



**CITY COUNCIL OF PEACHTREE CITY
REGULAR MEETING AGENDA
OCTOBER 21, 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

-
- I. Call to Order**
 - II. Pledge of Allegiance**
 - III. Announcements, Awards, Special Recognition**
 - IV. Public Comment**
 - V. Agenda Changes**
 - VI. Minutes**
 - October 7, 2021, Regular Meeting Minutes
 - October 7, 2021, Executive Session Minutes
 - VII. Quarterly Reports**
 - VIII. Consent Agenda**
 - 1. DOT Lighting Resolution & Agreement for SR 54/74 DLT project
 - 2. FY2022 Fayette County Development Authority (FDCA) Contract for Services
 - 3. 2021 Safety Grant Acceptance
 - 4. Amendment to the Defined Benefit Pension Plan
 - IX. Old Agenda Items**
 - X. New Agenda Items**
 - XI. Council/Staff Topics**
 - Follow Up on the Proposed Administrative Variance Text Amendment (Cailloux)
 - XII. Adjourn**

**City Council of Peachtree City
Meeting Minutes
Thursday, October 7, 2021
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, October 7, 2021. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Public Comment

Paul Schultz said the all-weather running track at Riley Field was in sore need of resurfacing, adding that the City Manager had told him Council would review the track's condition and its usage. Schultz said he believed the heavy use the track got justified the expense of resurfacing.

Letitia Biester expressed her concern that Kedron Hills was offering \$5,000 for road owned by Peachtree City property owners. This was below its appraised value of \$17,100 and its annual revenue stream of \$6,600 in golf cart fees. Peachtree City property owners, she stated, would continue to pay for maintenance of the road while being blocked from using it. If Crabapple Lane was blocked, it would cost taxpayers about \$500,000 to build a turnaround, she stated.

Michael Villarreal of Tyrone also was concerned about the possibility of Crabapple Lane being blocked. He said his family often used the road to get to shopping and other activities in Peachtree City. It formed a valuable connection between the two communities.

Agenda Changes

None

Minutes

King moved to approve the September 16, 2021, regular meeting and executive session minutes. Madden seconded. Motion carried unanimously.

Consent Agenda

- 1. Intent to Finance Resolution - FY2022 CIP Equipment**
- 2. FY2022 Budget Amendments**
- 3. Trinity Hwy. 54 Stormwater Facility Maintenance Agreement**
- 4. Appointment of CVB Board Member**
- 5. Reclassify Staff Assistant Position (F/T) in Fire Department to Logistics Specialist (F/T) in Fire Department**
- 6. 2022 CIP Purchase of Ambulance Equipment from Stryker**

Ernst moved to approve Consent Agenda items 1-6. Prebor seconded. Motion carried unanimously.

Old Agenda items

None

New Agenda items

10-21-01 Public Hearing - 707 Hwy. 54 - Variance - Front Setback Encroachment

Planning and Development Director Robin Cailloux said this request was for the Chick-fil-A in the Peachtree Point Shopping Center on SR 54. The applicant wanted a variance in the front setback requirements in order to construct canopies over the drive-thru area as well as a reduction in the number of parking spaces from the required 39 to 27 full-size spaces and seven cart spaces for a total of 36. They needed to eliminate a line of parking spaces in order to create a permanent double lane

for the drive-thru. The remaining parking spaces would be straightened in order to allow for more spaces. Cailloux showed the locations of the canopies near the existing menu boards. A variance was granted for this property in 2015 in order to allow for the location of the drive-thru.

The ordinance required them to look at six criteria when considering a variance. There were no special conditions that were not applicable to other properties in the same zoning, and there were no regulations that created an unnecessary hardship. There were special circumstances for the intended development. The lot was shallow and contained what was essentially a private road that connected all the lots out to Peachtree Parkway. Another unique condition was a deed restriction that prohibited shared parking. Typically, the City would have asked them to identify three spaces nearby that they could use, but the deed restriction eliminated that option. Given the property's limitations, granting the variance would not be a special privilege, and it would not be detrimental to the community's health, safety, or welfare. The variance did not conflict with the Comprehensive Plan.

Civil engineer Casey Durden represented Chick-fil-A. He said they did have an off-site parking agreement, but it said they could not use the off-site spaces to meet code. They were asking to remove the 12 spaces in order to create more space to get vehicles off the road. The canopy was vital for the team members' safety and comfort.

Fleisch wanted confirmation that only the tops of the canopies would be visible from SR 54, and Durden said that was correct. The canopies would be nine feet high.

Fleisch opened the public hearing. No one wished to speak either in favor or opposition to the request, and she closed the hearing.

Madden said he was in favor of this as a way to protect and shelter the workers.

Ernst said parking was his concern, but that had been clarified.

King stated that installing the canopy was obviously the right thing to do.

King moved to approve New Agenda item 10-21-01, 707 Hwy. 54 variance - front setback encroachment and parking. Prebor seconded. Motion carried unanimously.

10-21-02 Public Hearing for Annexation and Zoning of Approximately 75 Acres on Genevieve Court and Longboat Subdivision to OI and R-43

Cailloux presented a map of the property, pointing out the existing city boundaries and SR 54, noting that this area was designated for potential annexation in the Growth Boundary Study done in 2014. She showed how surrounding properties had been annexed and said annexing Longboat would "clean up" the eastern border, and this would probably be the final parcel to be annexed on the east side. She showed other areas that had been annexed into the city after the Growth Boundary Study. In 2014, they considered many factors including Public Safety and utilities, as well as property ownership and potential development. The Study was available on the City website, Cailloux noted.

The subdivision approached the City about annexation and presented a petition signed by the owners of 63% of the property as well as 90% of the registered voters, exceeding the State's 60% methodology requirements. No zoning changes were requested; the property would remain zoned virtually the same as it was in the County. Longboat was zoned R-40 by the County, which required one-acre lots; it

would be zoned R-43 in Peachtree City, which had the same requirement. The office property would remain Office-Institutional (OI). The County Commission voted not to object to the annexation at its September 9 meeting, and the Peachtree City Planning Commission had held a public workshop on the annexation request.

The State required a report showing how the City would extend public services to the annexed area, and there was a staff report posted on the City website. Cailloux explained that water would continue to be provided by the County water department. There was no sewer on the site, only septic. The Longboat residents expressed no interest in tying into sewer, but the office property might. However, Peachtree City Water and Sewerage Authority (WASA) was a separate authority and was responsible for reviewing annexations under its current policies. Stormwater was owned by the homeowners' association (HOA), which was responsible for maintaining them. That included curbs, stormwater inlets, pipes, ponds and the dam. The dam was not big enough to require State management, but the HOA regularly had it inspected, and had submitted a report from the most recent inspection, in the summer of 2021.

Public Safety would become Peachtree City's responsibility. The Fire Department already had a mutual aid agreement and were the second responders if all County units were busy. If Longboat was annexed, Peachtree City would be the first responders for Fire, Emergency Medical Services (EMS), and Police. Cailloux reported that she had talked with the Fire Chief about this, and, considering they already were serving the property across SR 54, he said adding Longboat would not impact their ability to provide high-quality services.

Garbage service was private, so there would be no change. One mile of public street would be added to the City. The City Engineer said the County's paving requirements exceeded Peachtree City's. The path system was a unique public service, and Cailloux noted they would be able to connect to the network through a 50-acre residential development to the south that was in pre-development stages. She indicated on the map where those developers would be required to build a path, and it could connect to an existing "rogue" path in Longboat.

Next, Cailloux looked at if the request was in compliance with the Comprehensive Plan, particularly the policies regarding the village concept and step-down in density toward city boundaries. She indicated how a village center was forming around the Publix and the zoned commercial property across SR 54 at Sumner Road. Then there was step-down from commercial to office, then a higher-density residential development, which stepped down to a lower density development with Longboat. The adjacent properties in the County could be termed "rural residential." Therefore, Cailloux concluded, it did meet the village concept and the step-down standard.

Longboat HOA president Sam Hong said he had lived in Fayette County for 30 years, 10 of those in Peachtree City. He noted that they already enjoyed the amenities Peachtree City had to offer and were excited at the opportunity to be annexed in and contribute to the community.

Fleisch opened the public hearing.

The first person to speak in support of the annexation was a Longboat resident who noted that they already had a Peachtree City address and used a lot of the City's resources. It would make sense for them to be paying taxes to the City. He said he could not envision them ever wanting sewer. Many people in Longboat had gotten fiber installed in the neighborhood. The rogue path was well-planned.

The Rev. Michael Fry of All Saint's Anglican Church near Longboat said they chose their site because of the possibility of being annexed into Peachtree City. If this land was annexed, he said his church's property might apply next.

Another Longboat resident stated they already thought of themselves as Peachtree City residents, so it was time to make it official. They wanted annexation even though they understood it meant a tax increase.

No one else wished to speak in support of the annexation, and Fleisch asked if anyone wished to speak against it.

Suzanne Brown said she was afraid they would keep annexing all the way to Fayetteville. Another concern was the possible failure of the dam. She had been concerned that the HOA might dissolve after annexation, but had learned that an HOA could not dissolve if it owned property. She cautioned Council not to buy if the Longboat HOA tried to sell their holdings to the City. Could the HOA pay for future sidewalk, curb, street repairs? The City would be responsible, she said, if they could not pay for the repairs. She wondered why the business property owners from Genevieve Court were not present? Brown also said home values would go up in Longboat because of the annexation, creating a windfall for homeowners. She urged council to slow down and do some more research.

No one else wished to speak in opposition, and Fleisch closed the public hearing.

Ernst asked Fire Chief Joe O'Connor and Police Chief Janet Moon if they were comfortable with their ability to cover this additional territory, and they said they were. O'Connor noted it was not far from where they had already committed to cover, and a potential new station had been penciled in for the area. Ernst clarified that there was a mutual aid agreement with Fayette County and, after the annexation, the roles would be reversed.

Ernst asked City Manager Jon Rorie if the dam or the stormwater area failed, and the HOA could not repair it, would Peachtree City be liable? Rorie said the City would not. The dam had never been dedicated to the County; therefore, they were not annexing it.

Prebor asked about the break-even point for ad valorem taxes. The average home value in Longboat was in the \$700s, Cailloux stated, with the lowest at \$560,000. There were many homes valued in the \$800s. The break-even mark was about \$400,000. Cailloux said that was when the fair market value of a home provided an amount in property taxes equal to the cost of services consumed.

It was important for Peachtree City to have control along its borders in terms of what was built there. Rorie said there was a saying: "if it was urban, it should be municipal." As development intensified along the borders of a City, it should be municipal. Tax collection was an important part of that, but also was the ability to control zoning.

Madden said he liked the idea of one-acre lots and had no objections to the annexation.

It was commendable that the Longboat residents were willing to raise their own taxes in order to be part of the City, King remarked. He had been concerned about the stormwater issue, but said Rorie had reassured him that it would not be their responsibility.

City Attorney Ted Meeker said neither the sidewalks nor the stormwater facilities were dedicated to the County, nor the ponds. There could be no argument that annexation would make them the City's

liability. Even if they had been dedicated, there were cases that said there was no liability. Unless Peachtree City actually accepted liability, there was none.

Fleisch pointed out that property appraisers appraised all homes with Peachtree City addresses as if they were actually in the City. The idea that there would be a sudden spike in property values was not valid.

The HOA took care of the neighborhood's sign, its stormwater, and detention pond, Fleisch noted, while there were many other neighborhoods that relied on the City for those duties.

She asked Rorie to explain why they conducted the 2014 Growth Boundary Study, and he said they did not want the City to grow beyond its capacity to provide services, such as Public Safety and road maintenance. Fleisch mused that it was expensive to build and operate a fire station. If they went much outside those growth boundaries, they would have to build another fire station.

As a final point, she asked Cailloux who assigned addresses to homes? The Post Office, Cailloux replied.

King moved to approve New Agenda item 10-21-02, Annexation and Zoning of Approximately 75 Acres on Genevieve Court and Longboat Subdivision to OI and R-43. Madden seconded. Motion carried unanimously.

10-21-03 2022 CIP Purchase of Ambulance

Assistant Fire Chief Kevin Baggett said this was budgeted in the Capital Improvement Plan (CIP) for 2022. They replaced ambulances every 10 years. The purchase would be through a buying cooperative in Galveston, Texas, and would come in under budget. Baggett noted the Council had earlier approved the purchase of equipment for the ambulance in the Consent Agenda.

Fleisch asked about a delivery date, and Baggett told her it would be about 14 months out due to supply issues caused by COVID.

Madden moved to approve New Agenda item 10-21-03, 2022 CIP Purchase of Ambulance. King seconded. Motion carried unanimously.

10-21-04 Law Enforcement and First Responder State Pay Supplement (CSFRF) and Budget Amendment

Police Chief Janet Moon explained that the Governor announced on September 27 that he would be using funds from the American Rescue Plan Act (ARPA) to offer a pay supplement to all law enforcement officers and first responders. The Law Enforcement and First Responder Supplement established a grant program to provide a one-time \$1,000 pay supplement to all full-time Public Safety officers and first responders to include law enforcement officers, emergency medical technicians, firefighters, etc. She was asking Council for permission to apply for and accept this grant on behalf of qualified employees.

Ernst moved to approve New Agenda item 10-21-04, Law Enforcement and First Responder State Pay Supplement (CSFRF) and Budget Amendment. Madden seconded. Motion carried unanimously.

10-21-05 ARPA Acknowledgment Program and Budget Amendment

Rorie said this program was classified at the federal level as premium pay. The pandemic, he continued, led to a system of defining businesses as essential or non-essential. In city government, all employees were considered essential for maintenance of government services. This program allowed them to use ARPA funds to provide premium pay for all employees that worked between March 16

and June 16 of 2020. They decided to award 58 hours at \$13 an hour for all employees for a total of about \$250,000 or \$750 per employee. That would include Police and Fire to be added to the \$1,000 previously approved.

Ernst moved to approve New Agenda item 10-21-05, ARPA Acknowledgment Program and Budget Amendment. King seconded. Motion carried unanimously.

10-21-06 Public Safety - Salary and Compensation and Budget Amendment

Rorie said Staff had worked on this for several months regarding general classified employees and Public Safety employees and had implemented education incentives and sign-on bonuses that had been successful. This was a follow-up.

Director of Human Resources and Risk Management Ellece Brown said she would share compensation strategies. She noted that 57.2% of the \$42 million budget went to personnel costs. While classified as an expense, these employees were not liabilities; they were assets who provided the high-quality services expected by the citizens. The City currently had 16 vacant positions. The sign-on bonuses had made a difference, and there were four positions that had pending offers. In the last six to eight weeks, Brown remarked, they had gone from 22 openings to 16, and four of those had offers pending.

O'Connor said his employees had passed the word of the incentives to their friends in other agencies, and five paramedic/firefighters applied. They were now in the process of hiring all five. Moon said she had eight vacancies when the sign-on bonus was instituted. They had just put three new hires in the police academy and had hired four certified officers from other jurisdictions.

Brown presented a study from Robert Half Talent Solutions that showed ways employers were trying to attract and retain employees in a competitive marketplace. It showed that 48% of employers, like Peachtree City, had implemented sign-on bonuses. Many had been working remotely, so 46% were offering cash incentives for returning to the office. More paid time off was provided by 43%, and 40% offered job title upgrades. Rorie added Peachtree City was trying to advance the remote work option in different departments. Job flexibility was an important incentive.

The study went on to note the shortage of skilled professionals, which increased the competition for talent and drove up salaries. Skilled candidates received multiple job offers. Many employers were reinstating raises and offering improved benefits and perks to aid in retention. Brown said everyone was being impacted by this, and they knew they would have to make changes to recruit and retain employees.

Employers who failed to enhance their compensation strategies risked losing top employees, Brown commented. About 49% of employees, the study showed, felt they were not adequately compensated, and 46% intended to ask for a raise, while 31% said they would consider quitting if they did not get a raise. Around 66% said they were confident they could find a new job quickly, and 87% said their skills were marketable.

Brown reviewed what the City had done over the years regarding compensation. From 2004 to 2008, they were providing 2% cost of living adjustments (COLA) and up to 4.5% merit increases. During the Great Recession, from 2009-11, there were no increases. In the two years from 2011-13, there was a 2% bonus in lieu of an increase, while in 2013-14, there was a 2% COLA. The City commissioned a pay and classification market study in 2014, she continued, which reviewed the classification and pay of all employees. There had not been a compensation study done in the previous 20 years. The company conducting the study reviewed and revised the classification system, going from a step system to a

salary range, which stated a beginning, mid-point, and maximum salary for each grade. Jobs were placed in grades based on 10 factors. A recommended pay plan was presented at that time, also.

Brown showed the participants in the 2014 salary survey. There were many local employers, including College Park, Newnan, Fayette County, and Griffin, along with other that were more distant, such as Kennesaw. The management firm presented Peachtree City with three choices, and they chose to implement salary scale B, which was in between the highest and the lowest salary scales presented by 10% in each range. Peachtree City did not want to pay the most in the area, but it also did not want to pay the least. The salary scale was adopted in October 2014, resulting in a cost of about \$900,000.

Brown noted that on her slide showing the salary grades and their salaries, the arrow pointed to Grade 14, which was where entry-level Public Safety employees were. When this was adopted, the minimum pay for Public Safety employees was about \$38,300; the midpoint was \$47,800, and the maximum was \$54,000.

She showed salary Grade 9, which was the lowest-paid jobs. It included maintenance tech I, library assistant, and sign technician. The minimum salary for Grade 9 became \$29,900 in 2014. The practice was to bring in new employees at the minimum of the range, but that was not always possible. Some employees had too much experience to agree to start at the minimum. The City Manager had to approve the hiring of someone at higher than the minimum salary.

What had they done since the 2014 compensation study? There was no increase for employees for the next two years, but in 2017 there was a \$300 performance bonus in lieu of an increase. In 2018-19, a 3.5% COLA was given, but the salary scale was only adjusted by 2.5%. That was done to create space between a new employee and a more senior employee. Merit increases were re-instituted with the stipulation that the employee had to truly perform at a meritorious level. The award was \$1,200, and no more than 25% of employees could earn it. Brown said she collected documentation from managers, then the directors and chiefs met to go over the requests. Final approval came from the City Manager.

In fiscal year 2019-20, all Public Safety employees received a market adjustment of \$2,500. They also created Grades 13PS through 25 PS, with the PS standing for Public Safety. All City employees got a 1.8% COLA, and the salary scale was adjusted by 1.8%. Merit increases were awarded to 54 employees, fewer than the previous year. Brown noted that they had never reached the 25% maximum for merit increases. Career Development Plans (CDP) were implemented for Public Safety to move employees through the pay ranges. It was not the City's goal to move an employee from the minimum all the way to the maximum salary, Brown stated, noting that if someone was a high performer, they would likely be promoted to another position.

All full-and part-time employees received a 1.5% COLA last year, and the salary scale was increased by 1.5%. The COLA was determined by looking at the Bureau of Labor Statistics (BLS) and the Consumer Price Index (CPI). It kept salaries current with how prices were changing in the market. A \$1,300 merit incentive was awarded to 61 employees. They implemented educational adjustments of \$1,000 to \$2,000 for employees whose educational level went beyond their job description. The CDP was increased to 3% steps, and sign-on bonuses were implemented.

Calling the \$2,500 awarded to Public Safety employees in 2019-20 a "market adjustment" was not entirely accurate, Rorie remarked, because they also increased the number of hours those employees worked. They looked at the Fair Labor Standards Act, which had its own chapters for police and fire departments. They took this opportunity to clean up the pay in terms of overtime. It was not just a flat \$2,500 adjustment.

Rorie said he had instituted CDPs in three other places where he had worked. It was the duty of every supervisor to encourage the growth and development of their employees. The CDP allowed them to pay attention to that growth and development. They bumped it up to the 3% steps based on prescribed training programs. That had been implemented on the Public Safety side, Rorie continued, and this year, they were moving towards implementing it citywide. In addition, they were looking at certifications earned by employees and how that added value to the organization. That was behind the whole concept of merit. You did not want to give merit increases to under-performers.

Fleisch also noted that the CDP helped with developing succession plans in each department.

Brown showed how salaries had changed over the past seven years. Salary Grade 9 had gone from \$29,900 to \$34,500 for minimum pay, which was a 9% increase. Salary Grade 14 included Public Safety and some other positions, such as crew leaders. For those who were not Public Safety, the increase was 9%; for Public Safety, it was an increase of 13%.

This year, Brown stated, they were recommending a 5.2% COLA. The CPI currently was at 5.3%. For Grade 14PS, they recommended an 8.2% increase, which included the 5.2% COLA plus a \$1,500 annual increase for all sworn and certified staff in the Police and Fire departments. They were using this amount based on the demands of the marketplace.

The recommendations to Council were that they approve a 5.2% COLA for all City staff effective Monday, December 6, 2021, and a \$1,500 annual increase for all sworn and certified staff in the Police and Fire departments. Brown reminded Council that they had contracted with Management Advisory Group International to conduct a classification/compensation/benefits study that would be completed soon, saying they would probably have to tweak the pay scales after that study was complete.

The Georgia State Patrol had just raised its pay for new recruits to \$47,300, Rorie commented, and Sandy Springs was at \$52,000. The problem with that was that by looking at starting salaries, you did not get the impact of total compensation. Sandy Springs for instance, had a defined contribution package, while Peachtree City had a defined benefits program. The study would enable them to look at total compensation, not just salaries. Rorie said, however, that they would not be going too far out on a limb to go ahead and move the starting salaries up by 5.2% or 8.2% for Grades 14PS-25PS.

Ernst asked why it had to wait until December? Rorie said if both increases were done both together, there would be an advantage in hiring and retention.

King agreed that it would enhance the recruitment effort. They would not be losing anything, and might prevent someone from taking a job elsewhere.

Rorie acknowledged that they would always lose people for various reasons, but they could ensure that the total compensation package was competitive. They did not want to be the employer of last resort.

Ernst said doing it all at once might save staff time.

Madden noted that residents appreciated the feeling of safety they had in Peachtree City, and he was in favor of doing what it took to have the best-trained and equipped Public Safety departments possible. It was important to show all employees that they wanted them to advance and stay with the City. The City was in the best financial shape it had ever been in, so they had the money. They should do this as soon as possible.

Prebor said they needed to do what it took to keep their good employees and recruit the best.

Rorie affirmed that it was their obligation to provide the best in Public Safety.

Fleisch asked if they needed two separate motions in order to change the date? Rorie said there could be a motion for the 5.2% COLA to be effective October 25, 2021, and a separate motion for the annual increase for Public Safety employees.

Ernst moved to approve the 5.2% COLA for all City staff effective Monday, October 25, 2021. Prebor seconded. Motion carried unanimously.

Ernst moved to approve a \$1,500 annual increase for all sworn and certified staff in the Police and Fire departments effective Monday, October 25, 2021. King seconded. Motion carried unanimously.

10-21-07 Acquisition of Easement Rights for Interparcel Access-MacDuff Crossing

Meeker said this had been a long time coming. It was for a permanent easement and maintenance easement from for inter-parcel access from The Overlook to MacDuff Crossing. The easements were appraised by Michael Biggers and valued at \$203,650.

Council had no questions, and Meeker said the motion would be to acquire the access easement and maintenance easement and authorize the Mayor and City Manager to sign the necessary documents for such easements for the amount of \$203,650.

So moved, said King. Ernst seconded and the motion carried unanimously.

Council/Staff Topics

Rorie said they would begin digging and asphaltting at MacDuff Crossing the following Monday.

Assistant City Manager Justin Strickland reported that construction would soon begin on an R-cut at SR 54 and Commerce Drive. An R-cut was a reduced conflict intersection. He showed an aerial photo of the intersection and explained how the R-cut would prevent left turns onto SR 54 going eastbound. Drivers who wanted to head east would have to go left and turn around at the SR 74 intersection. The State was doing this to reduce collisions at this intersection. There would also be a "box" installed at the intersection that vehicles should not block. This was a State project; no City funds were being used, Strickland noted.

Rorie said this was a project stemming from the 2014 traffic study and the 2017 access management plan on the SR 54 East corridor.

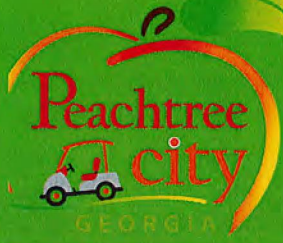
The Mayor mentioned the Faith and Blue event scheduled for the next evening at Drake Field, adding that the new City Christmas ornament would be on sale.

King moved to adjourn to executive session at 8:12 p.m. to discuss pending or threatened litigation and real estate. Ernst seconded. Motion carried unanimously.

Ernst moved to reconvene in regular session at 8:49 p.m. Madden seconded. Motion carried unanimously. There being no further business, Ernst moved to adjourn the meeting. King seconded. Motion carried unanimously. The meeting adjourned at 8:49 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

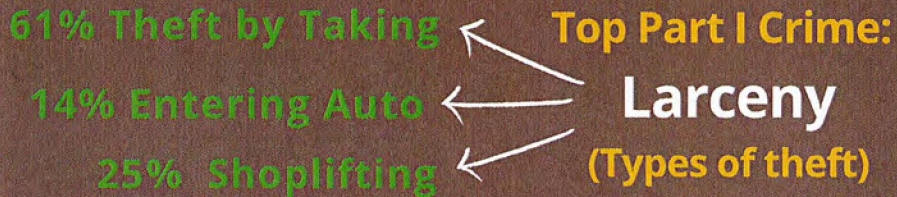


POLICE DEPARTMENT

3RD QUARTER UPDATES 2021

Crime Highlights

Part I Crimes: Down 10%



Golf cart thefts are trending up (122%) with 21 reports so far. Many are unrecovered and it appears that they are being removed from the city.



Shoplifting is down 35%
Entering autos are down 15%

Graffiti
is Down
37%



Traffic Trends

223 Roadway crashes

10% Reported injuries

12 Golf cart crashes

4 Reported injuries

6 Driver was <17

Traffic Stops

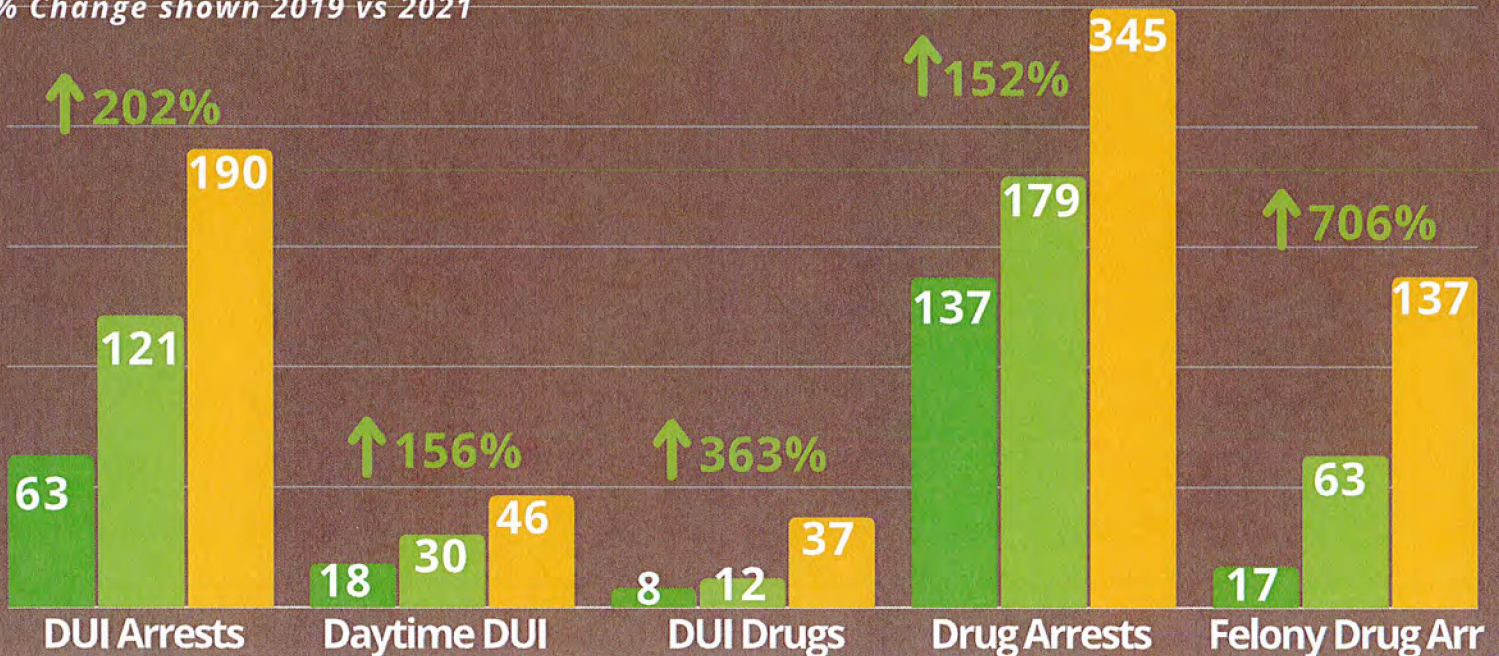
41% Citations

59% Warnings

Interesting Trends

% Change shown 2019 vs 2021

2019 YTD 2020 YTD 2021 YTD



Peachtree City Fire - Rescue

July - September 2021

Average Response Time

July: 5:34 mins

Aug: 6:16 mins

Sept: 5:31 mins



Total Calls for Service

1,402



509 Patients Transported

Top Destinations:

#1: Piedmont Fayette (**442**)

#2: Piedmont Newnan (**42**)

#3: Children's Hosp Atlanta (**14**)

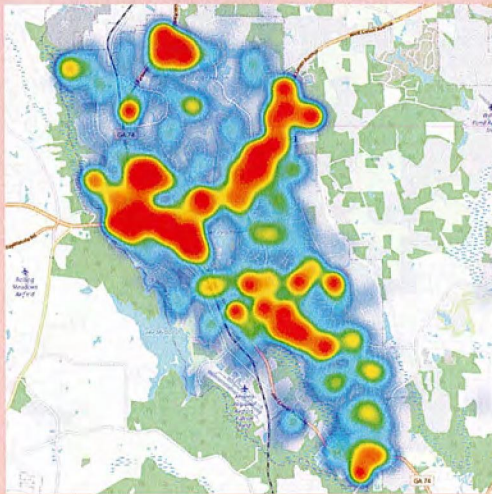


19

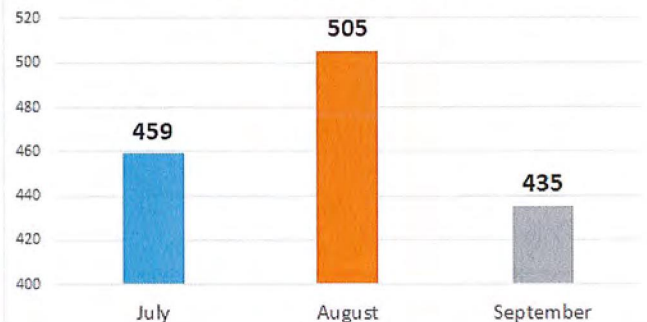
Golf Cart Injuries

57% of Patients 60 or older

Call Hotspots



Incidents by Month



Ground Level Falls

222



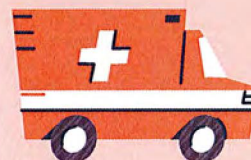
Fire Related Calls

13



119

False Alarms



Emergency Medical Calls

953

Finance Report

Quarterly

July - Sept, 2021

**51 New
Businesses**

**658 New Golf
Carts Registered**

Resident – 573
Non-Resident - 85

General Fund Revenue

103.05%

Actual,
\$41,753,940

Budget,
\$40,516,705

**Total GF Cash &
Investments**

\$19,577,197

General Fund Expenditures

94.48%

Actual,
\$38,281,985

Budget,
\$40,516,705



CITY OF PEACHTREE CITY
 QUARTERLY REPORT
 GENERAL FUND AND HOTEL/MOTEL TAX FUND
 BUDGET COMPARISON (UNAUDITED)
 FOR THE FOURTH QUARTER
 ENDED SEPT. 30, 2021

PERCENTAGE OF BUDGET YEAR COMPLETED 100.0% (ACTUAL TRANSACTIONS STILL PENDING)				
GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2021 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 17,179,757	\$ 18,373,629	\$ 1,193,872	106.95%
Franchise Taxes	2,835,754	2,775,359	(60,395)	97.87%
Local Option Sales Tax	7,321,045	9,556,363	2,235,318	130.53%
Other Sales & Use Taxes	873,577	1,091,467	217,890	124.94%
Business Taxes	3,228,478	3,223,319	(5,159)	99.84%
Licenses & Permits	1,860,093	1,951,058	90,965	104.89%
Intergovernmental/Grants	280,967	244,598	(36,369)	87.06%
Charges for Services	1,266,281	1,182,280	(84,001)	93.37%
EMS Billings	1,097,362	1,288,884	191,522	117.45%
Fines & Forfeitures	862,972	1,318,028	455,056	152.73%
Investment Income	210,000	50,480	(159,520)	24.04%
Other Revenue	170,499	187,139	16,640	109.76%
Other Financing Sources	374,099	511,336	137,237	136.68%
Total General Fund Revenues	\$ 37,560,884	\$ 41,753,940	\$ 4,193,056	103.05%
Surplus Carryover	2,955,821			
Total General Fund	\$ 40,516,705			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2021 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 859,544	\$ 589,412	\$ 270,132	68.57%
Administrative Services	2,050,239	1,745,203	305,036	85.12%
Financial Services	2,448,268	2,344,201	104,067	95.75%
Police Services	8,072,291	7,953,200	119,091	98.52%
Fire/EMS Services	9,104,569	8,807,589	296,980	96.74%
Public Works/Building Maint./Engineering	5,682,017	5,270,903	411,114	92.76%
Planning & Development/Code Enforcement	1,600,157	1,592,802	7,355	99.54%
Recreation & Special Events/Ground Maint.	4,870,252	4,319,999	550,253	88.70%
Non-Divisional:				
Unemployment Insurance	150,000	26,374	123,626	17.58%
Non-Profit Organizations	25,000	10,000	15,000	40.00%
Transfer to Airport Authority	63,750	63,750	-	100.00%
Transfer to Keep PTC Beautiful	6,430	-	6,430	0.00%
Transfers to Other Funds	5,462,985	5,163,804	299,181	94.52%
Liability Insurance	106,195	84,810	21,385	79.86%
Litigation Services	245,612	151,250	94,362	61.58%
Contingency - Facilities Maintenance	164,250	83,120	81,130	50.61%
Operating Transfer to Fund 276	-	-	-	0.00%
General Administration/Miscellaneous	295,079	75,568	219,511	25.61%
	6,519,301	5,658,676	860,625	
Budgeted Savings	(689,933)	-	(689,933)	0.00%
Total General Fund	\$ 40,516,705	\$ 38,281,985	\$ 1,684,467	94.48%

HOTEL/MOTEL FUND REVENUES				
Description	2021 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 937,558	\$ 1,086,789	\$ 149,231	115.92%
Total Hotel/Motel Taxes TPD	\$ 175,792	\$ 203,773	\$ 27,981	115.92%

HOTEL/MOTEL TRANSFERS OUT				
Type	2021 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 351,585	\$ 407,546	\$ (55,961)	115.92%
Transfer to Tourism Association	410,181	475,470	(65,289)	115.92%
Transfer to Amphitheater Fund	60,000	60,000	-	
Transfer to Hotel/Motel - TPD Fund	175,792	203,773	(27,981)	115.92%
Total Hotel/Motel Transfers Out	\$ 997,558	\$ 1,146,789	\$ (121,250)	114.96%

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES
QUARTERLY REPORT
(UNAUDITED)
AS OF September 30, 2021**

SUMMARY OF PURCHASE ORDERS ISSUED OVER \$10,000 APPROVED BY CITY MANAGER JULY - SEPT 2021			
Description	Vendor	Award	Date
Crosstown & P'tree Pkwy Rt. Turn lanes	Integrated Science & Engineering	\$ 40,500.00	7/19/2021
Rebuild Breathing Air Compressor	B & T Enterprises	35,870.00	8/5/2021
Kedron Small Pool Replacement Pump	United Pool Management	10,997.10	9/13/2021

**PURCHASING REPORT
FOR QUARTER ENDED SEPT. 30, 2021 AND SEPT. 30, 2020**

Activity	Fiscal Year 2021	Fiscal Year 2020
Purchase Orders / Requisitions Processed	696	589
Sealed Bids Requested	3	3
Requests for Proposals	0	0
Bids Awarded	0	3
Requests for Proposals Awarded	0	0
Contracts Prepared	3	3
Electronic Auction	15	0
Fixed Assets Purchases	11	3
Kedron Boat Docks Pedetrian Hybrid Beacon		
Microsoft G3 Office 365		
Carpet CTH downatairs		
Carriage Lane Path Revision		
Kubota 040 Mini-Excavator		
Flat Creek Bridge Deck Board		
Crosstown Path (MSE Wall)		
Wynnmeade Pkwy Drainage Project		
F350 Dump Truck		
Kubota RTV X1100CWL		
New Holland Loader Back Hoe		

**NEW BUSINESS REPORT
FOR QUARTER ENDED JUNE 30, 2021 AND JUNE 30, 2020**

Activity	Fiscal Year 2021	Fiscal Year 2020
New Business Licenses Issued	82	59

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
QUARTERLY REPORT
AS OF SEPT. 30, 2021

Paul Schultz	Vandalized Restroom Reprs	200.00
Kiwanis Club of PTC	Dare Donation	1,327.20

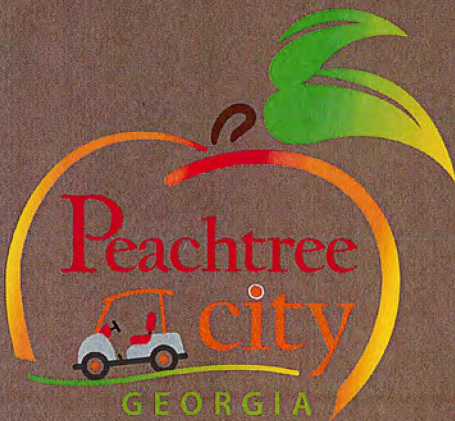
TOTAL FOR THIRD QUARTER ENDED 06/30/2021	<u>\$</u>	<u>1,527.20</u>
--	-----------	-----------------

NOW YOU KNOW

The Recycling Center at Rockaway Road is open on Wednesday from 1:00 - 4:30 and Saturday from 8:30 - 4:30

- 1,813 Visitors
- 226 Mulchers

The Great Peachtree City Cleanup for fall will take place November 11th-14th in the Glenloch area. Stay tuned for more details!



PUBLIC WORKS

3RD QUARTER

JULY- SEPT 2021

PAVING

Page 18 of 43

- 43 potholes filled on paths and roads
- 1.45 miles of cart path paved
- 3.3 miles of roadway paved

STORMWATER

- 105 storm drains cleaned
- 85.3 miles of streets swept
- 23 detention ponds cleaned
- 1,000 linear feet of ditches cleaned



FLEET

- 232 vehicles serviced
- 220 pieces of equipment serviced



ENGINEERING

- Lighting at Gateway Bridge completed
- Staining of Gateway Bridge completed
- Flat Creek Timber Bridge decking repairs completed
- Crosstown Dr flashing beacon open to users
- Tunnel under 74/Ardenlee timber walls replaced
- Started 2021 bridge/tunnel inspections
- Completed EPD audit of floodplain enforcement



TRAFFIC SIGNS

- 51 signs made
- 72 signs replaced
- 39 signposts replaced
- 5 new signs installed
- 12 signs/signposts maintained



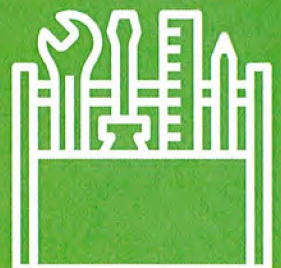
TREES

- 114 trees removed within public ROW and city greenbelt



BUILDING MAINTENANCE

- Remodel of Box Office complete
- New electrical service and parking lot light installed at Community Garden
- Installed new venting system for grease trap at Station 84
- Upgraded all city building fire and burglar alarm system panels
- Third quarter building inspections for HVAC, generators, & pest control completed



Human Resources

3rd QTR July- Sept. 2021

312 Total
Employees

16 New Hires



19 Separations



Dept. Vacancies as of
9/30/2021

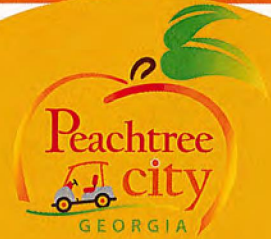
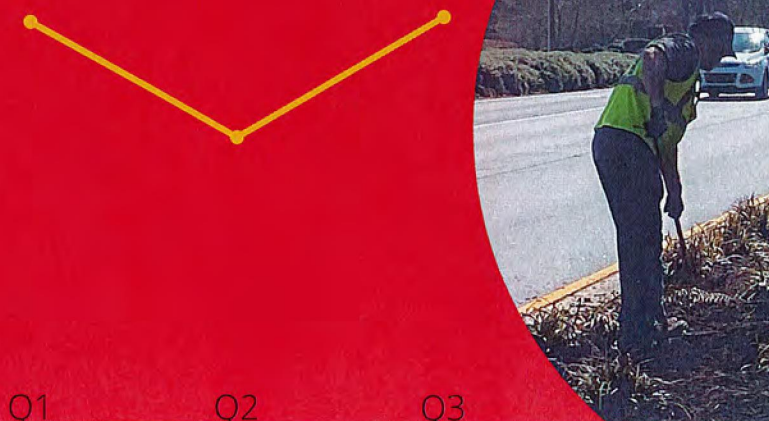
- Finance- 0
- Public Services- 3
- Recreation/Grounds- 1
- Administration- 0
- Human Resources- 0
- Fire- 2
- Police- 3

Total: 9



Quarterly Turnover Rate

8%
6%
4%
2%
0%



Average
Salary

\$44,319.52

DUE TO RECRUITING
EFFORTS, VACANCIES
ARE DOWN 39%.

MULTIPLE RETENTION
STRATEGIES IMPLEMENTED TO
HELP RETAIN EMPLOYEES.



Recreation Buildings and Grounds

Q3 July-September 2021



City Beautification

Updated Landscaping

Gathering Place, McIntosh Place, Box Office

Mulching at Kedron Fieldhouse and Spillway

Event Support

21 event work orders

7 concerts worked

3 tournaments supported

Facility Improvements

The Fred seating improved

12 new tables built, terraces added

Replaced and added 4 new score stands
at the PAC Baseball Upper Pinwheel

Right of way

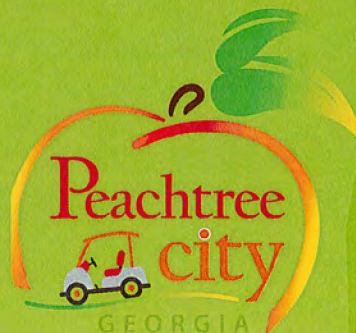
Every 14 days:

203 acres primary roads

19 acres secondary roads

12 miles state highways

Mowing



Grounds

Every 7 days:

7.61 acres city facilities

69.5 acres athletic
fields

ADMIN/PUBLIC COMM. 3RD QUARTER 2021

SOCIAL MEDIA Content Reached

51,148



Followers 9.4K
48 Posts

WEBSITE

249,499

PAGE VIEWS

98 COUNTRIES

#1 Site
Searched
Keywords:
Fireworks/4th
of July
(150+)

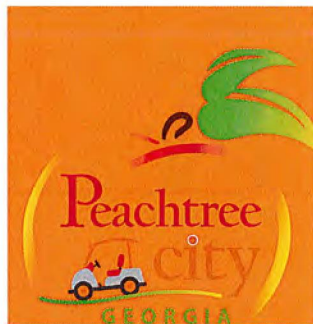


Top visited pages

Jobs- 13,491
Golf Carts- 10,755
Library- 10,509

Device Types

Smartphone- 76,733
Desktop- 54,061
Tablet- 5,471



6,517

CITY HALL
VISITORS

54 Open Records Requests Processed



3 Ordinances & 2 Resolutions
Passed by Council

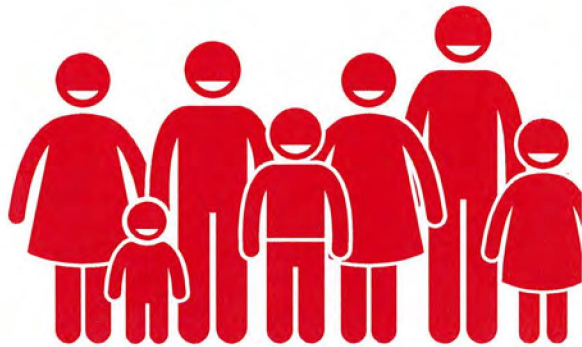
11

Newsletters
Produced
63%
Newsletter
Click Rate

July 1, 2021- Sept. 30, 2021

Planning & Development

QUARTER 3, 2021
REPORT



PLANNING DEPARTMENT

Planning manages the long range planning efforts in the City. The 2020 Census numbers show that Peachtree City is home to 38,244 residents, 25% of our residents are 18 years or younger, and 19% are 65 years or older.



BUILDING DEPARTMENT

The Building Department manages permits and inspections. This quarter, review time for residential permits reduced by almost 1 day. That means contractors and residents are getting to work sooner!



84% Proactive

CODE ENFORCEMENT

The City's Code Enforcement team has a goal of being at least 80% proactive. This means that at least 80% of all cases should be found by officers rather than called in by residents.

\$37 M

Total value of construction permitted in the City was over \$37 million this quarter



Code Enforcement hired 1 new Parks officer this Quarter. We still have 2 open positions

2X

Officers doubled the number of Property Maintenance Notices of Violations issued from last quarter

2021 Q3

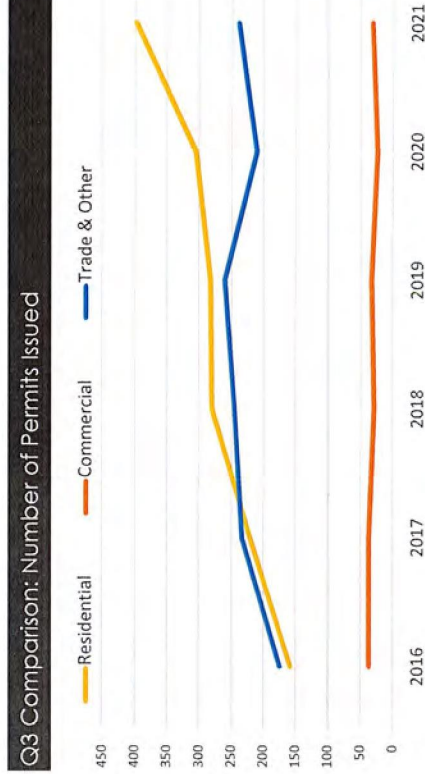
PLANNING & DEVELOPMENT Peachtree City

Page 1

PERMITS

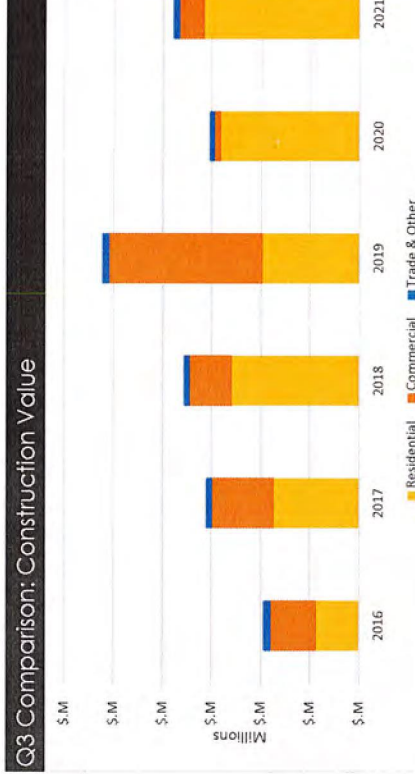
AVG. REVIEW TIMES		
Residential Goal: 5 Days		
	Avg.	% Exceed
Engineering	2.6 days	5%
Planning	1.8 days	5%
Building	3.4 days	16%
Commercial Goal: 10 Days		
	Avg.	% Exceed
Engineering	4.4 days	17%
Planning	3.7 days	6%
Building	3.8 days	0%

PERMIT TYPES	Q3	2016	2017	2018	2019	2020	2021
New Residential		22	57	75	62	76	83
Residential Alter.		137	165	206	221	230	315
New Commercial		5	2	4	4	3	1
Commercial Alter.		32	35	25	29	21	31
LDP & Engineering		26	55	88	67	62	83
Trade Permits		116	133	128	170	126	139
Others		33	46	30	24	23	17
Total		371	493	556	593	576	701
Residential		159	222	281	283	306	398
Commercial		37	37	29	33	24	32
Trade & Other		175	234	246	261	211	239
Fees		\$220,177	\$308,560	\$314,526	\$322,307	\$298,585	\$372,539



CONSTRUCTION VALUE

Q3	2016	2017	2018	2019	2020	2021
New Residential	\$7.4M	\$15.8M	\$22.4M	\$16.8M	\$24.3M	\$26.8M
Residential Alter.	\$1.5M	\$1.8M	\$3.6M	\$3.1M	\$4.1M	\$4.9M
New Commercial	\$4.1M	\$2.3M	\$6.2M	\$7.9M	\$3.1M	\$6.1M
Commercial Alter.	\$5.2M	\$10.2M	\$2.5M	\$23.3M	\$9.1M	\$4.4M
Trade Permits	\$8.1M	\$9.1M	\$1.1M	\$1.3M	\$9.1M	\$1.1M
Others	\$5.1M	\$1.1M	\$1.1M	\$1.1M	\$1.1M	\$1.1M
Total Value	\$19.4M	\$31.1M	\$35.7M	\$52.3M	\$30.4M	\$37.9M
Residential	\$8.9M	\$17.6M	\$26.1M	\$19.8M	\$28.3M	\$31.7M
Commercial	\$9.3M	\$12.4M	\$8.7M	\$31.2M	\$1.2M	\$5.1M
Trade & Other	\$1.3M	\$1.1M	\$1.1M	\$1.3M	\$9.1M	\$1.1M



2021 Q3

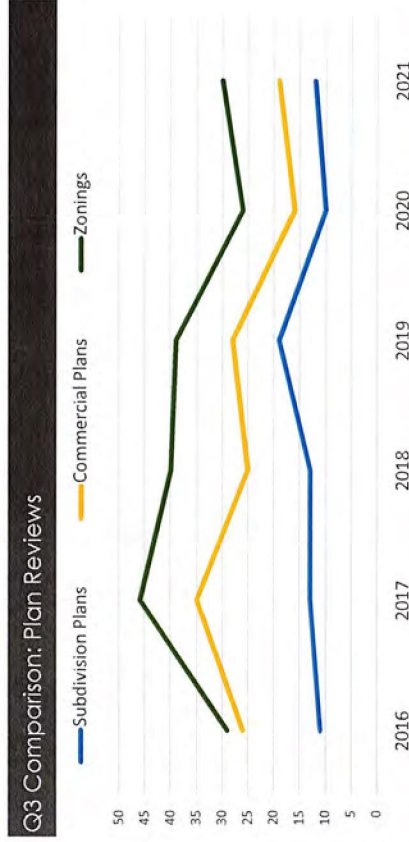
PLANNING & DEVELOPMENT Peachtree City

Page 2

DEVELOPMENT PLAN REVIEWS

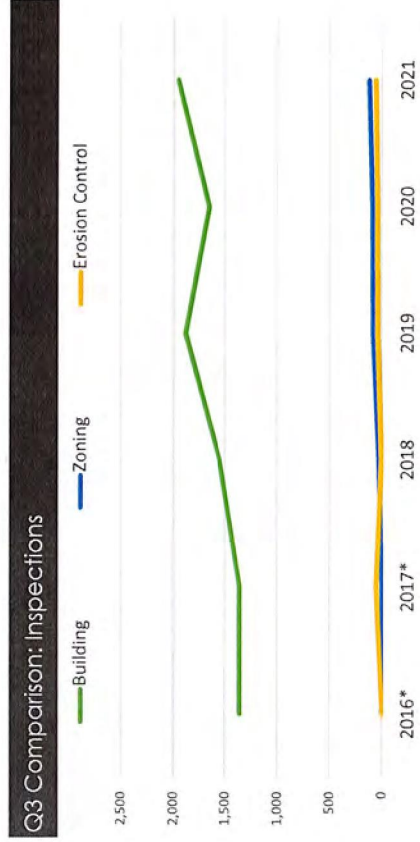
AVG. REVIEW TIMES		
Residential Goal: 14 Days		
Avg.	% Exceed	
Engineering	5.6 days	32%
Planning	3.0 days	0%
Commercial Goal: 14 Days		
Avg.	% Exceed	
Engineering	12.6 days	40%
Planning	10.2 days	17%

PLAN TYPES	2016	2017	2018	2019	2020	2021
Concept, Site Plan	4	7	6	3	1	4
Final Site Plan	9	8	3	6	2	2
Landscape Plan	2	7	3	0	3	1
Conceptual Plat	4	5	5	4	1	1
Road Plans	1	2	2	9	5	2
Final Plat	6	6	6	6	4	9
Zonings & Others	3	11	15	11	10	11
Total	29	46	40	39	26	30
Subdivision Plans	11	13	13	19	10	12
Commercial Plans	15	22	12	9	6	7
Zonings	3	11	15	11	10	11
Fees	\$13,702	\$26,111	\$31,123	\$19,492	\$14,136	\$11,999



PROTECTIVE INSPECTIONS

INSPECTION TYPES	2016*	2017*	2018	2019	2020	2021
Building	1,365	1,365	1,559	1,888	1,662	1,959
Zoning	2	1	31	85	91	124
Erosion Control	1	57	5	41	45	62
* Incomplete data in software						
	1,423	1,423	1,595	2,014	1,798	2,145



Recreation and Special Events

3rd Quarter

July-Sept. 2021



Facilities

New Hockey Floors



6 New Pickleball
Courts

Programs

51 Programs
532 Participants

9 Camps
374 Participants

Pools

Glenloch Pool and
Splash Pad
2750 total users



Kedron Aquatic Center
4770 Total users

Events

Special Events: 13

Sunset Sounds

4th of July

9/11 Ceremony

Shakerag



Athletic Tournaments
and Events: 5

Facility Rentals: 43



PEACHTREE CITY

Library

3RD QUARTER, 2021



28,845

visits to the library



409
new cards
issued

26,432

active cardholders



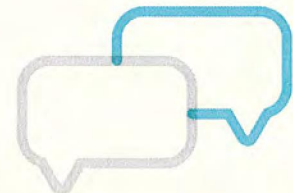
90,562

items circulated
(print, media, downloads)



10,898

computer sessions
(includes wireless)



2,470

inquiries made to
library staff

summer reading program

154

registered children

2,047

program attendance

3,386

hours spent reading



Quarter 3

July-September 2021



Visitor Touches

344 Incoming Info
Request Calls
117 from outside of
Georgia

M&C Group Sales

Corvair Club Convention 2022,
expected attendance of 200.

**2022 GMOA, AMA, and the SCMA
Regional Meeting** site inspection
October 19, 8am-12pm.

Restart of Simple View
account base, including
emails and calls.

Marketing, Advertising & PR

PRINT ADVERTISING Seven Event Ads:

- CAF Keep 'em Flying Dance
- Italian Heritage Festival
- Shakerag Festival
- Dragon Boat Festival
- Face 2 Face (The Fred)
- WWII Heritage Days
- Magnolia Arts Festival

EDITORIAL ARTICLES

Six Event Articles:

- CAF Keep 'em Flying Dance
- Italian Heritage Festival
- Shakerag Festival
- Dragon Boat Festival
- WWII Heritage Days
- Magnolia Arts Festival



Gift Store Sales:

\$3,410

Website

Total Sessions: **21,705**

- Mobile - **16,825**
- Desktop - **4,036**
- Tablet - **844**

Unique Users: **18,870**
Pageviews: **29,999**

Google Ads

7 events campaigns: centered
around each of the Fall events in
Peachtree City.

- Live music at The Fred
- Italian Festival
- Hangar Dance
- Shakerag Festival
- Dragon Boat Festival
- WWII Heritage Days
- Magnolia Festival

Impressions: **114,271**
Clicks: **3,393**
Ad Spend: **\$2,529.59**

Facebook

Followers: **10,820**

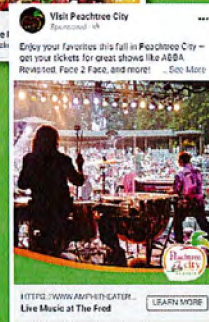
FACEBOOK CAMPAIGNS:

6 events campaigns
that were all boosted

- 1 boosted post for the Fall Events Blog
- 1 boosted post for events at The Fred
- 2 posts announcing the fall porch decor contest

Impressions: **2,276,396**
Reach: **611,265**
Link Clicks: **24,092**

Ad Spend: **\$6,163.94**
Reactions, Comments,
Shares and Saves: **10,934**
Ad engagements: **48,062**



Instagram

Event campaign:

Clicks: **861**
Impressions: **59,806**



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: October 12, 2021

SUBJECT: DOT Lighting Resolution & Agreement for SR 54/74 DLT Project
October 21, 2021, City Council Meeting

Recommendation:

That City Council authorize the Mayor to sign the attached lighting agreement and supporting resolution.

Discussion:

Staff has been working with the Georgia Department of Transportation (DOT) to ensure that adequate street lighting is installed as part to the Displaced Left Turn (DLT) project. As part of this process, the DOT requires that the City sign a lighting agreement and a support resolution.

The lighting agreements states that the DOT will pay to design and install the lighting as part of their construction project. The City will in turn pay for the power and any maintenance of the lights moving forward.

Staff is pursuing a separate agreement with Georgia Power to have them maintain the lights in perpetuity instead of the City. This is the current arrangement the City has with Georgia Power on the streetlights at 54/74.

Therefore, Staff is recommending that the City sign the resolution and the lighting agreement to keep this process moving forward.

Budget Impact:

The annual cost for the power at this location will be determined after the design is done and the final count on the number of fixtures is known. Currently the City pays for power for eight fixtures and a signal at this intersection. Staff does not anticipate a significant increase in the power bill at this intersection.

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expresses desire to partner with the Georgia Department of Transportation (DOT) in the design and installation of street lights (roadway lighting) at the intersection of State Route 74 and 54 (PI# 0013726); and

WHEREAS, the City acknowledges the safety benefits and aesthetics of proper roadway lighting; and

WHEREAS, the City currently enjoys the benefits of, and pays for the electricity for roadway lighting currently at the aforementioned intersection;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Peachtree City, and is hereby resolved by authority of the same, as follows:

1. The City declares its intent enter into a formal lighting agreement with the DOT.
2. The City intends to pay for the maintenance and operation of the street lights according to the aforementioned lighting agreement.

DULY ADOPTED THIS _____ day of _____, 2021.

PEACHTREE CITY

(SEAL)

By: _____
Vanessa Fleisch
Mayor

Attest:

City Clerk

STATE OF GEORGIA

FAYETTE COUNTY



Russell R. McMurtry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

August 23, 2021

David Borkowski, P.E., M. ASCE
City Engineer
Peachtree City Public Works
209 McIntosh Trail
Peachtree City, Georgia 30269

RE: Roadway lighting assistance for SR 54 @ SR 74 – P.I. No. 0013726; City of Peachtree City

Dear Mr. Borkowski,

The Department will require a signed agreement for roadway lighting installed as part of the above referenced project. The lighting shall be administered in the form of a Local Government Lighting Project Agreement (LGLPA). It will be the responsibility of the City to provide the Energy, Operation and Maintenance for the system. The Department shall be responsible for the design and installation, including all costs of materials for the system.

Attached for your review are three (3) original copies of the proposed LGLPA between the Georgia Department of Transportation and City of Peachtree City, for City and State participation. It is requested that a Resolution be secured from the City Council before entering into the Agreement, if applicable. By virtue of the Resolution, the City can then enter into the Agreement. The Resolution/Agreement process can be done concurrently. If you concur with the terms of this Agreement, please attach an official copy of the Resolution (including all signatures and seals) to each of the Agreements. Then, please obtain the necessary signatures and appropriate seals from the City Council on all three copies of the Agreement and return all three copies to the Office of Design Policy & Support for further handling. *Please do not fill in the date on the first page of the Agreement, as the Department will complete this upon execution.* We will return one copy of the executed Agreement for your files.



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

If you have any questions or need any additional assistance, please contact Robert Graham at (404) 631-1684.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Rudd", with a long horizontal flourish extending to the right.

For Christopher Rudd, P.E.
State Design Policy Engineer

Enclosure: Local Government Lighting Project Agreement (3 copies)

cc: Russ Carreker, State Transportation Board, Congressional District 3
Meg Pirkle, Chief Engineer
Tyler Peek, District 3 Engineer
Hiral Patel, Director of Engineering

AGREEMENT
BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
CITY OF PEACHTREE CITY

This Agreement is made and entered into this _____ day of _____, 20____, by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and the CITY OF PEACHTREE CITY, GEORGIA acting by and through its City Council, hereinafter called the **CITY**.

WHEREAS, the CITY has represented to the DEPARTMENT a desire to obtain roadway lighting as part of the **SR 54 @ SR 74** project, said lighting to be installed under P.I. No. 0013726, Fayette County;

WHEREAS, the CITY has represented to the DEPARTMENT a desire to participate in: 1) Providing the Energy and 2) the Operation and Maintenance of said lighting system at the aforesaid location, and the DEPARTMENT has relied upon such representation; and

WHEREAS, the DEPARTMENT has indicated a willingness to fund the materials and installation for the said lighting system at the aforesaid location, with funds of the DEPARTMENT, funds apportioned to the DEPARTMENT by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the CITY hereby agree each with the other as follows:

1. The DEPARTMENT or its assigns shall cause the installation of all materials and equipment necessary for roadway lighting as part of the **SR 54 @ SR 74** project, said lighting to be installed under P.I. No. 0013726, Fayette County as shown on Attachment "A" attached hereto and made a part hereof.

2. Upon completion of installation of said lighting system, and acceptance by the DEPARTMENT, the CITY shall assume full responsibility for the operation, the repair and the maintenance of the entire lighting system, including but not limited to repairs of any damages, replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment, and the requirements of the Georgia Utility Facility Protection Act. The CITY further agrees to provide and pay for all the energy required for the operation of said lighting system.

3. The DEPARTMENT shall retain ownership of all materials and various components of the entire lighting system. The CITY, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the DEPARTMENT.

4. This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The DEPARTMENT reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the CITY.

5. It is understood by the CITY that the DEPARTMENT has relied upon the CITY'S representation of providing for the energy, maintenance, and operation of the lighting represented by this Agreement; therefore, if the CITY elects to de-energize or fails to properly maintain or to repair the lighting system during the term of this Agreement, the CITY shall reimburse the DEPARTMENT the materials cost for the lighting system. If the CITY elects to de-energize or fails to properly maintain any individual unit within the lighting system, the CITY shall reimburse the DEPARTMENT for the material cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The DEPARTMENT will provide the CITY with a statement of material costs upon completion of the installation.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written.

RECOMMENDED:

CITY OF PEACHTREE CITY

BY: _____
Mayor

(SEAL)

GA DEPARTMENT OF TRANSPORTATION

WITNESS

BY _____
Commissioner

Notary Public

(SEAL)

This Agreement approved by the City Council at a meeting held at

this _____ day of _____,

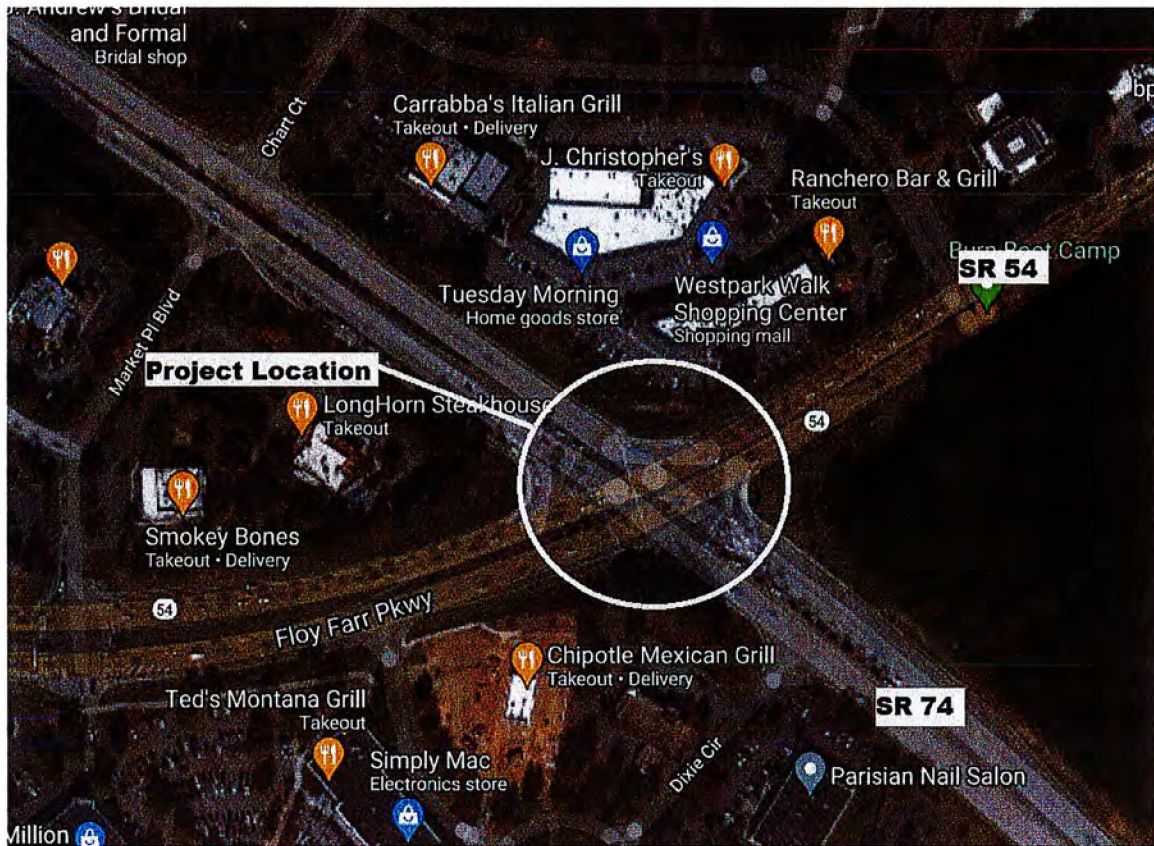
20__.

ATTEST:

Treasurer

City Clerk

Attachment "A"



Project Location Map

SR 54 @ SR 74
City of Peachtree City (Fayette County)
P.I. No. 0013726

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: Jonathan N. Rorie, City Manager 

DATE: October 14, 2021

SUBJECT: Consider Contract for Services with Fayette County Development Authority
October 21, 2021, Consent Agenda

RECOMMENDATION:

Council approve the attached contract for services with the Fayette County Development Authority.

DISCUSSION:

Fayette County Development Authority provides business retention and expansion services for the City of Peachtree City and other cities throughout Fayette County. This proposed contract will have Peachtree City paying annual payment of \$95,000 for these services.

BUDGETARY IMPACT:

\$95,000 for these services is budgeted in the FY-22 Budget.

MEMORANDUM

TO: Jon Rorie, Manager, City of Peachtree City
FROM: Megan Baker, President, Fayette County Development Authority
DATE: September 29, 2021
SUBJECT: FCDA Contract for Services for the City of Peachtree City

Since 2016, Fayette County Development Authority (FCDA) has built its budget based on a \$4.25 pro rata share for all cities and the unincorporated county. This pro rata share was designed so that FCDA could create value-add for each resident. Under this scenario, Peachtree City's contribution was \$146,047 based on the 2014 population.

Considering Peachtree City's changing economic climate, for fiscal year 2022 (October 1, 2021 – September 30, 2022), FCDA will provide a contract for business retention and expansion (BRE) services. The annual payment for this contract for BRE services is \$95,000, payable quarterly or as an upfront annual contribution. This type of arrangement aims to enhance focus, direction, and accountability for both FCDA and Peachtree City.

1. **BRE Services** - FCDA will reach out annually to the 25 major employers in Peachtree City and provide ongoing support related to workforce and retention and expansion and provide a customized solution tailored to company needs.
2. **Enhanced Reporting** - By the last business day of each quarter of Peachtree City's fiscal year, FCDA will provide a report detailing each contact, summary of the visit, assistance provided, workforce issues, expansion opportunities, and employment data while maintaining employer confidentiality.

FCDA will also provide an annual report summarizing the health of the major employers in Peachtree City and will recommended actions Peachtree City can implement to enhance its support of existing industry.

Signature for Services

City of Peachtree City

Fayette County Development Authority

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: October 14, 2021

SUBJECT: Acceptance of 2021 Georgia Municipal Association (GMA) Safety Grant and
Acceptance of 2021 Georgia Municipal Association (GMA) Liability Management
Grant
October 21, 2021, City Council Meeting

Recommendation:

That Council approve the acceptance of the 2021 GMA Safety Grant (reimbursement grant) and the 2021 GMA Liability Management Grant (reimbursement grant) in the total amount of \$20,000.

Discussion:

As a member of GMA's Workers' Compensation Self-Insured Fund (WCSIF), the City of Peachtree City is eligible to apply for the GMA Safety Grant annually. The purpose of this grant is to provide a financial incentive to assist members in improving their employee safety through the purchase of training, equipment, or services. Our application for this year's grant was to reimburse a portion of the cost of bunker gear sets and ballistic helmets for fire personnel. Peachtree City met the required criteria and was awarded the maximum amount of \$10,000.

As a member of GMA's property and liability insurance program, the City of Peachtree City is eligible to apply for the GMA Liability Management Grant annually as well. The purpose of this grant is to provide a financial incentive to assist members in improving their general public liability loss control efforts through training and the purchase of equipment or services. Our application for this year's grant was to reimburse the City for a portion of the purchase of Signal Sidearm Kits that turn on the Police Officer's body camera when the firearm is drawn. Peachtree City met the required criteria and was awarded the maximum amount of \$10,000.

Budget Impact:

There will be no budgetary impact since these funds are budgeted in the City's general fund.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, HR & Risk Management
Paul Salvatore, Financial Services Director 

DATE: October 15, 2021

SUBJECT: Revision of City of Peachtree City Defined Benefit Pension Plan Document
October 21, 2021, City Council Meeting

Recommendation:

That Council approve a revision/addition to Article II: Service of the **City of Peachtree City Defined Benefit Pension Plan Document** to increase Total Credited Service by six (6) months for management employees regularly employed (not temporary or interim) in Department Head positions and above effective immediately.

Discussion

As you are aware, recruiting candidates and retaining employees has been a challenge over the past year. Fortunately, we have addressed this challenge in several ways recently, but we have not specifically addressed executive compensation. We consider our Department Heads and above to be our management Executives, much like the private sector does. Our compensation philosophy has been that Department Heads and above are not eligible for Merit Increases. The expected level of performance of these individuals is at a higher bar than other employees and should be meritorious. Underperformance from these individuals is unacceptable.

Recognizing that an employee's total compensation package includes salary and benefits, we are recommending a revision/addition to Article II: Service of the **City of Peachtree City Defined Benefit Pension Plan Document** which would increase the Total Credited Service by six (6) months for the fourteen (14) Executive Managers that the City employs. The actual revision would include the addition of Section 11. "Management Service" which would be added to Article II: Service of the Pension Plan Document and would read:

Article II: Service:

Section 11. "Management Service"

"Management Service" shall increase Total Credited Service by six (6) months for Employees regularly employed (not temporary or interim) in the positions listed below. This will in no way

increase vesting service. No more than six (6) months shall be granted regardless of how many of the below positions are held. An Employee is not required to terminate in one of these positions, just to have held the position as a regular position at some point during their Employment. Eligible positions are: City Manager, Assistant City Manager, Police Chief, Fire Chief, Financial Services Director, Public Services Superintendent, Recreation & Special Events Director, CVB Executive Director, Planning and Zoning Director, HR & Risk Management Director, Court Administrator, Library Administrator, Facilities Manager, and City Engineer.

Budget Impact:

The actual budget impact will be a one-time cost of \$41,300 in FY 2022 and approximately \$4,000 annually for a 15-year period starting in FY 2023.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-04

DATE 10/21/2021

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to allocate Funds for Pension Plan Document Revision

Entered

Approved