



CITY COUNCIL OF PEACHTREE CITY
REVISED MEETING AGENDA
NOVEMBER 18, 2021
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 – Mayor Pro Tem
Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Announcements, Awards, Special Recognition
 - IV. Public Comment
 - V. Agenda Changes
 - VI. Minutes
 - 1. November 4, 2021 Council Meeting Minutes
 - 2. November 4, 2021 Executive Session Minutes
 - VII. Consent Agenda
 - 1. FY22 Budget Amendment- Ballistic Shields Police Grant
 - 2. Capital Improvement Plan Purchase- Fire Department Administrative Vehicle
 - 3. City Manager Employment Agreement Amendment
 - 4. T-Mobile – Fourth Amendment to Ground Lease Agreement**
 - 5. Budget Amendment – Fiscal Year 2022**
 - VIII. Old Agenda Items
 - IX. New Agenda Items
 - 11-21-02 Crabapple Lane East – Traffic Concerns (Rorie)
 - 11-21-03 Reclassification of 5 part time FF/EMTs to 2 full time FF/EMT- Paramedic (Murphy)
 - 11-21-04 Public Hearing – Variance – Front Setback – 243 Valley View (Cailloux)
 - X. Council/Staff Topics
 - XI. Executive Session
 - XII. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, November 4, 2021
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, November 4, 2021. In the absence of Mayor Vanessa Fleisch, Mayor Pro Tem Terry Ernst called the meeting to order at 6:30 p.m. Others attending: Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

The homeowners association (HOA) from Village on the Green presented awards to Fleisch, City Manager Jon Rorie, and Stormwater Manager Mike Madison in appreciation of the assistance they provided when they had to replace deteriorated pipes in their neighborhood.

Ernst recognized Fire Chief Joe O'Connor, who was retiring after 20 years.

School Crossing Guard Ted Masters was honored for 10 years of service.

Public Comment

Jennifer Braden of Loring Lane said she wanted to discuss the closure of the dirt road in her neighborhood. She said she lived between the two stop signs and was well aware of who was running them and ignoring posted speed limits as they cut through the neighborhood on what had become a raceway in front of her house. New developments in Tyrone were making the situation worse. Peachtree City should not allow residents of other areas to use their residential streets as cut-throughs. Golf carts were slower than cars, but it was dangerous to pass them on Loring Lane, and it created congestion that should not be in a neighborhood.

Kelly Timken of Loring Lane explained that Kedron Hills had no sidewalks, so bikers, walkers, and joggers had to use the street. The increased traffic had made it hazardous. She did not allow her kids to ride bikes to their friends' houses unless she could follow them on a golf cart. Traffic had gotten worse in recent years, and she feared new development would add to that. Residents should be able to walk, play, and enjoy the safety of their neighborhood.

Another Loring Lane resident, Christopher Abi-Najim, asked Council to close off Crabapple Lane from the north, explaining that it fed into Loring Lane, which was used as a cut-through to North Peachtree Parkway. He saw speeding drivers and drivers running stop signs. He had tried to warn them, but it did no good. The Police had been called, but it did not deter the behavior. Loring Lane was not designed to handle this volume of traffic.

John Gardner of Adell Court said he put up a Halloween decoration that took a potshot at Joe Biden and his administration. The flag he used contained two words on the City's obscene list. He felt those words could have other meanings and asked Council to review the list before there were lawsuits.

Donald Myers of the Kedron Hills subdivision said he was there for three reasons: safety, quality of life, and home value jeopardy. He had seen an increase in traffic over the years and knew that people used the neighborhood as a shortcut. As more homes were built to the north, the traffic would increase. Although some people referred to Crabapple Lane as a dirt road, Myers said it was a hard-packed surface over gravel.

David Walker said he had lived on Loring Lane near the Peachtree Parkway intersection since 1998. There had been numerous accidents near and even on his property. Traffic had been increasing due

to new developments in the area. He often used Crabapple to get to Fayetteville but was willing to give up that convenience because closing off Crabapple would greatly increase the safety of the neighborhood.

Kedron Hills HOA President Scott Beamer said they had fought development of Dogwood Trail and Crabapple with varying degrees of success. County Commissioners had told him that eventually Dogwood Trail would be entirely developed, which would funnel more vehicles through their neighborhood if Crabapple was left open. Loring Lane was never designed to be a connector from the north side of the county to Peachtree Parkway. Kedron Hills was a neighborhood and should feel safe.

Another Kedron Hills resident, Kevin Madison, told Council there was a way to access Peachtree City's path network from Tyrone by using Farr Road to Brayden, then over to World Drive, but that route had to be developed by Tyrone and Peachtree City. This was an option if they shut the road down.

Dan Yarbrough, also of Loring Lane, said traffic on Loring Lane was the worst he had seen in any Peachtree City neighborhood. Most of it came off Crabapple to the Parkway or the Kedron Shopping Center. He noticed cars passing his house about every 15 seconds, which was an awful lot of traffic for a neighborhood street. Sealing off Crabapple would help them preserve their neighborhood.

Agenda Changes

None

Minutes

King moved to approve the October 21, 2021, regular meeting and executive session minutes. Prebor seconded. Motion carried unanimously.

Consent Agenda

1. **Appointments to Peachtree City Airport Authority (PCAA)**
2. **Appointments to Planning Commission**
3. **Southern Linc Tower Lease Amendment**

Prebor moved to approve Consent Agenda items 1-3. King seconded. Motion carried unanimously.

Old Agenda items

None

New Agenda items

11-21-01 Long Term Planning - Public Safety/Facility Expansions

Rorie recalled that Council met in December, 2019, and established a list of 32 goals, many of which were for facilities expansions. COVID hit a few months later, so most of the plans were put on hold. They brought it back before Council at the budget retreat workshop on May 4, 2021.

When he came to work in Peachtree City in December, 2011, Rorie stated, they were still trying to come out of the Great Recession and had to find funding to do something as mundane as changing the faucets at City Hall. Today, in fiscal year (FY) 2022, there was \$100,000 programmed into the budget in cash for bridge maintenance and repairs and \$400,000 in the General Fund for other repairs and maintenance. It took them 10 years to reach this point.

Part of the goal-setting process was looking at how to best finance these projects. They were working from a master project list in the budget, and Rorie showed how they designated, by color, which projects were cash-funded and which would be funded through a debt instrument. A storage building at Station 81 costing about \$688,000 would probably fall under the debt instrument, so that was colored red. Refinishing a floor was routine maintenance, paid in cash, and was listed in green. The total of the projects was \$5.5 million.

Rorie said they were seeking Council's approval to go forward with a \$3.5 million debt instrument so they could continue with the cash funding on most projects, but also look at projects that were larger in scale. As an example, he listed expansions at Fire Stations 82 and 83. Instead of building new full-size stations, they had added a quick response station on the south side to house an ambulance and decided to expand current facilities. In 2019, those expansions would have cost around \$164,000 and \$162,000. The costs were about double that now. They were proposing a 5,000 square foot storage building at Station 81 that would free up bay space. That was quoted at \$367,000 in 2019, but the cost had doubled, as had that of a 3,000 square foot add-on to the Police Department, quoted at \$670,000.

The FY 2022 budget included debt service to finance building expansions to include the Police Headquarters at \$1.5 million; Fire Station 82, \$513,000; Fire Station 83, \$375,000; Fire Station 81, \$688,000; McIntosh Place, \$700,000; Drake Field restroom, \$200,000. This totaled roughly \$3.9 million. Rorie stated that he believed the bids would come in for less than that, but he preferred to under-promise and over-deliver.

The City currently carried about \$3 million in debt. That included some facilities bond debt, such as the Police/Fire/City Hall renovations from 2009. This \$3 million was outside of the annual revolving loans they did for equipment and police cars. A debt analysis done in March showed that the 2011 facilities bond would be paid off this year. The 2014 bond was also for maintenance. There was another bond in 2016 intended for broadband, but that was re-purposed for other uses. He showed the interest rates and the debt load if carried to full term. There was some value in paying debt off early, but on some, the interest was front-loaded, so the value of an early payout was negligible.

Staff was asking for authorization to borrow \$3.5 million to finance public safety/building projects utilizing the Peachtree City Public Facilities Authority. The annual debt service was estimated at \$384,000 for a 10-year term, and there were sufficient funds in the FY 2022 budget to cover this year's cost.

They had compared a debt product from the Georgia Municipal Association (GMA) to one from the Public Facilities Authority (PFA), and they were similar. They would put the Police Department up as collateral and pass the deed on to GMA to hold until the loan was paid. There was a slight risk a Council would not pay on the debt, so GMA charged a higher interest rate to compensate. The closing costs were a little higher on the PFA. Rorie said they had spoken with the bond attorneys and expected the interest rate to be no higher than 1.85%. With a GMA loan, they could expect an interest rate of 2.05%.

The 1.85% was for a \$3.5 million public facilities loan for a 10-year term with an annual payment of \$384,000. The average annual interest was \$34,000. They could pull it out of cash reserves, where it would have been earning \$1,750 a year. If they tried to reduce the \$3.5 million by \$725,000 to \$2.775 million, the annual payment would be \$304,000, lower by \$80,000, but they would not get the interest.

Every home built in Peachtree City paid an impact fee. Most of that went to Parks and Recreation for the purpose of expanding the path network. They used \$1 million in impact fees to build the MacDuff/SR 54 bridge. In 2021, \$250,000 in impact fees went to police and fire protection, and they should collect that much again in 2022. If the debt service to borrow \$3.5 million to expand public safety buildings was \$304,000 or \$384,000, but they could collect \$250,000 in impact fees, the difference between the two would be about \$130,000. There was a risk associated with this, but Rorie deemed it an acceptable risk. They had the funding whether the impact fees worked out or not. The Police Department currently had \$318,000 in impact fees that would be used for the expansions. The Fire Department used their money to buy vehicles.

A rise in interest rates was predicted after January 1, 2022, Rorie stated, but they were confident they could close on the loan before then. They would competitively bid the interest rates beginning Monday November 8, with the bids due back from banks on November 30 and Council voting on it no later than December 16. He was asking Council for authorization to move forward on financing of \$3.5 million through the PFA for expanding public safety/building projects. Rorie said he also recommended pulling \$700,000 out of cash reserves to pay off the 2009 bond, which would save roughly \$30,000 in interest over the next three years. The annual debt would go down by \$230,000 and be replaced with a \$384,000 annual debt service.

King mentioned that every Council member had been briefed on this in more detail. He recalled that six or seven years ago, they set a course for reducing the millage rates and had stuck to it. Now, they had reduced the millage rate and had cash reserves of about \$20 million. With this good financial position, they could consider recommendations that said this was the right time to borrow and the right time to take money from the financial reserves. Maintaining cash reserves at 50%, plus or minus 3%, gave them a lot of flexibility. In his opinion, they almost had to do this.

Prebor asked what was stopping them from not only paying off the 2009 bond, but the 2011 and 2014 bonds as well? Return on investment (ROI), Rorie replied. They could borrow more and pay them all off, but the later you got into the term, the lower the gain from payout because most of the interest was front-loaded to be paid at the beginning of the loan. The 2011 bond would be paid off in FY 2022, he noted. They would gain something by paying the other bonds off early, but not a lot.

Prebor said he needed to understand more about the \$70,000 in closing costs, which was about 2%. Did the closing costs change if they borrowed more? Marginally, if at all, said Finance Director Paul Salvatore. He did not think the PFA would change at all; GMA did it as a percent of the principal amount borrowed, so it would increase slightly.

What were they in for if they approved this? Prebor asked. \$384,000 in annual debt service for 10 years, Rorie replied, adding he would pull \$700,000 out of cash reserves to pay off the \$230,000. The difference was about \$150,000.

Salvatore pointed out the 2009 bond had the highest interest rate of their outstanding debts. Also, paying it off would free up a couple of fire stations used as collateral for that loan.

All of these projects were needed, Ernst pointed out, recalling that they were talking about them when he retired from the Police Department nine years ago. They should not sit on this too long because interest rates were expected to go up.

Prebor said he was okay with it.

Madden wanted to confirm that the 1.85% interest rate was fixed for 10 years. Salvatore said it would be, adding that the quote came back from what he believed to be one of the more competitive banks at between 1.75% and 1.85%. Madden summarized that they would be paying off a loan at 4%, eliminating \$280,000 in debt service and taking on another loan at 1.85% for an annual payment of \$384,000. Salvatore said that was correct.

Madden moved to approve New Agenda item 11-21-01, Long Term Planning - Public Safety/Facility Expansions. King seconded. Motion carried unanimously.

A budget adjustment would be brought up at the next Council meeting to approve paying off the 2009 loan, Salvatore stated.

Council/Staff Topics

King wanted to address the public comment from earlier in the meeting. He mentioned an encounter he had with a childhood friend of his daughter's. The friend was now married and raising a family in Stonecrest, off of Farr Road. She told him they should not close off Crabapple because that's the road she used to go see her parents in Peachtree City. King said he told her he understood, but that was just a matter of her convenience. He was elected to serve Peachtree City, and when an overwhelming number of Peachtree City residents came to them citing safety concerns, he had to look at it.

King said he and Madden went out in the City's Kubota to look for an alternate route. They drove to the old World Airways building, now Clayton State University, where Google Maps showed there was a paved road. It went to a cart path entrance to the parking lot of Dogwood Church. On the northern side of the parking lot was another cart path access that led to Dogwood Trail. They took a right turn, and .3 miles later was Crabapple Lane, leading to a gravel road headed south. Tyrone had brought their cart path to the end of Farr Road, then west, then a crossing and on to Crabapple.

The bottom line, King stated, was that Peachtree City had created a path network as part of its infrastructure. It had nothing to do with the County's or Tyrone's transportation plans. Tyrone residents could access to Peachtree City's paths, but it should be required that Tyrone or the County develop the .3 mile as a cart path or sidewalk on Dogwood Trail to get to the World Airways building. Peachtree City allowed people to use their path network, King went on, but they had to come in where Peachtree City said they could. In other areas, they fed onto a City street, not into a neighborhood.

He knew there were rogue path entrances in other areas that they would have to address, but right now, he proposed that they close Crabapple Lane to carts. He had heard about handicapped people who needed that access from Tyrone, so he proposed closing the road immediately to vehicle traffic, but waiting 12 months or so to close it to cart traffic. That would give Tyrone or the County time to build the .3 mile access to come south. Peachtree City would welcome it, and he noted it would actually save time over the Loring Lane shortcut. That was his proposal, and he wondered what comments the other Council members had.

Madden recalled that they had heard from a former Peachtree City resident who had moved a short distance to the north, and now wanted to continue to have access to Peachtree City's paths via Loring Lane regardless of safety concerns or how many new developments would funnel traffic through the area. She mentioned the fees that non-residents paid to use the paths, but Madden noted that the taxpayers of Peachtree City paid \$2.7 million last year to maintain the paths. That was before they built a \$3.5 million bridge over SR 54. The amount that non-residents contributed to the path network was negligible compared to what Peachtree City taxpayers spent. They did not give that amenity away so developers in neighboring towns and in the County could tout access to the paths. They would be using that amenity without paying a dime, except for the \$165 permit, which, Madden

added, would soon be much more expensive.

Madden said they had been accused of being unneighborly, uncaring for the mentally and physically handicapped, even racist. He wanted to say that they were elected by the people of Peachtree City, not the people of Tyrone. They did not take orders from Tyrone's mayor or from the County Commissioners. Madden said he was a member of the Fayette County Transportation Committee and had explained to them that Peachtree City would not be paving a new trail so residents of these new developments could access the roads and create a connector through a residential area. It was not about money; it was about safety. Fayette County's Comprehensive Plan had allotments for side paths along Dogwood Trail. There was a creek there, so it would be an engineering challenge, but they would have to build that .3 mile path. They would have to deal with Dogwood Church because it was on their property. That was the County's problem, not Peachtree City's, but they should remember that Peachtree City residents were taxpayers in Fayette County, so they would be helping to pay for that alternative.

They were talking about closing the road to car and truck traffic on December 1, Madden said, with bollards placed to allow golf carts to still use it for 12 months. On December 1, 2022, he continued, the road would be closed to all traffic. King and Prebor noted that Council could not vote on this tonight. Madden thanked the residents for coming out and presenting their side.

Prebor said they all realized they did not want cut-through traffic like they had in Planterra. He liked the proposal to give the County or Tyrone time to build an alternative. They did not want paths dumping into residential neighborhoods. Residents in Tyrone were welcome to use the paths in the same way as residents of High Grove and Whitewater and Mountbrook.

King asked that this be placed on the November 18 Council agenda. Ernst wondered if they should allow a year before banning golf carts? Would four months be sufficient?

Rorie summarized by saying he was hearing that it was the goal of Peachtree City to allow connections to its path network, provided they were through City streets and side paths, and not through subdivisions. The Redwine tunnel was an example of how it should work. Their proposal was to use bollards to close Crabapple to vehicular traffic and to establish a timeline to close the road to all traffic, including golf carts. They should allow Fayette County or Tyrone ample time to build a side path through the Fayette County Transportation Plan, which, he noted, had never been submitted to Peachtree City for support.

King moved to adjourn to executive session at 7:56 p.m. to discuss personnel. Madden seconded. Motion carried unanimously.

Madden moved to reconvene in regular session at 8:32 p.m. King seconded. Motion carried unanimously.

There being no further business Madden moved to adjourn the meeting. King seconded. Motion carried unanimously. The meeting adjourned at 8:32 p.m.

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 9, 2021

SUBJECT: Budget Amendment – Fiscal Year 2022
November 18, 2021 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment 22.06 amending the fiscal year 2022 Budget Resolution.

Discussion:

Attached please find budget amendment 22.06 to budget for a reimbursement grant from the State Homeland Security Program to purchase Ballistic Shields for the Police Department.

Budget Impact:

The proposed budget amendment will increase both the revenues and expenditures in fund 208 by \$15,700.

Attachments

DATE 11/18/2021

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to budget for a reimbursement Grant from the State Homeland Security Grant program to purchase ballistic shields.

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

To: Mayor and City Council

Via: Jonathan N. Rorie, City Manager *JR*
Paul Salvatore, Director of Finance *PS*
Angela Egan, Purchasing Agent

From: Joe O'Connor, Fire Chief *[Signature]*

Date: November 9, 2021

Subject: Approval of Vehicle Replacement
City Council Meeting November 18, 2021

Recommendation:

Authorization for the purchase of a budgeted replacement vehicle for the fire department for \$42,897.

Discussion:

The department seeks to purchase a new Ford Explorer as a replacement Shift Commander vehicle, allowing the current vehicle to be placed in reserve status and the current reserve (2003 F-350 with more than 125,000 miles) transferred to the Public Works Department. This is on the replacement cycle and supported by the Fleet Manager.

The vehicle will be purchased from Alan Vigil Ford in Morrow, GA using State Bid Contract pricing for \$37,472.00.

Vehicle marking and emergency lights, siren and radio installation services will be purchased from 144th Marketing Group for \$5,425.00.

Budget Impact:

This purchase is budgeted through the Capital Improvement Plan for FY2022 in the amount of \$79,800. The actual cost estimate for the vehicle and aftermarket accessories as specified above is \$42,897.

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

**2022 Ford Explorer Mid-size SUV,
4X2, Rear wheel Drive (RWD)**

Base Price

\$28,225.00

SWC #99999-SPD-ES40199373-002

**Equipment included in
Base price**

2.3L EcoBoost I4 engine
10 Speed Automatic Transmission
Power Liftgate
Tilt / Cruise
Power ABS Brakes
Aluminum Wheels
Power Windows / Locks / Mirrors
AM-FM-XM Radio
Ford SYNC 3 (bluetooth)
Dual zone climate control
Rear View Camera, Reverse sensing
Mini Spare Tire
Carpet with Mats
Cloth Bucket Seats Front
2nd & 3rd Row folding split seat
Rear Window Defroster
Keyless Remotes (2)
Power driver seat
Privacy glass
Blind spot, lane keeping
Automatic Emergency braking
Remote start

Colors Available

Exterior

Interior

YZ Oxford White SandStone

UM Agate Black

JS Iconic Silver

M7 Carbonize Gray

B3 Atlas Blue

L9 Forged Green

FOB Allan Vigil Ford

Delivery-see chart, \$75 minimum

**ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260**

**770-968-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax**

Options

Price

Code

4 x 4 Drivetrain (All models) 2,288.00 K8B

3.3L V6 engine(Base 4X4 only) N/C 99B

All Weather Floor Mats (All) 117.00 117 16A

Daytime Running Lights (All) 43.00 942

Trailer towing (All) 525.00 525 52T

Cargo Mgt System(All) 160.00 21F

XLT 200A package

XLT RWD upgrade (18" 4,280.00 K7D

Aluminum wheels, Roof rack

side rails, power passenger

seat, door keypad, 2nd row

bucket seats w/ console)

XLT 202A package

7,675.00 7675 202A

(includes 200A pkg, power

passenger seat, Fog lights,

remote start, ActiveX seats)

Navigation, XM radio,

855.00 855 65S

Adaptive cruise control

(requires 202A package)

2nd row 40/20/40 bench seat

N/C N/C 17U

(requires 202A package)

Limited Hybrid RWD

17,996.00 K7F/

3.3L Hybrid engine, Navigation,

110V/150W AC outlet, Adaptive

Cruise control, 20" wheels,

360-Degree camera, leather seats

XLT/Hybrid Interior: Black or Tan N/C 86/8N

Rapid Red Paint(XLT or Hybrid only) \$385 D4

Optional equipment total

Other vendor added equipment

Delivery

75

Total

\$37,472.00

Contact person

Agency

Phone Number

Email address

8/17/2010

144th Marketing Group, LLC
 611 Highway 74S, Suite 3000
 Peachtree City, GA 30269
 (770) 631-2937
 info@144thmg.com
 www.144thfleet.com

Estimate



ADDRESS

Peachtree City Fire Dept.
 City of Peachtree City
 Accounts Payable
 151 Willowbend Rd.
 purchasing@peachtree-city.org
 Peachtree City, GA 30269

SHIP TO

Peachtree City Fire Dept.
 Peachtree City FireDepartment
 209 McIntosh trail
 Peachtree City, GA 30269
 770-631-2093

ESTIMATE #	DATE
106635	11/02/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	2020+ PIU			0.00
				0.00
ENFWB	vehicle specific interior light bar RED/white 6 12LED modules - Full flood	1	825.00	825.00
ENFWB	vehicle specific rear hatch bar - RED (9LED modules) with dual color red/amber(12LED module) ends.	1	540.00	540.00
3599L5	C3/Covert Siren-Remote System w/Hand Held Controller	1	295.00	295.00
C3100U	CODE 3/C3100 Speak with Universal Brackets	2	140.00	280.00
C3RNRDC-60L-RW	60" Liner Perimeter Bar, left wire exit for running boards, pushbumpers, tail gates Red/White	1	250.00	250.00
C3RNRDC-60R-RW	60" Liner Perimeter Bar, right wire exit for running boards, pushbumpers, tail gates RED/WHITE	1	250.00	250.00
HB12PAK-PI-RB	Hide-A-Blast 12 PAK Red/Blue	2	65.00	130.00
EMPS1STS1R	mpower® 3" Grille Stud Mount Fascia Light for Grille Mount application, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 4 LED, Single Color - Red	2	95.00	190.00
CD5051RW	Directional LED: Dual-color, narrow, surface and grille mount, 69 flash patterns, 12-24VDC, red/white	2	95.00	190.00
MR6-R	SURFACE MOUNT or FLUSH MOUNT (Grommet* sold separately), Red LEDs	2	60.00	120.00
MR6LBKT	90 L shaped Bracket (MR6).	2	7.50	15.00
11.1005.STTBTL	Show-Me Flasher Just on tail lights	1	50.00	50.00
425-3816	Magnetic Microphone System - Single Pack	2	35.00	70.00
Graphics	Graphics	1	700.00	700.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Tint Premium - 2 Roll-ups	Tint Premium - 2 Roll-ups only	1	85.00	85.00
MPI-400	Small Inverter	1	60.00	60.00
Labor	Installation - of the above and customer supplied radios	15	85.00	1,275.00
Shipping	Shipping - varies on qty ordered / price subject to change	1	100.00	100.00
SUBTOTAL				5,425.00
TAX				0.00
TOTAL				\$5,425.00

Accepted By

Accepted Date

CITY OF PEACHTREE CITY, GEORGIA
AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT

This Amendment to the February, 2017 City Manager Employment agreement (“Addendum”) made and entered into this 18th Day of November, 2021, by and between the City of Peachtree City, Georgia, a municipal corporation, (hereinafter the “City”), and Jonathan N. Rorie (hereinafter “Employee”)

WITNESSETH

WHEREAS, Employee is employed as the City Manager of the City of Peachtree City, Georgia and has been employed in such position since February, 2017; and

WHEREAS, the employment relationship between the City and the employee is governed by that certain employment Agreement dated 2nd February, 2017; and

WHEREAS, **Section 17** of the Employment Agreement states that the Employer, only upon agreement with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City of Peachtree City, Georgia, Charter or any other law.

WHEREAS, the City and Employee desire to amend the Employment Agreement by means of this addendum.

NOW, THEREFORE, in consideration of the payments, covenants and mutual promises contained in the Employment Agreement and this addendum, the receipt and sufficiency of which are hereby acknowledged, the City and Employee agree as follows:

1) Section 6: Automobile

The Employee’s duties require exclusive and unrestricted use of an automobile to be mutually agreed upon and provided to the Employee. Employer shall pay to Employee the sum of Six Hundred Fifty Dollars (\$650.00) per month for the use of personal vehicle. It shall be the Employee’s responsibility to pay for all costs associated with the operation, maintenance, and repair of the vehicle. In addition, it shall be the Employee’s duty to maintain insurance on said vehicle in an amount that is not less than the insurance maintained by the Employer on City vehicles. Proof of such insurance must be provided to the Employer on an annual basis.

2) Section 7: Retirement

A. The Employer agrees to pay an amount equal to eleven percent (11%) of employee’s annual salary into the 401(a) Senior Management Plan.

3) Section 10: Unilateral Severance

Severance shall be paid to the Employee when employment is terminated as defined in Section 9, provided, however, that no severance shall be paid to Employee if employment is terminated for Good Cause as set forth in Section 9 (D) of this Agreement.

If the Employee is terminated and entitled to Severance, the Severance Amount and Severance Benefits shall be as follows:

1. If between the dates of November 18, 2021 and September 30, 2022, the Employee shall receive a Severance Amount equal to six (6) months of salary and deferred compensation benefits and Severance Benefits equal to six (6) months of health/medical benefits.
2. If between October 1, 2022, and September 30, 2023, the Employee shall receive a Severance Amount equal to four (4) months of salary and deferred compensation benefits and Severance Benefits equal to four (4) months of health/medical benefits.
3. If between October 1, 2023, and all subsequent contract periods, the Employee shall receive a Severance Amount equal to three (3) months of salary and deferred compensation benefits and Severance Benefits equal to three (3) months of health/medical benefits.

No severance shall be owed from Employer to Employee in the event that Employee voluntarily resigns or otherwise voluntarily terminates this Agreement.

_____	, Employee	_____	, Mayor
		_____	, Councilperson
		_____	, Councilperson
		_____	, Councilperson
		_____	, Councilperson

ATTEST:

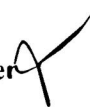
_____	, Witness	_____	, City Clerk
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APPROVED AS TO FORM:

_____	, Witness	_____	, City Attorney
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CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 

DATE: November 16, 2021

SUBJECT: T-Mobile - Fourth Amendment to Ground Lease Agreement
November 18, 2021 City Council Meeting

Recommendation

Approve the attached Fourth Amendment to Ground Lease with T-Mobile to allow for equipment upgrades on the City Hall Cell Tower.

Discussion:

T-Mobile, an existing customer on the City Hall cell tower, has requested to make upgrades to their telecommunications equipment to improve service delivery. The City Engineer, City Attorney, Finance Director, and the city's telecommunications consultant have all reviewed and approved this request.

Budget Impact

The lease generates approximately \$51K in annual revenue to the General Fund. The equipment upgrades requested will not affect this revenue stream.

DocuSign Envelope ID: 43DCC2B1-E904-4389-922B-464C0FE17187

Site# 9AT0421A
Market: Atlanta

FOURTH AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT

THIS IS THE FOURTH AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT ("Fourth Amendment") made and entered into by and between the City of Peachtree City, Georgia, an incorporated municipality of the state of Georgia, a/k/a The City of Peachtree City ("Lessor"), and T-Mobile South LLC, a Delaware limited liability company ("Lessee").

Recitals

The Parties hereto recite, declare and agree as follows:

- A. Lessor and Lessee (or as applicable, their respective predecessors in interest) entered into a GROUND LEASE AGREEMENT dated April 1, 1998 and subsequent AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT on March 19, 2009 ("First Amendment") and SECOND AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT on October 7, 2015 and THIRD AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT on January 23, 2019 (collectively, the "Lease"), with respect to the Premises located at 153 Willowbend Rd., Peachtree City, GA 30269.
- B. Lessor and Lessee desire to enter into this Fourth Amendment in order to modify and amend certain provisions of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee covenant and agree as follows:

1. Effective as of the full execution of this Fourth Amendment, Lessee will have the right to modify Lessee's equipment as described and depicted on Exhibit A2-Page 1 (Revised) [which is attached hereto and by this reference incorporated herein, and Lessor hereby consents to and approves of the modifications described and depicted in Exhibit A2-Page 1 (Revised), in all respects]. Page 1 of Exhibit A2 and the incorrectly referenced Exhibit A of the First Amendment are deleted and replaced with Exhibit A2-Page 1 (Revised).
2. The Terms and conditions of the Lease are incorporated herein by this reference, and capitalized terms used in this Fourth Amendment shall have the same meaning such terms are given in the Lease. Except as specifically set forth herein, this Fourth Amendment shall in no way modify, alter or amend the remaining terms of the Lease, all of which are ratified by the parties and shall remain in full force and effect. To the extent there is any conflict between the terms and conditions of the Lease and this Fourth Amendment, the terms and conditions of this Fourth Amendment will govern control.

DocuSign Envelope ID: 43DCC2B1-E904-4389-922B-464C0FE17187

Site# 9AT0421A

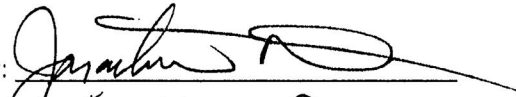
Market: Atlanta

3. Lessor represents and warrants to Lessee that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Fourth Amendment.

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment effective as of the date of execution by the last party to sign.

LESSOR:

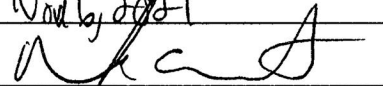
City of Peachtree City, Georgia, an incorporated municipality of the state of Georgia, a/k/a The City of Peachtree City

By: 

Name: Jonathan Rorie

Title: City Manager

Date: Nov 14, 2011

Attest: 

Name: Yashira Julio

Title: City Clerk

(second signature must be City Clerk)

Site# 9AT0421A
Market: Atlanta

EXHIBIT A2-Page 1 (Revised)

**LEASED PREMISES-LESSEE'S LEASED TOWER SPACE, LEASED
GROUND SPACE, AND EQUIPMENT**

FREQUENCIES

Transmit 1950 to 1955 MHz (GSM) 1955 to 1960 MHz (WCDMA) 2130 to 2140 MHz (LTE AWS); 1960 to 1965 MHz (LTE PCS); 728 to 734 MHz (LTE 700); 2160 to 2165 MHz (LTE AWS3); 617 to 652 MHz (L600)

Receive 1870 to 1875 MHz (GSM) and 1875 to 1880 MHz (WCDMA) 1730 to 1740 MHz (LTE AWS); 1880 to 1885 MHz (LTE PCS); 698 to 704 MHz (LTE 700); 1760 to 1765 MHz (LTE AWS3); 663-698 MHz (L600)

EQUIPMENT:

FINAL CONFIGURATION:

6 Antennas

- 3 antennas-Commscope FFVV-65C-R3-V1 (96" x 25.2" x 9.3"/124.7 lbs. each)
- 3 antennas-Integrated Air6449 (33.1" x 20.5" x 8.54"/101.6 lbs.)

6 RRUs

- 3 4460 (19.6" x 15.7" x 12.1"/109 lbs.)
- 3 4480 (21.8" x 15.4" x 7.5"/93 lbs.)

3 hybrid cables 6/24 4AWG (1.99" diameter)

3 Sector Mounts

GROUND SPACE:

Lessee's ground lease area is 12'x15' and contains Lessee's equipment cabinets, power/telco cabinets and/ or H-frame mount, cabinets located on concrete pads, with Lessee's ice bridge and coax cables routed to tower.

DocuSign Envelope ID: 43DCC2B1-E904-4389-922B-464C0FE17187

Site# 9AT0421A
Market: Atlanta

LESSEE:

T-Mobile South LLC, a Delaware limited liability company, as successor to interest in Powertel/Atlanta, Inc.

DocuSigned by:
Jess Louk
By: 9682A5EC2EB3400
Name: Jess Louk
Title: Director, E&O
Date: 11/15/2021

T-Mobile Legal
Approved
11/4/21



Katharine Omansiek TMO Signatory Level : L06

DocuSigned by:
Jason Deise
8296F8ECFF18484...

DocuSigned by:
Shawn Blassingill
CA451288BD3A4A5...

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 5, 2021

SUBJECT: Budget Amendment – Fiscal Year 2022
November 18, 2021 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment 22-05 amending the fiscal year 2022 Budget Resolution.

Discussion:

Attached please find budget amendment 22-05 to allocate Funds for the early retirement of debt. This will allow us to retire the 2009 Bricks and Mortar loan early saving approximately \$32,284 in interest.

Budget Impact:

The proposed budget amendment will allocate \$430,052.00 from General Fund cash reserves for the early retirement of debt.

Attachments

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-05

DATE 11/18/2021

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to allocate Funds for prepayment of debt

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

FROM: David A. Borkowski, P.E., City Engineer

DATE: November 12, 2021

SUBJECT: Crabapple Lane East – Traffic Concerns
November 18, 2021- *City Council Meeting*

The current gravel section of Crabapple Lane East is in unincorporated Fayette County. It transitions to a residential paving section with curb and gutter once you enter the City Limits of Peachtree City. The point of connection is at the northern end of Kedron Hills subdivision, and is adjacent to the park and community area of that subdivision, and connects to Loring Lane at that point.

New development taking place in unincorporated Fayette County adjacent to, and near Crabapple Lane East raises some concerns related to cut-through traffic. It is my understanding that approximately 53 lots have been approved for development by Fayette County for parcels along Crabapple Lane East. The first concern is that Crabapple Lane East was not built to be a collector type road. The section in the Unincorporated County is narrow and unpaved with no curb and gutter or guardrails. The section in Peachtree City, including Loring Lane, was built only to a residential street width, and was designed to only serve the residents of Kedron Hills. The point of connection would be the intersection of Loring Lane and Peachtree Parkway. In my opinion, the additional traffic from motor vehicles would have a negative impact on that intersection.

The other concern is that as traffic increases along SR 74, we could be creating another Planterra Way subdivision in terms of cut through traffic. Some may find it advantageous to come through Kedron Hills Subdivision to get to the Kedron Village Shopping Center and Crabapple Lane Elementary School rather than wait for what seem to be long signal cycle times on Georgia Highway 74.

Therefore, it is my professional opinion that the removal of motor vehicles from that portion of Crabapple Lane East that is within the municipal limits of Peachtree City is in the best public interest.

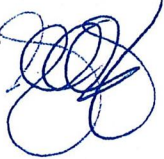
I would be happy to discuss this in further detail if needed.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members

VIA: Jonathan N. Rorie, City Manager 
 Paul Salvatore, Director of Financial Services
 Ellece Brown, Director of Human Resources and Risk Management

FROM: Joe O'Connor, Fire Chief 

DATE: November 9, 2021

SUBJECT: Reclassification of 5 part time FF/EMTs to 2 full time FF/EMT-Paramedic
 November 18, 2021 City Council Agenda

RECOMMENDATION:

To authorize the reclassification of five part time firefighter/EMTs to one full time firefighter/EMT and one full time firefighter/Paramedic and related budget transfer.

DISCUSSION:

The Fire Department continues to struggle to fill part-time firefighter/EMT vacancies over several months, currently holding six part time vacancies. We request reallocation of funds from our part-time budget in order to hire one full time firefighter/EMT and one full time firefighter/Paramedic beginning December 1, 2021.

A proportional budget transfer of \$ 126,950 from the part-time budget to offset the cost of salary and benefits for two additional full-time employees for ten months will be necessary. This is broken down below assuming we hire one paramedic and one EMT consistent with our last several recruiting efforts.

	FF/EMT x 1	FF/Medic x 1	
Base Salary	\$ 39,841	\$ 43,567	
Health Insurance	\$ 16,469	\$ 16,469	
FICA & Medicare	\$ 3,048	\$ 3,333	
Dental, Disability, Life, W/C	\$ 1,235	\$ 1,319	
Defined Contribution (2%)	\$ 797	\$ 872	
Total	\$ 61,390	\$ 65,560	\$ 126,950

BUDGET IMPACT:

This should have no overall impact to the Fire Department Operating Budget. The remaining part-time budget will be carefully managed to schedule our remaining 11 part-time firefighter/EMTs with the budgeted part-time funds after transferring necessary funds to the full-time budget lines.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: November 12, 2021

SUBJECT: Public Hearing: Consider Variance Request, GR-6 Zoning Front Setback Requirement, 243 Valley View
November 18, 2021 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the front setback requirement [Section 1004.4(f)] of the GR-6, General Residential zoning district which requires a minimum front building setback of 15 feet. The Applicant has built a front porch without a permit that encroaches into the front setback by approximately 7 feet. The rest of the home is in compliance with other GR setbacks. (See figure one)

As part of the application, the Applicant has included a survey showing the porch encroachment and building plans showing that the construction was built to Georgia minimum building code. The subject property is located in the cul-de-sac of Valley View within the Braelinn Green subdivision. The lot is generally flat and backs up to the city's greenbelt and a multi-use path. (see figure two)

Variance Consideration

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

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

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

243 Valley View Variance Request

Page 2

of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

Staff Comment: There are no special circumstances are applicable to the property.

- (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: No evidence of practical difficulties or unnecessary hardship was presented as part of the application.

- (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: There are no exceptional or extraordinary circumstances on the property that don't also apply to other lots in the subdivision.

- (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 would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district.

- (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. There are no sight-distance concerns with the front porch's location.

- (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 the protection of the character of existing neighborhoods as well as the reinvestment within neighborhoods.

Budget Impacts:

There are no budget impacts associated with the variance request.

243 Valley View Variance Request

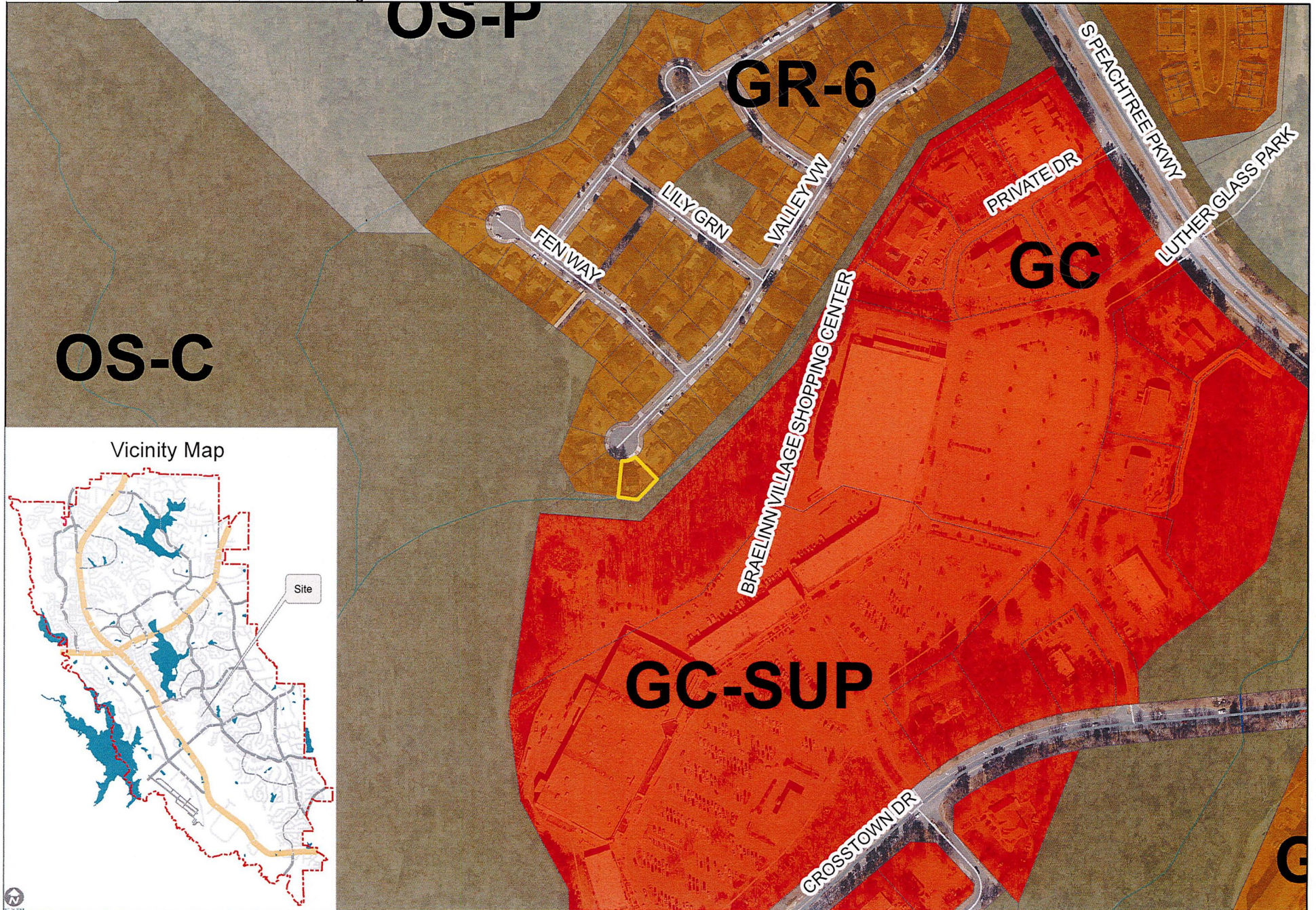
Page 3

Figure One: Aerial photo taken January 2020



Figure Two: Picture of front porch addition





LOT 70
BRAELINN GREEN
 PLAT BOOK 18, PAGES 134-135

RESERVED FOR CLERK OF SUPERIOR COURT

NOTES:

1. THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 4885, PAGES 602-603 AND PLAT BOOK 18, PAGES 134-135, FAYETTE COUNTY, GEORGIA RECORDS.
2. CURRENT OWNER: EFRAN GONZALEZ PER DEED BOOK 4885, PAGES 602-603, FAYETTE COUNTY, GEORGIA RECORDS AS OF 12-07-2017.
3. THIS SURVEY WAS AUTHORIZED BY ESTELA GONZALEZ.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. RECORD BEARING APPLIED TO SOUTH PROPERTY LINE.

NORTH BASED ON
 PLAT BOOK 18,
 PAGES 134-135

Foundation Location on Addition Only
For Review and Approval by Governing Municipality Only

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

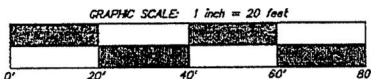
W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE, ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Larry C. Shinnick, Ge. PLS No. 2343

09-01-2021
 Date



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

W.D. Gray and
Associates, Inc.
 LSF000701

land surveyors - planners
 160 GREENCASTLE ROAD SUITE B TYRONE
 GEORGIA 30290
 PH. 770-486-7552 FAX 770-486-0496



CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	50.00'	53°05'18"	46.33'	44.69'	24.98'	N 70°35'20" E

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 23,749 ft. and an angular error of 2 seconds per angle point, and is UNADJUSTED.

A GEOMAX ZOOM 40 was used to obtain linear and angular measurements.

It is my professional opinion, that this plat is true and correct representation of the land plotted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 89,775 feet.

IN MY PROFESSIONAL OPINION, BY VISUAL OBSERVATION OF THE REFERENCED FLOOD INSURANCE RATE MAP, THE AREA OF THIS FOUNDATION LOCATION IS GRAPHICALLY SHOWN TO BE IN A ZONE A-F FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP.
 MAP NUMBER: 13113C0008E
 DATED: SEPTEMBER 26, 2008

NOTE: FLOOD HAZARD ELEVATIONS WERE OUTSIDE THE SCOPE OF WORK REQUESTED BY CLIENT.

PREPARED FOR:

ESTELA GONZALEZ

243 Valley View

LAND LOT: 49

DATE OF SURVEY: 08-27-21

6th DISTRICT

DATE OF DRAWING: 09-01-21

CITY OF PEACHTREE CITY
 FAYETTE COUNTY, GA.

REVISED:

SCALE: 1" = 20'

JOB NO. 2108021