAL OF THE CAPITAL IMPROVEMENTS ELEMENT AMENDMENT TO THE PEACHTREE CITY COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.

WHEREAS, the City of Peachtree City adopted a Capital Improvements Element as an amendment to the *City of Peachtree City County Comprehensive Plan*; and

WHEREAS, the City of Peachtree City has prepared an Amendment to the adopted Capital Improvements Element; and

WHEREAS, the Capital Improvements Element Amendment was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on November 20, 2008, at 7:00 P.M. at the City Hall Council Chambers at 151 Willowbend Road in Peachtree City;

BE IT THEREFORE RESOLVED, that the City Council of the City of Peachtree City does hereby submit the Capital Improvements Element Amendment to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

SO RESOLVED, this _____ day of _____________, 2008.

____
Harold Logsdon, Mayor

____

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____

____

Attest: ______________________________
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **City Manager**
Developmental Services Director
City Engineer

FROM: **Stormwater Manager**

DATE: **November 13, 2008**

SUBJECT: **Concept Approval for the Flat Creek Bridge Approaches**
November 20, 2008 City Council Agenda

Recommendation:

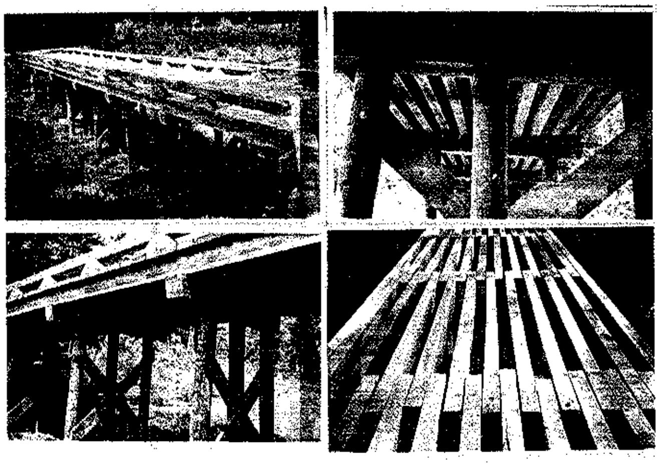
Staff recommends that City Council approve the use of a Timber Structure rather than an earthen embankment to complete the approaches to the Flat Creek Bridge.

Discussion:

Since January of this year staff, along with our consultant, has been fulfilling the design requirements of the Future Flood Plain Ordinance. During this time we also explored the options of another approach system that could satisfy the requirements of the City, AASHTO, ADA and the wishes of the Community. As such, staff investigated the option of a marine grade wood approach system. This idea was previously not considered as there were concerns with the cost, maintenance requirements, and the ability to support an H-10 loading.

Based on the conducted investigation staff is recommending that the City move forward with the Marine Grade wood design based on the following:

- The construction of the bridge would be strong enough to provide an H-10 loading.
- The construction of the bridge would be high grade materials with a 25 plus year life. This includes up to 4" X 10" deck boards. All fasteners will be lag bolts and not screws or nails. This allows for easier maintenance and stronger assembly. (See example below)



- The construction of the bridge would not have significant impacts to wetlands due to the pile construction (see example above and below) which can conform to the existing path, thus a United States Army Corps permit would not be required (However we would do a courtesy notification).

- The construction of the bridge could be completed mainly from the industrial park. Thus, we would have to have minimal construction traffic in the residential neighborhood.
- The construction of the wood bridge would allow us to span the floodplain more as was requested by the community.
- This concept is one that was originally asked for by the home owners.
- The cost estimate for the wood bridge would be the same if not less than that of the earthen embankment option.

Regardless of which concept is chosen a Conditional Letter of Map Revision must be submitted to FEMA due to piles being placed in the floodway. Based on this staff has developed the attached estimated timeline for completion of this project.

Budget Impact:

There are no additional budget impacts caused by the change in material.

Attachment

cc: File

Flat Creek Bridge Approaches Timeline			
Action To be completed	Comments	Estimated Start Date	Estimated duration
Prepare CLOMR	This includes all studies and documentation required for the FEMA submittal	10/01/2008 (underway)	6 weeks
Have a meeting with home owners to discuss concept		11/05/08 (Complete)	
Confirm final bridge concept with City Council	This needs to be finalized to determine which hydraulic model is to be submitted to FEMA	11/20/2008	
Submit CLOMR to FEMA		11/24/2008	6 months
Prepare PCN USACE depending on final concept		04/24/2009	45 days
Prepare bid documents		05/15/2009	1 week
Receive CLOMR approval and/or conditions		05/24/2009	
Fulfill any requirements outlined by FEMA		05/24/2009	3 weeks
Put project out to bid		05/27/2009	4 weeks
Take bids to Council for award		06/25/2009	
Start construction		07/20/2009	3-4 Months
Finish construction		11/01/2009	
Repave paths on Industrial side	At some point after completion of this project the path on the industrial side will have to be completed. As staging and construction will be completed from this side, it will most likely have to be done after the project is completed.	?	?

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager**

FROM: **Acting Administrative Services Director / City Clerk**

DATE: **November 14, 2008**

SUBJECT: **Certify City Election**
November 20, 2008, City Council Meeting Agenda

Recommendation:

That Council certify the election results.

Discussion:

A municipal special election was held on November 4, 2008, for the bond referendum. Council is required to certify the results of this election. A summary of results is below:

QUESTION 1 (Ice Rink/)

Yes	6,861	37.53%
No	11,418	62.47%

The official results from the Fayette County Board of Elections will be provided to Council prior to the meeting for certification on November 20.

Budget Impact:

None

Attachment

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **City Manager**

FROM: **Public Services Director** Jim Corbett

DATE: **November 10, 2008**

SUBJECT: **Recycling Man Hours/Costs**

BM 11/14/08.

Increased Man Hours in FY2008

In FY2008 we accumulated a total of 1,502 man hours devoted to the Recycling Center and other recycling activities, including the recycling center located at the PW complex. This compares with 823 man hours in FY2007, 709 in FY2006, and 775 in FY2005. Most of the increase can be accounted for in two areas – cardboard recycling and reconfiguration of the Recycling Center.

In early 2007, the City Council instructed the Public Works Department to make provision for cardboard recycling at the PW site, since it was only available at the Rockaway Road location two days every week. Public Works procured a trailer and began cardboard recycling at the McIntosh Trail location several weeks later. Demand was so great that a second trailer had to be added several months later. These trailers now need to be taken to Newnan for unloading three times a week, a task handled by the PW Right-of-Way crew. This task required more than 500 man hours in FY2008.

The Public Works department also devoted about 200 man hours during the year to the reconfiguration of the Recycling Center, in preparation for giving up acreage to the Georgia DOT for lane widening on SR74. This was primarily earth moving and gravel road construction. This was a one-time activity and does not represent additional "recycling" hours that are expected to recur in FY2009.

Normal activities at the Recycling Center (Wednesday and Saturday operation, machine mulch loading on two Saturdays every month) continue to account for the basic 700-900 man hours per year.

Recycling Costs for FY2008

To the best of our knowledge, the following items are the true costs of all recycling activities carried out by Public Works in FY2008.

Personnel costs are shown at a weighted hourly rate that includes salary, benefits, paid leave, materials, equipment, and other overhead costs. I have used the same figures calculated for Grass Cutting cost estimates, since they are the same employees using the same equipment.

Cash receipts for recycled materials are indicated as paid by the recyclers for the 12-month period.

RECYCLING CENTER (Rockaway Road)

Expenses:

1. Personnel	Recurring Man Hours – 890 x $46.98 =	$41,812.20
	Non-Recurring Man Hours – 207 x $46.98 =	$9,724.86
2. Grinding of Vegetative Wastes (Contract)		$38,602.00
3. Crushed Stone for Recycling Center Drive-Around (Non-Recurring)		$8,556.65
4. Other Recurring Costs (Sanitary Facility)		$870.00
Total Recurring Costs:		$81,284.20
Total Non-Recurring (One-Time) Costs:		$18,281.51
Total FY2008 Recycling Center Costs:		$99,565.71

Income:

FY2008 Receipts for Recycled Materials (Newspaper, magazines, cardboard, metals, plastic, etc.)	$9,675.00

PUBLIC WORKS YARD (McIntosh Trail)

Expenses:

1. Personnel	Recurring Man Hours – 505 x $46.98 =	$23,724.90
3. Purchase of Additional (2nd) Cardboard Trailer (Non-Recurring)		$2,530.00
4. Expansion of Public Works Recycling Area (Non-Recurring) (Asphalt, crushed stone, fence)		$11,181.42
Total Recurring Costs:		$23,724.90
Total Non-Recurring (One-Time) Costs:		$13,711.42
Total FY2008 PW Yard Recycling Costs:		$37,454.32

Income:

FY2008 Receipts for Recycled Materials (Newspaper, magazines, cardboard,, plastic, etc.)	$3,015.00

CA # 2
Additional Information

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager

FROM: Paul J. Salvatore, Financial Services Director P.S.
Janet I. Camburn, Assistant Finance Director

DATE: November 12, 2008

SUBJECT: Budget Amendments – **Fiscal Year 2009**
Additional Information

November 20, 2008, City Council Consent Agenda

Included in the November 20, 2008, City Council Agenda Packet is a request from Staff to approve several budget amendments for fiscal year 2009. In a review of outstanding purchase orders, it has been determined that the request to carryover $45,608 of 2008 Fire Department uniform funds to fiscal year 2009 is not necessary and should be eliminated from budget amendment 09-008. With the exception of just a few items, these uniforms were delivered by September 30, 2008, and will be charged to fiscal year 2008, negating the necessity of this carryover request. This will also decrease the surplus carryover in budget amendment 09-008 to $15,085.

If you have any questions please do not hesitate to contact either Paul Salvatore or Janet Camburn.

Thank you for your attention to this matter.

Attachments

JIC/BUDGET AMENDMENTS – FY 09 – 11/20/08 – ADDITIONAL INFORMATION

CA#3

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager

DATE: November 19, 2008

SUBJECT: Consider Appointment of Tourism Association Member
Consent Agenda, November 20, 2008

The City received notification from Art Ferreira that he will no longer be able to serve on the Tourism Association due to personal reasons effective November 19, 2008. Mr. Ferreira's term is due to expire 8/02/09.

As outlined in the City Ordinance, *Sec. 2-336, "Commission and authority, appointments, attendance. (c) Filling of unexpired terms. At the time of appointment of a member(s) to a commission or authority, the city council may designate an alternate(s) from the pool of applicants. The term of the alternate will extend until the interview process is concluded for the next succeeding vacancy. At that time, a new alternate may be designated. The alternate would be appointed as a regular member of the commission or authority should there be a vacancy of an unexpired term of less than 12 months. If an unexpired term of more than 12 months occurs, the normal interview process will occur and the alternate will not automatically be appointed to the position. While serving as an alternate, the alternate will be required to attend a minimum of 50 percent of regular and called meetings of the commission or authority."*

After confirming with Tourism Association Chairman Bill Bexley, the alternate Veronica Ross has satisfied the attendance requirement as outlined above. It is my recommendation that alternate Ms. Ross be appointed to complete Mr. Ferreira's unfulfilled term; 11/20/2008 – 08/08/2009.

11-08-12

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

FROM: **City Manager**

DATE: **November 17, 2008**

SUBJECT: **Consider December 26th Employee Holiday**
November 20, 2008 City Council Meeting

As you know, the 24th and 25th of December are City Holidays. Since this year the designated City Holidays fall on a Wednesday and Thursday, I am requesting that Council consider designating Friday, December 26th as an additional employee holiday this year. Doing so would give City employees a five-day holiday weekend.

BJM/nav

11-08-13

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **City Manager**
Financial Services Director
Developmental Services Director

FROM: **City Planner** David

DATE: **November 18, 2008**

SUBJECT: **Consider Resolution for GATE*way* grant application for SR 74 South landscaping enhancements**
November 20, 2008 City Council agenda

Recommendation:
Authorize City Manager to submit GATE*way* grant application to the Georgia Department of Transportation for funding consideration, which includes the attached Resolution.

Discussion:
The Georgia Department of Transportation (GDOT) has implemented a new grant program for landscape enhancements along state highways. Funding for the GATE*way* grant program is generated by permit fees paid to the Department of Vegetation Management for the removal of vegetation in front of outdoor advertising signs.

Funds can be used only for landscape purposes and for the furtherance of roadside enhancement and beautification projects along public roads in Georgia, and individual grants cannot exceed $50,000 in one calendar year.

City Staff is currently putting together an application requesting funding for landscape enhancements within the SR 74 South corridor. Specifically, we are requesting funding for plant material to screen the sound walls as well as plant massings to re-establish buffers between the highway and residential areas.

Should the city be awarded funding, we would prepare the landscape plan in-house and submit to GDOT for appropriate encroachment permits. We also envision soliciting assistance from the community for the installation of the plant material. Finally, the city would be required to enter into a Mowing and Maintenance Agreement and be responsible for maintenance of the plant material.

<u>Budget impact:</u>
Budget impacts associated with this request would be minimal, as there are no matching funds required for this grant program. Maintenance of the proposed plant material would be minimal once established.

Attachment

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION No. ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT A GATE*way* GRANT. UPON AWARD OF THE GRANT, THE CITY OF PEACHTREE CITY SHALL ENTER INTO A MOWING AND MAINTENANCE AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION.

WHEREAS, many roadside areas and median strips within Department of Transportation rights of way must be maintained and attractively landscaped; and

WHEREAS, the Mayor and City Council of the City of Peachtree City beautify and improve various rights of way by landscaping within the City of Peachtree City; and

WHEREAS, the Mayor and City Council of the City of Peachtree City wish to authorize the City Manager to apply for a GATE*way* Grant from the Georgia Department of Transportation, and if awarded, to enter into a Mowing and Maintenance Agreement between the City of Peachtree City and the Georgia Department of Transportation.

THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Peachtree City do hereby authorize the City Manager to apply for a GATE*way* Grant. Upon award of the grant, the City of Peachtree City shall enter into a Mowing and Maintenance Agreement between the City of Peachtree City and the Georgia Department of Transportation.

BE IT FURTHER RESOLVED that the City Clerk of the City of Peachtree City is hereby directed to send copies of this Resolution to the Department of Transportation and all other persons as directed by the Mayor and City Council.

Approved and adopted this ________ day of November 2008.

____
Harold Logsdon, Mayor

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Stephen Boone, Council Member

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Cyndi Plunkett, Council Member

ATTEST:

____
Don Haddix, Council Member

____
Betsy Tyler, Acting City Clerk
(City Seal)

____
Doug Sturbaum, Council Member