

City Council of Peachtree City
Agenda
October 21, 2010
7:00 p.m.

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Announcements, Awards, Special Recognition**
Recognize Employee of the Month – Greg Turks
Recognize Supervisor of the Quarter – Sarah Davenport
- IV. **Citizen Comment**
- V. **Agenda Changes**
- VI. **Minutes**
October 5, 2010 Workshop Minutes
October 7, 2010, Regular Meeting Minutes
- VII. **Consent Agenda**
 1. **Consider Alcohol License – NEW – Private Club/Bar, 300 Clover Reach**
All applications for new alcohol licenses must be approved by Council
 2. **Consider Bid – Grinding of Organic Matter**
Recommendation to award bid to S&G Rolloff, the low bidder, for services at Recycling Center
 3. **Consider Surplus and Lease of Vehicle to KPTCB**
Request to replace surplused Crown Vic that needs a major repair exceeding the value of vehicle
- VIII. **Old Agenda Items**
07-10-05 Consider Ordinance Amendment – Telecommunications Towers and Antennas Ordinance
Staff to present the amended Wireless Telecommunications Facilities Ordinance for adoption
- IX. **New Agenda Items**
 - 10-10-07 Discussion on WASA Rate Increases**
 - 10-10-08 Consider Contract for RF Engineering Standby Services**
Request to contract with NeoGeneration Wireless Services, LLC, on an as-needed basis to assist in review of applications for new wireless telecommunications facilities
 - 10-10-09 Consider Official Request to Fayette County BOC to Withdraw from ARC**
Request would move Fayette County from ARC planning district to Three Rivers planning district
 - 10-10-10 Consider Removing TDK Extension and Crosstown Drive Widening from TIP**
Request to authorize staff to contact appropriate agencies to request removal of projects
 - 10-10-11 Consider RFP – Transportation Engineering Services**
Request to approve Pond & Company to provide engineering and consulting services related to transportation engineering
- X. **Council/Staff Topics**
Hot Topics Update
- XI. **Executive Session**

City Council of Peachtree City
Workshop Meeting Minutes
October 5, 2010
6:30 p.m.

The Mayor and Council of Peachtree City met in workshop session on Tuesday, October 5, 2010, to discuss the development of the 2011 Citizen Survey and to develop a prioritized list of topics for discussion at the 2011 City Council Retreat. Mayor Haddix called the meeting to order at 6:30 p.m. Other Council Members attending: Vanessa Fleisch, Kim Learnard, and Eric Imker. Doug Sturbaum arrived at 6:45 p.m.

City Manager Bernard McMullen said that, as part of the budget process, Council had asked for a discussion of several capital items. McMullen noted that staff had added a discussion of several transportation projects that had been designated as "at risk" of losing funding by the Atlanta Regional Commission (ARC).

The Gathering Place

Leisure Services Director Randy Gaddo reviewed the possible expansion of the Gathering Place. The proposal included 3,750 additional square feet, with a passageway around existing rooms, a sound-buffered room for multiple uses, an additional meeting room, restrooms, storage, an expanded covered porch, furniture, fixtures, equipment, and bond issuance costs. The projected cost for the project was \$789,000.

Imker felt the construction costs could be reduced and asked if the design was not already in place. Gaddo and McMullen clarified that only a concept plan had been created for the previous, much larger proposed expansion. The costs provided were estimates. Imker asked staff to look at ways to reduce the costs and to allow the expansion to provide a single large room doubling the existing large room, rather than two smaller rooms adjacent to the larger room. Gathering Place Manager Janet Werner said she expected that the room would be divided more often than not, and said they currently used room dividers for multiple, non-noisy events in the large room.

Imker also asked about the potential for a future basement. Gaddo said they would have to look at the topography, and Imker asked that they do so. Haddix supported building flexibility of use into the design. Imker suggested having a survey question with a \$600,000 price tag. He asked, if support were great, why the City could not proceed with the design and engineering.

McMullen asked that they discuss the survey questions wording at the end, after discussing all the projects. He said Council could move forward with the design at their discretion.

Kedron Bubble Replacement

Gaddo said this was originally discussed for the 2012 Public Improvement Program (PIP), and the estimate was \$250,000, with a corresponding one-time millage rate increase of 0.137 mills. McMullen noted that the financing for this project was included in the current five-year model.

Imker asked how often the small pool was used and if it needed to be covered. Gaddo said the therapeutic programs were in that pool, and the pools saw about equal usage. Learnard asked

about the availability of the "bubble" product, and Gaddo said it was still available and there had been remarkable improvements. The original bubble had been in place for 15 years and had been warranted for 10. The newer models were warranted for 15, so he could foresee an even longer life for the new one.

Traffic Signal at BSC

Gaddo said obtaining a signal at the South 74 Baseball Soccer Complex (BSC) had been an ongoing effort since 2006. Several traffic studies, done by the Georgia Department of Transportation (GDOT), indicated the intersection failed to meet the warrants for them to install a signal. Following discussions with Senator Chance and Representative Matt Ramsey, the GDOT said they would consider a signal that only functioned when high volumes of traffic were exiting the facility, but there had been no follow up from the GDOT on that consideration.

Gaddo said subsequent requests for flashing lights or warning signage were also deemed not appropriate. Gaddo said the GDOT had indicated they would not approve a signal, even if the City paid for it, unless the intersection met the warrants. As a cost comparison, Gaddo said the Wisdom Road signal had cost the City \$157,000. The City could also hire a private consultant for a traffic study at a cost of \$7,000. Imker asked how close the intersection came to meeting the warrants, and City Engineer Dave Borkowski said it was not close. Haddix said the GDOT had indicated they would look at the intersection again after the highway widening had been completed.

Sturbaum agreed with Gaddo that this was a common sense traffic safety issue dealing with large numbers of families and children accessing a facility, including visiting special needs teams using the Field of Hope. Learnard asked if a fatality at an intersection changed the requirement for warrants. Gaddo said that, unfortunately, seemed to be the case. McMullen noted that part of the warrants included the number of accidents at an intersection, and Borkowski said accidents reduced the required number of total car trips required. McMullen cautioned that there was no history at the intersection as it would be operating after the expansion.

Imker asked if there were some way to commit City funds for a signal and work with the GDOT to allow the signal. McMullen suggested setting up a meeting with the GDOT Commissioner and the State Representatives, and include the entire Council, rather than just the Mayor, to meet with them.

Imker asked Police Chief H.C. "Skip" Clark to assign the resources necessary to the intersection to help prevent any tragedies. Responding to Gaddo, Borkowski said that, if the City received GDOT approval in time, they could approach the current highway expansion contractor to install the light before they finished the widening project. Haddix asked Gaddo to appeal to the sports associations to voice their concerns as well. If petitions were created, Council could take them to the meeting with the DOT Commissioner.

Other Leisure Services Capital Projects

- Library Exterior Resealing, 2012 - \$35,000
- Kedron Small Pool Resurfacing, 2012 - \$32,000

- Kedron Large Pool Resurfacing, 2014 - \$50,000
- Dredging upper pond at 3-Ponds, not programmed - \$200,000+
- Resurface Riley Track, 2012 - \$35,000
- Meade Adult Restrooms, not programmed - \$150,000

Gaddo said these were other projects that would be needed. Imker asked if the larger-ticket items could be spread out over multiple years in the PIP. McMullen said some of the items could be eligible for Brick & Mortar loan financing. Sturbaum asked and McMullen confirmed that the development agreement with Somerby included up to \$75,000 for the restrooms at Meade.

Hwy 54 West Landscaping

Community Development Director David Rast said the City had a long-range landscaping project on SR 54 that began in front of City Hall and had extended to the City's eastern border in several phases. The design was completed for SR 54 west of SR 74, where the medians had not been landscaped. The price estimate was approximately \$200,000 if the City were to perform the work, with an additional \$50,000 for the two-year maintenance and guarantee. The GDOT had opened a new Transportation Enhancement Grant Program. Rast said that the City would look at whether to apply for a grant because it would take several years and require all the environmental permitting of a transportation project.

Haddix asked about the apparently dead trees on SR 54 East in the newest landscaped section. Rast said they would be replacing those in the fall, and noted that some had only been in shock and had come back.

Resident Caren Russell said the developer who was slated to pay for this landscaping was now gone, and all the commercial development had gone to that side of the City with no benefit. She asked that the City move forward in making the western side of the City look like the rest of the community.

Imker asked if staff would move forward with a grant application. McMullen said the Gateway Grant excluded medians, and Rast said the indication he was getting was that GDOT was going to be more selective on the Landscaping Grants, so he needed to check further into that program.

Railroad Crossing Upgrades for Quiet Zones

Borkowski said the requirement for quiet zones included having public at-grade crossings at each end, upgrading all public crossings, and the municipality paying for all design, installation, and maintenance improvements, and providing additional liability insurance to indemnify the railroad from any liability. Borkowski noted that, even in a quiet zone, engineers could blow the horns when leaving a siding such as the one between SR 74 North and Cedarcroft.

Fire Chief Ed Eiswerth said the safety arms broke frequently, noting the crossing immediately next to Fire Station 81. Sturbaum asked staff to research if the City would also be liable for any damage to trains. Imker said he was frustrated that communities were allowed to locate so close to the train tracks. McMullen added there was currently an 80-acre tract, zoned industrial,

immediately adjacent to the tracks. Chief Clark and Learnard noted that, having lived adjacent to railroad tracks, it took very little time to become accustomed to the trains.

Borkowski said implementing such a zone would be most useful at the northern end of the City. The associated costs for pre-engineering (\$80,000) and constant warning time upgrades at a cost of \$240,000. In lieu of installing the upgrades, staff recommended working with developers of the West Village and Comcast to close all the private crossings north of SR 54.

Haddix asked if there was consensus to pursue closing the private crossings but that paying for the crossing improvements was cost prohibitive. Imker asked how close they were to closing the crossings. McMullen said that there had been an agreement with the Wieland annexation to route traffic from those sites west to the MacDuff Parkway Extension, but that annexation was still in litigation. Council agreed not to pursue funding crossing improvements and having staff continue to pursue closing the crossings.

Amphitheater/Cast House Roof

McMullen said, as part of the transition of the management at the amphitheater, Amphitheater Manager Nancy Price had the City Facilities Manager perform an assessment of the facility. The cast house, stage area, and upper pavilion/concession all needed roof replacements at an estimated cost of just under \$45,000.

Imker asked if the Convention & Visitors Bureau could fund the improvements. McMullen said Hotel/Motel Tax could probably not be used, and that realistically, excess funds in the Amphitheater budget would be more appropriate.

Mowing/Landscaping Levels of Service

Public Services Director Mark Caspar reviewed the changes in mowing and landscaping for roadways, sports fields, subdivision entries, and City facilities, from when City crews performed the work versus the new contract entered into in 2009. Many duties were kept at the same frequency, but some locations were reduced in frequency, and some services (such as spraying weeds in gutters and drains) were eliminated completely. Additional duties that were no longer performed included the regular trimming of brush and trees from rights-of-ways for safety and site clearance, blowing off roadways after windstorms, mulching tree beds along primary roads, and immediate response for landscaping and mowing issues.

Imker asked if there had been a full cycle of service following staff meeting with the contractor to outline expectations. Caspar said yes, but a comparison was difficult because the growing season was trending down and leaf season was trending up, so there would have been a change in the types of complaints regardless of any changes in service. Gaddo added that growing seasons varied each year depending on rain amount.

Learnard asked about including a carefully worded survey question that addressed both satisfaction and gauged any desire for additional funding and services. Caspar said the clarification also needed to be made on whether citizens liked how the contractor performed the work as well as the frequency of that work. Fleisch said issues like weeds behind guardrails and

in gutters, which were not included in the contract, had a big impact on the appearance of the roadways.

Caspar said the contract had one more renewal option (for the third year) at the bid price, but would be rebid at the end of 2011. Keep Peachtree City Beautiful Director Al Yougel noted that litter was also a problem behind the guardrails and in the undergrowth that was not mowed or maintained regularly. He felt this should be addressed regularly, but understood it was not part of the TruGreen contract.

Learnard stressed she wanted the survey to get good input on what the citizens wanted.

Lake Peachtree Dredging

Borkowski said the City had a contract with Fayette County to maintain Lake Peachtree south of SR 54. The City also owned the lagoon area north of SR 54. The last dredging of the lake was done in 2003-2004, but did not include the lagoon. The evaluation of the lake for dredging was due again in 2012.

Borkowski said that, in terms of long-term operations and maintenance of the lake, the City had several options. They could work with a consultant and Fayette County to determine the lake depth and sediment levels, vegetation management, re-vegetation of areas around the lake, bank stabilization projects in places like Drake Field, Picnic Park, and Battery Way, and developing a long-term plan for managing the lake. Borkowski said the City could also work with a consultant to look at water quality during rain events. Borkowski provided cost estimates for lake evaluation (2012 budget, \$36,000), bank stabilization (\$25,000 for design and permitting, not including construction), and said the City share for the lagoon-only part of the lake evaluation would be \$10,000.

Staff recommended working with the County to explore opportunities for funding the lake study and bank restoration, re-vegetation, and that the City budget the lagoon portion of the lake evaluation. Council asked about costs to dredge the lagoon, and McMullen provided a very rough estimate of \$500,000 depending on the depth of the dredging, noting that the primary cost was disposing of the dredged material.

Learnard asked about the consequences of not dredging the lagoon. McMullen said, the last time he kayaked on that section, there had been areas less than two feet deep. The challenge was that they did not know how fast the silt was accumulating in the lagoon. Learnard said, if the City could partner with the County in a study, they should do so.

Yougel said the area between SR 54 and the lagoon, which was hidden by shrubs, was always tremendously littered from people fishing, with line, tarp, bait containers, and drink bottles removed from along the banks every month.

Imker asked that they also look at the connection of Cherry Branch and Flat Creek, and see if, during heavy rains, Flat Creek was backing up into Cherry Branch and exacerbating the flooding in Tinsley Mill. Haddix said the previous study showed that occurred, and McMullen said staff

would review the study again, but there were multiple factors that contributed to the flooding at Tinsley Mill.

“At Risk” Transportation Projects

Borkowski said the ARC had developed a list of transportation projects as part of the Plan 2040. The “At Risk” projects had phases that had been delayed multiple times or had funding shortfalls, resulting in them being at risk of losing federal funding and being removed from the Transportation Improvement Plan (TIP).

Borkowski said ARC had requested a decision on project viability by December 2010 on the following projects:

1. TDK Boulevard Extension – This project was recommended to be removed from the local transportation plan, and staff recommended seeing if the funding could be transferred to other projects. Council agreed.
2. Cooper Circle to BSC Path(southwest side of Hwy 74 S) – This project was not on any Special Purpose Local Option Sales Tax (SPLOST) list for potential funding, no design work had been done, and it currently ranked 40 out of 59 proposed paths in the Path Evaluation Matrix. Imker asked about the use of this path, and Borkowski said it was eventually planned to connect to Dividend Drive. McMullen said it was just one segment of the plan to connect the Industrial Park to the path system. Staff recommended canceling the project and seeing if funding could be transferred to the Peachtree Parkway/Crosstown intersection project. Council agreed with canceling the project but asked to see the full list of projects eligible for funding.
3. Peachtree Parkway/Crosstown Drive Intersection Improvements – The traffic study was completed, the concept report was approved, but the design was not complete. Staff recommended partnering with Fayette County for SPLOST funding, and initiating a study on whether Crosstown Drive would need to be widened.

Council asked if there were safety issues at the Parkway/Crosstown intersection. McMullen said the issues dealt more with the levels of service. The concern was that, if the City reduced the improvements below what was approved by GDOT, whether the City could retain the \$440,000 in funding. Borkowski confirmed that any revisions would have to go through the approval process again, and the City would have to prove that the level of service through 2027 could be attained without the traffic signal. Haddix said there was also a line of sight issue on Crosstown approaching the signal, possibly requiring elevating the road. Borkowski said that would be part of the design for the intersection improvements rather than the Crosstown widening project. Imker asked if the County SPLOST could fund turn-lanes only if the state funding were lost, and McMullen said he thought that would be possible, but it would be up to the County. Borkowski said additional turn lanes with no signal would also make the intersection more confusing.

Imker said there were already four right-turn lanes, and he felt extending the dedicated right turn lanes only would provide a significant improvement to traffic flow without adding confusion. McMullen clarified that, in planning for future traffic through 2027, the expectation had been

that TDK Boulevard would be connected before these projects would be started. That scenario had changed.

4. Widening of Crosstown Drive (SR 74 to Peachtree Parkway) – A traffic study was needed to determine whether the project was still necessary in light of the cancellation of the TDK Boulevard extension. Staff recommended partnering with Fayette County to fund study with SPLOST funds.

Learnard acknowledged she was not qualified to analyze traffic patterns, but said she had difficulty finding the rationale for the Crosstown widening. Haddix agreed that he understood the need if TDK had been extended, but without TDK it did not make sense.

Learnard asked what the negative ramifications would be if Council cancelled this project. Council could not come up with any. McMullen said, if a study were done, it would make assumptions on growth. McMullen said the study on Crosstown was not required for the Crosstown/Parkway improvement project. Council consensus was to cancel the TDK widening project and not do the study.

Due to significant citizen opposition to a traffic signal at Crosstown/Parkway, Council asked staff to approach the County about right-turn lanes only at the Crosstown/Parkway intersection and approach the County about funding the total cost through SPLOST since the other projects had been eliminated. Borkowski clarified that there was no established methodology for improvements at an unsignalized intersection with this many lanes, so there would not be a way to evaluate whether the right turn lanes helped. Haddix asked if changing the design would jeopardize the SPLOST funding, and Borkowski said if the County approved it. Haddix encouraged staff to take that route but come back to Council if there were any issues.

5. Gateway Bridge at SR 54 and Wynnmeade Parkway – the concept and environmental reports had been approved, and staff was evaluating using timber approaches to reduce costs. Staff planned to award the design on October 21. Staff recommended partnering with Fayette County for the unfunded balance, and Council concurred.

McMullen said he felt staff should begin discussing the remaining two projects, the Crosstown/Parkway intersection and the Gateway Bridge, with Fayette County right away, and he did not see significant issues because the other major projects had been cancelled.

Path System Priorities & Criteria

Planner/Economic Development Coordinator Tony Bernard reviewed a listing of all proposed path segments to complete the long-term path master plan. All 59 path projects were evaluated in terms of their connectivity, design and construction issues, safety requirements, and funding mechanisms for a total score. The total project list came to \$4 million, with an additional \$5.5 million in tunnel and bridge replacements and \$6 million in new bridges and tunnels.

The connectivity element included evaluating whether a new path provided a shorter route and a way for people to get to work, medical care, church, school, recreation, shopping, and/or dining.

Design and construction concerns included factors affecting changes in the topographic grade, whether City-owned property was already available, if Public Works could perform the work, if the path would require the removal of vegetation or the relocation of utilities, and if additional state or federal permitting would be required.

The safety matrix evaluated whether the path eliminated or added street travel, mid-block crossings, or at-grade crossings.

The funding matrix included developer-required installation, whether some funding was already available, if the path would be eligible for grant funding, and what percentage of funding would be required by the City.

Learnard asked if the Georgia Tech study recommendations on increased connectivity had been included. Bernard noted that they had not been completely included because some recommendations did not take into account the use of existing parking lots for connectivity and some assumed grade crossings of state highways, which were not allowed.

The top prioritized paths, based on overall ranking, were:

1. Crosstown Dr. to Flat Creek Bridge
2. Meade Field to Somerby
3. Aster Ridge Trail to Holly Springs Rd
4. MacDuff Crossing (formerly Shoppes at the Village Piazza) to MacDuff Parkway
5. Line Creek Nature Area to MacDuff Crossing
6. Willow Road (Aspen Drive/Twiggs Corner to SR 74)
7. Flat Creek Bridge to BSC Tunnel
8. SR 54 West to Crown Court
9. Prime Point to N. Peachtree Parkway
10. Tuxedo Lane to White Springs Lane

McMullen noted that the City was spending a good amount of time and effort on projects with no identified funding. The Comprehensive Plan Update included the path master plan, and he said everyone needed to focus on realistic goals for the path system. He recommended developing a list of projects that was realistic, met the goals that Council set, and that Council designate a certain amount of funding to meet those goals. Haddix agreed and said, since they would be spending the tax dollars of all citizens, they needed to focus on what projects obtained the best return on that investment Citywide.

Council and staff discussed potential survey questions, including a listing of the top ten projects with the opportunity for citizens to rank them. The survey should also ask citizens if they supported a dedicated tax percentage for continued expansion of the system.

McMullen stressed that it was going to be vital to attach an implementation element (funding mechanism) to all the elements of the Comprehensive Plan as it was revised.

Resident Mary Giles commented that path maintenance was more than just the asphalt. It included the tree growth, fallen branches, vines, and obstructions alongside the paths. She said the latter often presented a safety issue because path users could not see around bends due to underbrush. She also felt there should be a scheduled sweep of the debris at the edges of paths. Even if a path were not widened, making sure the vegetation was maintained would allow carts to pass without passengers getting scratched.

Resident Survey

Public Information Officer/City Clerk Betsy Tyler presented a sample question for the 2011 Resident Survey that listed possible projects, their total cost, the potential annual or one-time cost, and asked residents for their level of support. Tyler noted that some of the elements would change based on the discussion that evening.

Imker said he liked the format and asked if a list of items covered that evening would be provided, and how the questions might be used to gauge what the community wanted.

McMullen indicated staff would develop a revised listing of projects and questions, based on the discussion that evening, and bring them back to the November 9 workshop.

Haddix adjourned the meeting at 10:34 p.m.

Betsy Tyler, City Clerk

Don Haddix, Mayor

City Council of Peachtree City
Minutes of Meeting
October 7, 2010
7:00 p.m.

The City Council of Peachtree City met Thursday, October 7, 2010, in the City Hall Council Chambers. Mayor Don Haddix called the meeting to order at 7:00 p.m. Council Members present: Vanessa Fleisch, Erik Imker, Kim Learnard, and Doug Sturbaum.

Announcements, Awards, Special Recognitions

Former Mayor Fred Brown and Iola Snow, co-chairs of the Southern Crescent Memory Walk, thanked the City for its support of the annual event, particularly Leisure Services and Public Works. Snow, also a member of the Board of Governors for the Georgia Alzheimer's Association, noted there were 20 walks held throughout the state, and the Southern Crescent event, was always second in fundraising. Atlanta ranked first. As of October 7, \$172,900 had been collected.

Minutes

Imker moved to approve the September 16, 2010, regular meeting minutes. Fleisch seconded. The motion carried unanimously.

Monthly Reports

Haddix noted there was an additional item on the dais – the Information Technology (IT) report. Imker referred to the report on donations to the City, thanking the Peachtree City Kiwanis Club for a \$5,000 donation to the Police Department. On page 19 of the reports, Imker pointed out the new summary for recreation revenue, noting that it was clear, concise, and showed a favorable \$25,000 for the end of the year. Haddix agreed.

Consent Agenda

- 1. Consider Appointment to Fayette County Library Board – Marie Washburn**
- 2. Consider Amendments to Leash Law**
- 3. Consider Re-designation of Recreation Commission to Leisure Services Commission, Amendments to Ordinances, and Approve Updated By-Laws**
- 4. Consider Appointments to Planning Commission – Lynda Wojcik, David Conner, Horace Batiste, Frank Destadio (alternate)**

Imker moved to pull Item 2 from the Consent Agenda for further discussion. Learnard seconded. The motion carried unanimously.

Sturbaum moved to approve Consent Agenda Items 1, 3, and 4 as listed. Fleisch seconded. The motion carried unanimously.

Imker asked for clarification on the intent of the amendment to the leash law. City Attorney Ted Meeker said there had been some confusion among staff, as the wording approved on September 16 that allowed dogs to be off-leash at Drake Field did not include voice command as a requirement. Imker said that was what he had wanted to clarify. Meeker added that when the City Clerk and Deputy City Clerk went back over the minutes, there seemed to be some confusion as to what Council wanted. Based on what had been approved, voice command would not have been an option. Imker said he was satisfied.

Imker moved to approve the amendment to the Animal Control Ordinance – Elimination of Voice Command as listed on the agenda. Learnard seconded. The motion carried unanimously.

Old Agenda Items

07-10-05 Consider Ordinance Amendment – Telecommunications Towers and Antennas Ordinance

Community Development Director David Rast addressed Council and briefly went over the background on the recommended changes. The current ordinance had been adopted in 1998, and the City had received a series of applications that resulted in the construction of four to five new towers built primarily in the Industrial Park. More recently, several carriers had indicated a need for more towers in the residential areas of the City. Staff looked at ordinances from other cities, as well as model ordinances supplied by the wireless industry. Rast said they had tried to incorporate as much information as possible into the proposed ordinance.

Rast continued that the recommended zoning districts for tower location were Open Space-Public (OS-P), General Industrial (GI), Limited Industrial (LI), Office Institutional (OI), and General Commercial (GC). Rast showed maps with each zoning district highlighted.

Rast said the recommended general standards for setbacks were:

- *Setbacks*

<i>Arterial highway (SR 54/ SR 74)</i>	<i>200 linear feet</i>
<i>Public street</i>	<i>100 linear feet</i>
<i>Side and rear</i>	<i>50% of tower height</i>
<i>Residential use, Church, school, day care, etc. 250 linear feet</i>	
<i>* Whichever is most restrictive</i>	

On those tracts separated from residential property by greenbelt, the side and/or rear setback shall be measured from the property line of the residential property (250 linear feet).

Accessory buildings and/ or structures shall meet the applicable setbacks within the underlying zoning district.

The changes to the ordinance included the enactment of an approval process, including an administrative review, conditional use permit review, and exemption criteria. An administrative review would encompass facilities located on an existing support structure (collocation) and new equipment to support the facilities and attached telecommunications facilities (buildings, steeples, etc.).

A conditional use permit review would be looked at by staff, the Planning Commission, and City Council and would be used for any telecommunications facilities or support structures that did not meet the requirements of an administrative review. Siting of new facilities or support structures should be in accordance with the following hierarchy of facility alternatives – collation on an existing structure, concealed freestanding (stealth application), non-concealed freestanding monopole, and non-concealed freestanding lattice structure.

Rast continued that application submittal requirements would include a vicinity map and list of all property owners within 200 linear feet of the proposed facility; an evidence of need report certified by a radio frequency engineer; a visual impact assessment with line of sight analysis, photo simulations, and a balloon test; and documentation from the Federal Aviation Administration and the Peachtree City Airport Authority (PCAA). The intent was to provide as much public notice as possible when the applications were reviewed. The maximum allowed height would be 180 feet, measured from the ground level to the highest point on the tower.

Staff had identified several tracts of land throughout the City, which were in the areas identified by the wireless companies. Rast showed how each piece of property would be affected by the proposed setbacks. The tracts were both City-owned and privately-owned properties. The identified tracts included Blue Smoke Park, Braelinn Recreation Area, Braelinn Village retail center, Crabapple Fire Station, Kedron Fieldhouse, Kedron Village Shopping Center, Kedron Office Park, Kelly Drive Park, Leach Fire Station, Police Station, Public Works site, Wieland's 89-acre tract, Water and Sewerage Authority (WASA) property, and the Wisdom Pointe retail center.

Rast added that the Planning Commission had reviewed the proposed amendments and unanimously recommended approval.

Kevin Cheney said that quality of life was important and was why people lived in the City. He asked Council to delete the parks and recreation areas from the ordinance. Cheney asked the cell phone companies' representatives if they were familiar with microcells, network extenders that improved cellular reception in buildings. Cheney said that, based on a neighbor's experience, AT&T could put them in homes, and he was certain other carriers had similar devices. Another option was to change carriers.

Robert Brown said the ordinance had improved significantly from the previous meetings and discussions, adding that just because a park was identified as a potential site did not mean Council would approve a permit to put a tower in it.

Beth Pullias represented the Peachtree City Civic Association (PTCCA), reading from the organization's position paper (a copy of the position paper is included in the meeting file). The major points included no cell towers should be located in City-owned parks and recreation areas; towers should be given preference in shopping centers, office parks, utility, or other already developed property to minimize land disturbance/tree removal; no new wireless telecommunications facilities should be erected on any pre-existing structure unless it fell within the zoning requirements of the newly erected towers (OS-P, LI, GI, GC or OI), and public input had been considered; administrative approval should be limited to modifications of existing wireless telecommunications facilities only; public workshops should be held with neighbors within the village of any newly proposed facility to keep them informed and gain their input; and consider tower access when deliberating a new application.

Clell Lambert represented the residents in the Peninsula subdivision, saying they were adamantly opposed to towers in parks, specifically Blue Smoke, which was directly across Lake Kedron from their subdivision. He had not seen in any federal regulation where aesthetics could not be considered when looking at applications.

Kathy Cheney said a precedent would be set the first time a tower was authorized. While she understood the companies wanted easy access to the facilities, she urged Council to not put the needs of the wireless industry above the needs of residents, especially children.

Bonnie Beerbower asked whether Council could deny a tower request on private property. She lived next to an elementary school and felt distance should be considered when looking at areas where children congregated, such as schools, day care centers, and parks.

Chris Ward, a health care professional, asked why health concerns could not be considered. Haddix said the consideration of health concerns in making a decision was prohibited by federal law as a cause for rejection.

Haddix closed the public input and asked if anyone from the wireless industry would like to address the concerns. Jen Blackburn of Troutman and Sanders, attorneys for Verizon, spoke on behalf of those attending. Blackburn said that it would still be difficult to locate towers with the proposed ordinance. There were a lot of protections in it. She referred to the microcell technology, which allowed better reception in homes, but did not provide better reception on the street or out walking around and would not cover map areas. The microcell worked for customers whose homes were surrounded by hills. They filled gaps, but did not help with broad areas of service.

Imker asked that Kevin Cheney be allowed to participate in the discussion. Haddix agreed. Cheney said there were two options – either install a microcell or get a new carrier. He agreed microcells might not cover all of Kedron Village, but they worked well in small pockets. Kathy Cheney asked if there was some technology between the microcell and a tower. Pete Meadows of AT&T said his company was constantly looking at technology. For now, the best way to cover a broad area was with a tower, adding that microcells had to have a broadband connection in order to operate properly.

Imker asked Rast how the application process would work for private individuals that wanted to build a cell tower. Rast said if the property was zoned residential, then a tower could not be built. Imker asked what would happen if the property had the right zoning. Rast said the tract would have to meet the applicable setbacks, then go through the process. The approval would ultimately come from City Council. Haddix added that a residential property owner would have to ask for a rezoning. Imker said if the property was rezoned, it could still be in violation of the 250-foot rule from its neighbors.

Imker said he appreciated the PTCCA's suggestions. He referred to the PTCCA's paper, which stated that a new tower on pre-existing sites would only require an administrative review, asking if that was correct. Rast said that was what the proposed ordinance had now, and that only an administrative review would be required, which was at staff level. Imker said he wanted that portion of the ordinance changed. He did not want that loophole in the ordinance.

Learnard asked Rast for examples of pre-existing structures that could accommodate an antenna. Rast said steeples, office buildings, light standards within a parking lots, any structure other than an existing monopole or tower. Meeker clarified that this portion of the ordinance addressed antennas attached to the top of a building, not towers. Imker thanked Meeker for the clarification, adding that the antenna would be radiating emissions. He felt that Council approval was needed for an antenna that was new to the City. Meeker said that new Georgia law only required a building permit for

collocation, so the City did not have a say in that scenario. Imker said he agreed with the PTCCA that modifications to existing towers were fine for administrative review, but any new antenna should come before Council.

Haddix asked if a tower could be built on top of an existing building. Rast said the support foundation for a tower was quite substantial. Blackburn added that towers were not located on top of existing buildings. It would not be structurally sound and would not pass inspection. Roof-top antennas could be mounted, and they were always included in the administrative review, so that was not abnormal to be included in an ordinance.

Meeker referred to Sec. 18-186(d)(2) of the proposed ordinance, which limited attached wireless telecommunications facilities (antennas) to 20 feet in height from the top of the attachment structure, which limited the height of the antenna. Haddix asked what it would look like. Meeker said there were antennas on the tower located behind City Hall, which gave an idea of how antennas looked attached to something.

Imker said he was still concerned that some antennae that emanated radiation could be approved with only a stroke of a pen, without being looked at by Planning Commission and Council.

Haddix asked the other Council Members how they felt.

Fleisch asked Rast to go over the OS-P zoning entities. Rast explained that the towers could currently be located in Open Space zoning under the present ordinance. The Open Space category had been separated into OS-P and OS-Conservation (OS-C) approximately 18 months ago. The OS-C zoning was restrictive and identified parcels of land that needed to remain as they were in perpetuity. Uses included trails, boardwalks, passive parks, and picnic areas. Open Space-Public uses included active recreation, golf courses, public buildings, some churches, civic buildings, and schools.

Fleisch said her biggest concern was parks as towers would affect home values. She wanted people to be reassured by the process. Council had a formal vote after all the criteria were met. Rast said an application had to go through the process. If the property was owned by the City, then the Council must agree to enter into a lease agreement with the tower company for the property. Rast said the proposed amendments added a thick layer of difficulty for applicants. He said the Recreation Master Plan also played a part in the process, adding there might be future development plans for some sites that would be taken into account.

Haddix said he would rather start out overly restrictive with antennas, and then go back to a softer stance. Sturbaum added that, at least for the first year, antenna requests should come before Council.

Imker said he was most worried about radiated emissions. As presently written, the proposed ordinance allowed an antenna to be placed on top of a building after an administrative review and introduce radiated emissions in an area where Council did not want them. He wanted to go through the process to protect the citizens as much as possible. Haddix said his overriding concern was aesthetics. Some buildings could end up looking like porcupines. Aesthetics had to be protected up front, or they would be lost.

Fleisch asked how prevalent the antennas were. Industry representative Kimberly Olms said they were usually on taller buildings. Most antennas were in downtown Atlanta on 20-story buildings. The carriers had no problem coming before Council with those applications. There would not be that many.

Learnard asked Rast how many potential sites there were. Rast said there were 15-20. Learnard asked if active parks could be eliminated. Fleisch asked if a zoning category could be added for recreation areas. Rast said that could be done. Haddix said it would be difficult to define active recreation area. Leisure Services Director Randy Gaddo explained that, by definition, passive recreation areas were those that had no organized sports, so a neighborhood park would not be an active recreation area by definition. It would be better to just exclude all the parks.

Learnard said the ordinance would be more iron-clad with the zoning and setbacks than before. Haddix said he was struggling to see how the ordinance could be refined any more, with the exception of the antennas. Learnard asked, worst-case scenario, what could happen in Blue Smoke Park. Rast said, in addition to meeting the requirements of the ordinance, they would have to get approval from Council to lease City-owned property.

Fleisch added that, within four years, technology could change, so the ordinance was not as cut and dried as others. Haddix asked if something could be added to the ordinance regarding any new technology that would do away with towers. He would like a way to leverage it, if possible, requiring companies to take down towers, especially if companies did not want to take advantage of the new technology. The industry representatives noted that the ordinance did require towers to be taken down if abandoned.

Sturbaum said he was glad microcells were addressed and public approval was required for everything. He was concerned about the parks and future changes. The ordinance was living, breathing document that could be worked at as time went on.

Imker said it seemed the carriers were eyeing Blue Smoke Park, and they would find a loophole. He asked why Council could not have its own loophole arrangement, possibly zoning portions of each park as non-cell tower areas. Rast said that had been done by developing the parks for active recreation. He said putting a tower in at Blue Smoke would involve relocating the volleyball court, tennis courts, parking areas, removing trees, and finding somewhere to put them. At Braelinn, putting up a tower meant abandoning a baseball field, taking out a portion of the parking lot, and relocating a building. The areas shown in each of the parcels only showed the areas where towers could go based on the setbacks. The parks were developed and owned by the City. It was ultimately up to the City whether a tower could be built.

Fleisch asked Rast to explain the Certificate of Need and what was entailed. Rast said it was very specific. A consultant would review the radio frequency report of the area identified without coverage. Several facets would be evaluated, and the ordinance required the applicant to provide the studies and the methodology used. If another tower was located in the vicinity, the applicant would have to tell the City why they could not collocate before the application was approved.

Kevin Cheney agreed the restrictions were more severe, but they did not stop anything. He asked why parks and recreation areas could not be removed since that was what the residents wanted.

Haddix said that, by state law, an existing Council could not bind future Councils. Cheney agreed, but was still concerned. Haddix continued that if the ordinance was too restrictive, it would be overturned in court. It was better to have a happy medium; all the t's were crossed and i's dotted. It was as good as it was going to get. There were repercussions for going too far.

Learnard said there was no disagreement on the inappropriateness of parks for towers. The City had addressed the issue the best it could through zoning. Rast said over 50% of the available property had been taken out of the mix. If the ordinance was too exclusionary, there was potential for the ordinance to be ruled invalid, giving the tower companies' free reign.

Kevin Cheney asked Meeker if parks and recreation property could be struck from the ordinance. Meeker said yes, but then it would come back to defining parks, which took the question to the next level. Bill Brady asked if aesthetics could be used as a reason for denial since there was case law on it. Haddix said it was a legal defense as long as there was an alternate site. Meeker said, in terms of discriminating among providers, the case law meant one provider should have the same access to coverage strength as other providers. The City would still have the final decision on City-owned property.

Imker summarized that the restriction on antennas on pre-existing structures would be included and asked the industry representatives if there were any other comments. Haddix asked Meeker and Rast if the agenda item should be continued for the re-write. Meeker said antennas could be removed from administrative review and made part of the conditional uses. Haddix asked Meeker to state the proposed ordinance. After looking over what was needed, Meeker asked Council to continue the item and extend the moratorium for 30 days.

Learnard moved to continue the agenda item and extend the moratorium for 30 days. Fleisch seconded. The motion carried unanimously.

New Agenda Items

10-10-01 Public Hearing - Consider Amendments to LUC-20 Zoning Ordinance (Somerby at Peachtree City)

Rast said that Dominion Properties, the developer for Somerby and the applicant, had requested the change in the ordinance. The property, located in the SR 74 South/Rockaway Road area, had been rezoned in 2007 after a lengthy process. The land was cleared and graded, then the economy soured and the development was put on hold. Dominion Partners was now ready to move forward with the first phase, the assisted living and memory care component, and had asked to change the allocation of the units. The property had been approved for 310 dwelling units.

Rast continued that the current allocation included 42 condominiums, not to exceed three living levels above garages (four stories total) on the 17.431-acre tract; 30 condominiums, not to exceed three living levels above garages (four stories total) on the 6.329-acre tract; 150 apartments, not to exceed four stories in height; 16 duplex and/or four-plex villas, not to exceed one and one-half stories in height; 48 age-restricted assisted living residences, not to exceed two stories in height; and 24 memory-care residences, not to exceed two stories in height.

The proposed allocation included 30 condominiums, not to exceed three living levels above garages (four stories total) on the 17.431-acre tract; 30 condominiums, not to exceed three living levels above

garages (four stories total) on the 6.329-acre tract; 136 apartments, not to exceed four stories in height; 16 duplex and/or four-plex villas, not to exceed one and one-half stories in height; 74 age-restricted assisted living residences, not to exceed two stories in height; and 24 memory-care residences, not to exceed two stories in height.

Rast added that Dominion Partners wanted to move forward with the assisted living/memory care portion of the project. Studies had shown that more assisted living facilities were needed at this time. The Planning Commission recommended approval, and staff had no objections.

Rast continued that there was an element in the development agreement between the Dominion Partners and the City that also required Council approval regarding a multi-use tunnel under Rockaway Road. The agreement currently read:

13. The Developer shall design and construct a multi-use tunnel underneath Rockaway Road at a location to be determined by the City. The funding provided by the Developer shall not exceed \$200,000. Said tunnel will be constructed at the same time the Rockaway Road realignment construction project is conducted.

The proposed change read:

13. The Developer shall donate \$200,000 to the city for the design and construction of a multi-use path connection from the proposed multi-use tunnel underneath SR 74 to an at-grade crossing on the realigned Rockaway Road. The developer shall be responsible for designing and constructing a multi-use path connection from their property to the proposed at-grade crossing. These funds shall be donated upon receipt of the Building Permit for the first phase of construction.

Rast explained that the agreement had required Dominion Partners to provide funding for the golf cart tunnel under Rockaway Road. The Georgia Department of Transportation (DOT) had realigned the road with the widening of SR 74 South, and the road was open. Rast said staff still felt the applicant should honor the donation, and the proposed amendment to the agreement would use the money for the design and construction of the path leading to the tunnel DOT was constructing under SR 74 as well as an at-grade crossing on Rockaway Road that would provide access between the development, Wilshire Pavilion, Meade Field, and to the east side of SR 74. Staff had looked at a few locations in the field to ensure there was adequate sight distance. There was no funding available for the path connections.

The public hearing opened. No one spoke for or against the amendments to the LUC-20 zoning. The public hearing closed.

Sturbaum spoke to Dave Rogers, the Dominion Partners representative, saying he wanted to ensure all other components in the development agreement remained the same, including the donation of 50 acres as restricted greenbelt for walking and jogging, \$25,000 for improvement of paths and pavilion on the acreage, and \$75,000 in cash and in-kind donation of labor for the Meade Field restrooms. Rogers said that was correct.

Haddix said he still did not like the gated entrances to the development. Learnard asked where the gates were located. Rast said the entire residential component was approved with two secured-gate entries. Sturbaum said he recalled the discussion, adding that security and fire personnel would have access. If the gate had to be physically moved, the property owner was financially responsible for any damages as well as any damage to the vehicles.

Learnard asked Rogers why they wanted to change the allocation of the units. Rogers said that the economic feasibility and the soft housing market in many areas did not warrant the independent living residences at this time. They wanted to get the project moving forward, as well as having a successful project.

Robert Brown recalled one of the reasons for the gate included the Alzheimer's residents not being able to walk off the property. He did not think that would set a precedent for gates in the City. Rogers said there would be internal controls as well as 24-hour staffing. The aesthetics of the gates were important to him as an investor/owner, adding that the gate was also a protection feature for the residents.

Imker asked about the impact fees for the project. City Manager Bernard McMullen said he did not have exact numbers, but they would include the residential unit impact fee, then property tax for the value of the improvements, utility franchise fees; all were a significant amount of money. Imker asked if the impact fees went into the General Fund. McMullen said the impact fees would be used for specific projects that were part of the Capital Improvement Element (CIE), including the fire station at the Baseball/Soccer Complex, expansion of the Police Department, as well as additional circulation material the Library. There were a myriad of things. Imker said he wanted to ensure the fees were set aside for what they were supposed to be used for. McMullen said the fees had to be set aside. It was part of the accounting in the Financial Services Department, and was part of the annual report on the impact fees required by the state.

Sturbaum moved to approve the amendments to the LUC-20 zoning ordinance, Somerby-Peachtree City, as recommended by staff and the Planning Commission. Fleisch seconded. The motion carried unanimously.

Imker asked if the public hearings on the zoning map and the land use map could be combined. Meeker said the hearings could be combined; however, separate votes would have to be taken.

10-10-02 Public Hearing – Consider Adoption of Official Zoning Map

10-10-03 Public Hearing – Consider Adoption of Official Land Use Map

Rast explained that the project had begun with an intern who had worked on a parcel-by-parcel inventory of all the property in the City. Over the last few years, employees Tony Bernard and Tony Whitley had gone through the base map in the Geographic Information System (GIS) and coordinated with Fayette County's 911 system and tax assessor to develop an accurate depiction of the land in the City. There were 13,057 total tracts of land, and Bernard and Whitley had gone through them on three separate occasions to ensure the information was correct. Rast said the maps were the most accurate the City had ever had.

Rast continued that, in addition to adopting the official zoning map, Council would also consider the approval of the rezoning of 644 tracts of land from Open Space (OS) to OS-C or OS-P. No

rezonings were taking place on property not owned by the City or where the property owner had opposed it. It was a very large housekeeping process. Aberdeen Village had 124 parcels; Braelinn Village, 173; Glenloch Village, 77; Kedron Village, 173; Wilksmoor, 72; and the Industrial Park, 25.

Open Space-Conservation uses included undeveloped, natural land; paved, multi-use paths or natural surface trails; boardwalks, scenic overlooks, playgrounds, and/or picnic tables; archaeological or historic sites; and cemeteries established prior to the adoption of the ordinance. Conditional uses included building, facility or land for the distribution of utility services, subject to review and approval by the Planning Commission and/or City Council; and stormwater detention facilities, subject to review and approval by the Planning Commission and/or City Council.

Open Space-Public uses included the same uses as OS-C, with the addition of publicly-owned buildings, facilities, or land; building, facility or land for park, recreation, thoroughfare, or open space purposes; public or private boat dock, fishing pier, boathouse and related accessory concession and support facilities, where permitted through deed restrictions; and public and/or private golf course, including clubhouses, swimming pools, tennis courts or other associated activities located thereon, but not including miniature golf courses. In addition to the same conditional uses for OS-C, other conditional uses in OS-P included telecommunications facilities and support structures, churches or other places of worship with conditions, and on-site sewage disposal systems with conditions.

Rast continued with the Land Use Map, noting that there had been a series of changes to land use designations in March 2002 that were never incorporated into the Land Use Map. Nearly 1,000 tracts had been cleaned up on the map based on those changes. As an example, Rast referred to the subdivisions off Regents Park in Kedron, which had a land use designation of multi-family and would change to single-family medium-density. The land use designation changed to the land use that was in place, and no rezonings had taken place.

Rast said the Land Use Plan would be revisited as part of the work on the Comprehensive Plan. The revisions to both maps had been advertised and placed on the City website. There had been some questions and comments, which had been answered. Both maps had been reviewed at length by the Planning Commission, and they had recommended approval.

The public hearing opened.

Robert Brown asked about the zoning of Lexington Park and Governor's Row, noting that they were zoned LUC-16 and were clearly residential uses, and whether those areas should be shown as residential on the Land Use Map. Rast said those areas were land-used as residential, and they were part of the 2002 changes that were not incorporated into the Land Use Plan, and were both land-used as single-family cluster. Brown noted there was a commercial parcel between Governor's Row and Lexington Park. Rast said the land use designation did not always match the zoning. He continued that the entire Lexington Circle area had been rezoned to a limited use commercial designation, but there were parts of the area land-used as single-family cluster, adding that the small commercial area between the two subdivisions was a private detention area owned by the retail component of Lexington Circle.

Beth Pullias asked if the Land Use Map would change with Comprehensive Plan update. Rast said the Land Use Plan was revised every five years. The plan had been reviewed in 2002 and 2006, so it was within that time frame. It did not involve changing the zoning, but if the development patterns showed a push toward commercial, the land use could change to commercial. Rast said the zoning specified the use on the property.

The public hearing closed.

Imker said he was still confused by the two maps, and which one took precedence. Meeker said the Zoning Map took precedence in terms of what was allowed today. In terms of what the City wanted in the future, the Land Use Map served as a blueprint.

Learnard moved to approve the adoption of the official Zoning Map. Fleisch seconded. The motion carried unanimously.

Learnard moved to approve the adoption of the official Land Use Map. Fleisch seconded. The motion carried unanimously.

10-10-04 Consider Ordinance Amendment to Section 54-5 Killing, catching, trapping animals or fowl unlawful; fishing and certain entrapment of animals excepted

Police Chief H.C. "Skip" Clark said the proposed amendment would give the Police Department the authority to enforce the state requirement for a fishing license on waters under the jurisdiction of the City. Clark said that, in areas such as Battery Way, officers would run into people and check to see if they were a resident. They would warn them they had to be with a resident, but they often found the people did not have fishing license either as required by state statute. Clark said the County Marshals could enforce the state law, as well as the Department of Natural Resources, but the City Police Department did not have jurisdiction to enforce it. While people might not realize they could not fish in the lake because of the residency requirement, they should know a fishing license was required. New signs would be put up. Learnard asked if the citation would go through the City's Municipal Court. Clark said that was correct, the change would allow the City to cite those people without licenses.

Sturbaum moved to approve the amendment to Section 54-5 as listed by staff. Fleisch seconded. The motion carried unanimously.

10-10-05 Consider Amendments to Chapter 18, Building and Construction

This item was removed from the agenda on October 6.

10-10-06 Consider Bid for Expedition – Fire Department

Fire Captain Dave Williamson addressed Council regarding the bid for a new Expedition, which would replace a vehicle that was totaled due to a collision with a garbage truck on August 16. The cost to replace the vehicle plus its accessories was \$34,376. The estimated insurance payment was \$24,530, and the City would have to pay the \$5,000 deductible up front, so the City would receive \$19,530. The cost to the City would be \$14,846 before the return of the \$5,000 deductible on the insurance policy after it was collected from the party at fault.

Sturbaum moved to approve the bid for Expedition for the Fire Department replacement vehicle from Allan Vigil Ford in an amount not to exceed \$34,376. Learnard seconded. The motion carried unanimously.

Council/Staff Topics

Update on Lease Agreement with Dog Park Association

Gaddo said the agreement had been approved about 10 months ago, and Council had asked for an update. The annual routine expenses for the Dog Park were \$3,200, including the post office box, non-profit fee with the Georgia Secretary of State, website fees, liability insurance, directors and officers insurance, poop bags, fence and general maintenance, equipment rental (if needed), and a reserve fund for emergencies. The Association absorbed all the costs except for water and waste collection/disposal, which was taken care of by the Recreation maintenance crew on their regular rounds. Membership fees were \$35 per year for Fayette County residents, \$45 per year for out-of-county residents, and \$1 per visit for non-members.

Gaddo continued that, during the last 10 months of operation, there were 369 members (302 County residents, 67 out-of-county). The opening balance had been \$13,613, with \$11,882 collected January through September. Expenditures had been \$12,056, and the current balance was \$13,439.

The Dog Park Association projects included improving the drainage, planting trees, installing three freeze-proof hydrants, expanding the back area with a gravel service road for access, pouring a concrete pool pad for dog pools, refurbishing the bulletin boards, and planning a seating pavilion with solar powered fans. Improvements had been made to the website, a Facebook page had been created, and the park had earned a five-star rating with Dogparkusa.com. In addition, the Association co-sponsored events for the Greater Heartland Humane Society and Fayette Humane Society, and planning was underway for the "Howl-O-Ween" event on October 23.

Imker asked if there was a drop box for the \$1 fee for non-members. Gaddo said there was a drop box by the entry gate.

Update on Change in User Fees at Rec Facilities

Gaddo provided an update on the change in user fees and revenue at recreation facilities, adding that staff was changing their focus to be more deliberate about how things were done. Over the last year, most of the focus had been on Kedron Fieldhouse. The program fees had gone down at The Gathering Place (\$30,670 to \$23,000), as well as the program fees for recreation (\$186,226 to \$170,313). However, rental fees for The Gathering Place had increase from \$4,109 to \$10,351. An ad would be in the new Rotary phonebook under facility rentals.

The focus of the program catalog was also changing. Gaddo said general information would be printed in *The Guide to Peachtree City*, which was delivered to every home in the City and placed in racks, and specific information would be available in the program guide, which would be published twice a year rather than four times a year. As a result, the cost for the catalogue would decrease from \$14,000 annually to \$5,000. Gaddo added that the department had conducted an informal survey and had received 400 responses. Of those who responded, only 20% said they got their program information from the catalogues, which was not a good return on the investment. The promotion of the programs would be broader with *The Guide*, and details would always be on the website. Online registrations had gone up significantly. Staff had budgeted \$7,000, with the additional \$2,000 to be

spent on spot advertising. Gaddo said he planned to meet with Financial Services to look at the numbers and find out what was working and not working, and why.

Imker noted that the original budget for The Gathering Place had projected \$4,109 in rental revenue, with the estimated actual end-of-year revenue at \$10,351. Gaddo said the numbers were not final yet. Imker said the increase was favorable, asking why it was so successful. Gaddo said it was because staff had promoted rentals for times the facility was not used for its primary purpose.

Imker asked if alcohol would be served at The Gathering Place. Gaddo said staff would discuss that at the November 9 workshop, laying out the pluses and minuses. It would increase rentals, but there would be other impacts. Fleisch said focusing on rentals also took away from the primary mission of The Gathering Place. Gaddo said that was one of the reasons for the November 9 workshop. Staff needed clear guidance.

Imker noted the decline in pool revenue (\$33,000 to \$11,411), asking if the fees were too high. Gaddo said he did not think so; there had not been any negative feedback. Haddix said the discussion brought up another question to be added to the survey. The residents should be asked if they were using the recreation facilities more, less, or the same and why they were not using the facilities. Imker said the question could ask if the price change affected the use.

Learnard said she had received an e-mail regarding coyotes. Based on her research, she found that the only animals that could be captured and relocated by a City designee were beavers. She asked what could be done about coyotes. Brown said they were considered a nuisance animal and had to be euthanized. He had spoken with the Department of Natural Resources about a wolf colony that lived behind the WASA pump station near his subdivision. A wildlife officer came out and said, per state law, coyotes could not be re-located and had to be euthanized. Meeker said he had not seen the e-mail, but pointed out that City ordinance prohibited the discharge of firearms in the City limits. Clark suggested hiring a licensed trapper, who would euthanize the animals.

Imker asked if cats were included in the City's leash law. McMullen said they were.

Hot Topics Update

McMullen said City Engineer Dave Borkowski was continuing to meet with Camden Apartments' representatives about the cart path to the MacDuff tunnel. A meeting was planned the next day to review some alternate configurations, cost figures, and permitting requirements.

Learnard asked about the fallen tree on the 106 Hickory Drive property. Meeker said the property owner was in bankruptcy, and the bank had foreclosed on the property. The bank had been told that the lender would be cited if the tree was not taken care of.

Learnard moved to convene in executive session to discuss personnel at 9:55 p.m. Fleisch seconded. The motion carried unanimously.

Learnard moved to reconvene into regular session at 10:54 p.m. Sturbaum seconded. The motion carried unanimously.

There being no further business to discuss, Sturbaum moved to adjourn. Learnard seconded. The motion carried unanimously. The meeting adjourned at 10:54 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Deputy City Clerk

DATE: October 6, 2010

SUBJECT: Alcohol License – NEW – Tommyco, Inc.
October 21, 2010, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a new alcohol license.

Discussion:

Tommyco, Inc., 300 Clover Reach, has submitted a request for a new alcohol license for a private club. Mr. Richard "Dar" Thompson has requested he be appointed as the Licensee and as the License Representative. Mr. Thompson will attend the meeting on Thursday, October 21, to answer any questions you may have.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for the sale of beer, wine, and distilled spirits which is \$5,000 annually, and, if they choose to serve on Sunday, they will pay an additional \$500 annually.

Attachments

Application For Alcoholic Beverage License

Business Name: <u>Emmyco, Inc</u> <u>Dar Thompson</u>	Business Location: <u>300 Clower Reach</u>	
Nature of Business: <u>Private Club/Bar</u>	Mailing Address: <u>1300 Commerce Dr.</u>	Business Phone Number: <u>770-560-4985</u>
Name of Licensee: <u>Dar Thompson</u>	Home Address: <u>118 Century Pl. PTC GA</u>	Home Phone Number: <u>770-560-4985</u>
Name of License Representative: <u>Dar Thompson</u>	Home Address: <u>118 Century Pl. PTC GA</u>	Home Phone Number: <u>770-560-4985</u>

Please indicate type of licenses applying for:

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

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
<u>Dar Thompson</u>	<u>118 Century Pl. PTC GA</u>	<u>770-560-4985</u> <u>770-631-8004</u>

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO

If YES, Please Provide Name of Employee: _____

State of Georgia

City of Peachtree City:

I, H. C. "Skip" Clark II, Chief of Police for the City of Peachtree City, do hereby certify that:

Richard Dar Thompson Jr.

118 Century Park Place Peachtree City, GA 30269
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



H.C. "Skip" Clark II
Chief of Police

10/5/10

Date

Major LM Dupree

Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Bernard McMiller*
Financial Services Director *P.S.*
Assistant Financial Services Director *J*
Purchasing Agent *me*

FROM: Public Services Director *[Signature]*

DATE: October 14, 2010

SUBJECT: Annual Contract for Recycling Center Organic Grinding and Removal
October 21, 2010 Council Meeting

Recommendation:

Staff recommends that City Council award the bid for the grinding and removal of organic material from the recycling center to S & B Rolloff for their unit rate bid of \$4.85 per cubic yard. The total contract for the year will not exceed \$40,000.

Discussion:

Currently the City provides an area in the Rockaway Road Recycling Center for residents to bring unwanted organics such as tree limbs, grass etc. On occasion there is a need to have the material mulched and removed to provide additional space. As such, this service was placed out for bid on a unit rate basis. Staff anticipates that this service will be needed not less then once per quarter based on the current usage.

The results of the bids received were as follows:

S&G Rolloff	\$4.85 per cubic yard
Tag Grinding Service	\$4.98 per Cubic yard

Therefore staff recommends that Council approved the unit rate cost of \$4.85 to S&G Rolloff.

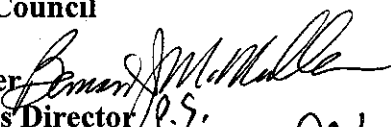
Budget Impact:

If approved by City Council, funds not to exceed the budgeted amount of \$40,000 will be dispersed from General Fund account 100-4100-52-1245.

CITY OF PEACHTREE CITY

INTRAOFFICE MEMORANDUM

TO: Mayor Haddix and Members of Council

VIA: Bernard McMullen, City Manager 
Paul Salvatore, Financial Services Director P.S. 
Janet Camburn, Assistant Financial Services Director
Mark Caspar, Public Services Director

FROM: Angela Egan, Purchasing Agent 

DATE: October 14, 2010

SUBJECT: Surplus and Lease of vehicle to Keep Peachtree City Beautiful
Council Meeting: October 21, 2010

Recommendation. Staff recommends that the City Council approve the surplus of a 2003 Ford Crown Vic for lease to Keep Peachtree City Beautiful.

Discussion. The Ford Crown Vic approved for Keep Peachtree City Beautiful at the September 2, 2010 City Council meeting was recently determined to need a repair that exceeds the value of the vehicle. Therefore, Public Works has identified a 2003 Crown Victoria, VIN: 2AFP71W63X174412 with more than 115,000 miles as available. No major repairs are expected to be required at this time.

If approved, KPTCB will relinquish the vehicle requiring the major repair and begin using this "replacement" vehicle.

O.C.G.A. 36-37-6, section H, states, "...whenever any municipal corporation determines that...one of its authorities...would be of benefit ... may sell or grant any of its real or personal property to ... its authorities..."

Budget Impact. There is no specific amount of revenue in the budget related to the sale or lease of this surplus vehicle.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager
City Clerk

FROM: Community Development Director

DATE: October 12, 2010

SUBJECT: Consider amendments to Chapter 18, replacing existing Telecommunications Towers and Antennas Ordinance with new Wireless Telecommunications Facilities Ordinance or extend moratorium on new requests for applications for Telecommunication Towers and Antennas
October 21, 2010 City Council Agenda

Recommendation:

That Council adopt the proposed amendments to Chapter 18, replacing the existing Telecommunications Towers and Antennas Ordinance with a new Wireless Telecommunications Facilities Ordinance (Attachment "A"), to include a new application process for new telecommunications facilities and support structures as presented by City Staff (Attachment "B"). In addition, Staff recommends that Council authorize Staff to establish an application fee of \$250 for Administrative Review applications and \$500 for Conditional Use Permit applications in the Schedule of Fees as kept on file by the City Clerk.

If the ordinance is not approved, Staff recommends that Council extend the moratorium until November 18, 2010.

Discussion:

The attached ordinance contains the changes discussed at the October 5 City Council meeting pertaining to attached wireless telecommunications facilities. Review and approval of this type of equipment would now require conditional use permit review by City Staff and the Planning Commission and subsequent approval by City Council.

Staff has also included a provision requiring each Applicant to be fund up to \$15,000 for independent engineering and/ or consulting fees incurred by the city in the review of each application. The intent of this provision is to require the telecommunications tower companies and/ or wireless carriers to fund technical review of each application should these reviews not be handled by city staff.

Consider amendments to Chapter 18

October 12, 2010

Page 2

Budget impact:

There is no budget impact associated with this request.

AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE XIV. OF THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED; TO REPEAL ARTICLE XIV, TELECOMMUNICATIONS TOWERS AND ANTENNAS, IN ITS ENTIRETY AND REPLACE IT WITH A NEW ARTICLE XIV; TO ESTABLISH A NEW WIRELESS TELECOMMUNICATIONS FACILITIES ORDINANCE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Chapter 18, Article XIV of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, be repealed in its entirety and replaced as follows:

Article XV. Wireless Telecommunications Facilities.

Sec. 18-180. Purpose

The purpose of this ordinance is to ensure that residents and businesses in the City of Peachtree City (City) have access to wireless telecommunications networks and state-of-the-art communications services while also ensuring that this objective is achieved in a fashion that preserves the aesthetic character of the community and is accomplished according to City zoning, planning, and design standards.

The Telecommunications Act of 1996 preserved, with certain limitations, local government land use and zoning authority concerning the placement, construction, and modification of wireless telecommunications facilities. The City recognizes that facilitating the development of wireless service technology can be an economic development asset to the City and a significant benefit to its residents.

To accomplish the above-stated objectives and to ensure that the placement, construction or modification of wireless telecommunications facilities complies with all applicable Federal laws, and is consistent with the City's land use and zoning policies, the City of Peachtree City is adopting comprehensive regulations pertaining to wireless telecommunications facilities.

These regulations are designed to meet the following:

- (a) Promote the health, safety and general welfare of the public by regulating the siting of and establishing development standards for wireless telecommunications facilities and related equipment;
- (b) Encourage the location of wireless telecommunications facilities within non-residential areas;
- (c) Encourage collocation and site sharing of new and existing wireless telecommunications facilities;

- (d) Facilitate the use of public property for wireless telecommunications facilities;
- (e) Locate wireless telecommunications facilities in areas where adverse impacts on the community are minimized; and
- (f) Encourage design and construction of wireless telecommunications facilities to harmonize the visual impact of the wireless telecommunications facilities with the existing natural and/ or built environment.

Sec. 18-181. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory equipment means any equipment serving or being used in conjunction with a wireless telecommunications facility or support structure. This equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.

Administrative approval means approval that the Director or his designee is authorized to grant after Administrative Review.

Administrative review means the non-discretionary evaluation of an application by the Director or his designee as identified herein. This process is not subject to a public hearing.

Antenna means any structure or device used to collect or radiate electromagnetic waves for the provision of cellular, paging, personal communications services (PCS) and microwave communications. Such structures and devices include, but are not limited to, directional antennas, such as panels, microwave dishes and satellite dishes, and omni-directional antennas, such as whips.

Atlanta Regional Airport – Falcon Field means the airport owned and operated by the Peachtree City Airport Authority.

Attached wireless telecommunications facility (attached WTF) means an antenna that is attached to an existing building or structure (attachment structure); said structures shall include but not be limited to utility poles, light poles, buildings, etc. with any accompanying pole or device (attachment device) which attaches the antenna to the existing building or structure and associated connection cables, and any equipment facility which may be located either inside or outside of the attachment structure.

Building Official means the building official of the City of Peachtree City.

“Carrier on Wheels” or “Cell on Wheels” (“COW”) means a portable self-contained cell site that can be moved to a location and set up to provide personal wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

Collocation means the act of siting telecommunications facilities in the same location on the same support structure as other wireless telecommunications facilities.

Existing structure means a previously erected support structure or any other structure to which wireless telecommunications facilities can be attached.

FAA means the Federal Aviation Administration.

FCC means the Federal Communications Commission.

Geographic search area (GSA) means an area of land, as defined by the applicant, being studied for the location of telecommunications facilities.

Height means, when referring to a support structure, the distance measured from ground level to the highest point on the support structure, even if the highest point is an antenna.

Director means the Community Development Director of the City of Peachtree City.

Major modification means improvements to existing telecommunications facilities or support structures that result in a substantial change to the facility or structure. Examples of major modifications include, but are not limited to, modifications that increase the height of the support structure or expand the physical size of the structures. Collocation of new telecommunications facilities on an existing support structure without replacement of the structure shall not constitute a major modification.

Minor modification means improvements to existing telecommunications facilities and support structures that result in some material change to the facility or support structure but of a level, quality or intensity that is less than a major modification. Examples of minor modifications include, but are not limited to, repair and/ or replacement of existing antennas, switching stations or electrical components.

Monopole means a single, freestanding pole-type structure supporting one or more antenna.

Municipal Code Officer means the code enforcement officer of the City of Peachtree City.

Ordinary maintenance means ensuring that telecommunications facilities and support structures are kept in good operating condition. Ordinary maintenance includes inspections, testing and modifications that maintain functional capacity, aesthetic and structural integrity; for example the strengthening of a support structure's foundation or of the support structure itself. Ordinary maintenance includes replacing antennas and accessory equipment on a like-for-like basis within an existing telecommunications facility and relocating the antennas of approved telecommunications facilities to different height levels on an existing monopole or support structure upon which they are currently located without changing the overall height of the support structure. Ordinary maintenance does not include major and minor modifications.

Pre-existing support structures and antennas means any support structure or antenna for which a permit has been properly issued prior to the adoption of this ordinance.

Replacement means constructing a new support structure of proportions and of equal height or such other height as would be allowed under the definition of minor modification to a pre-existing support structure in order to support a telecommunications facility or to accommodate collocation and removing the pre-existing support structure.

Stealth telecommunications facility means any telecommunications facility that is integrated as an architectural feature of an existing structure or any new support structure designed so that the purpose of the telecommunications facility or support structure providing wireless services is not readily apparent to a casual observer.

Support structure(s) means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers. The term includes radio or transmission towers, microwave towers, common carrier towers, cellular phone towers, alternative structure towers and the like.

Telecommunications facility means any unmanned facility established for the purpose of providing wireless transmission of voice, data, images or other information including, but not limited to, cellular telephone service, personal communications service (PCS), and paging service. A telecommunications facility can consist of one or more antennas and accessory equipment or one base station.

Sec. 18-182. Applicability.

- (a) All telecommunications facilities or support structures erected within the city shall comply with the requirements of this article; except that this article shall not govern any telecommunications facility or support structure that is owned and operated by a federally licensed amateur radio or citizen band radio operator, or any antenna that is used exclusively for receive-only purposes.
- (b) Pre-existing support structures and antennas shall not be required to meet the requirements of this article, except as identified herein.

Sec. 18-183. Approvals required for telecommunications facilities and support structures.

- (a) Administrative review. Telecommunications facilities located on an existing support structure shall be permitted after administrative review and administrative approval in accordance with the standards set forth in this ordinance. An attached WTF shall not be permitted by administrative approval.
- (b) Conditional use permit. Telecommunications facilities and support structures not permitted by administrative approval shall be reviewed as a conditional use in those zoning districts set forth in this ordinance in accordance with the standards set forth in this ordinance.
- (c) Exempt. Ordinary maintenance of existing telecommunications facilities and support structures, as defined herein, shall be exempt from zoning requirements but shall comply with all building department requirements.

The following facilities are not subject to the provisions of this ordinance:

- (1) antennas used by residential households solely for broadcast radio and television reception;
- (2) satellite antennas used solely for residential or household purposes;

- (3) COWs placed for a period of not more than one hundred twenty (120) days at any location within the City after a declaration of an emergency or a disaster by the Governor or by the responsible official of the City; and
- (4) television and AM/ FM radio broadcast towers and associated facilities.

Sec. 18-184. Telecommunications facilities and support structures permitted by administrative approval.

- (a) Telecommunications facilities located on existing structures.
 - (1) Antennas and accessory equipment are permitted on any existing structure in accordance with the provisions of this ordinance. An attached WTF shall not be permitted by administrative approval.
 - (2) Antennas and accessory equipment shall not penetrate the protected airspace associated with Atlanta Regional Airport – Falcon Field.
 - (3) Minor modifications as identified herein.
- (b) General standards, design requirements, and miscellaneous provisions.
 - (1) Unless otherwise specified herein, all telecommunications facilities and support structures permitted by administrative approval are subject to the applicable general standards and design requirements identified herein.
- (c) Administrative review process.
 - (1) All administrative review applications must contain the following:
 - (a) Administrative review application form signed by applicant.
 - (b) Copy of lease or letter of authorization from property owner evidencing applicant's authority to pursue application.
 - (c) Construction drawings detailing proposed improvements. Drawings must depict improvements related to the requirements listed in this ordinance, including property boundaries, setbacks, topography, elevation sketch, and dimensions of improvements.
 - (d) A plat of the property identifying exact boundaries of the lease area for the new telecommunications facility and support structure, as well as the location of the access easement.
 - (e) Administrative review application fee as adopted by City Council in the Schedule of Fees and kept on file in the City Clerk's office.
 - (2) Procedure.

- (a) Within thirty (30) business days of the receipt of an application for administrative review, the Director shall either: (1) inform the Applicant in writing the specific reasons why the application is incomplete and does not meet the submittal requirements; or (2) schedule an administrative review meeting with the applicant within thirty (30) days of the receipt of a complete application. This meeting is not a public hearing. If the Director informs the Applicant of an incomplete application within thirty (30) days, the overall timeframe for review is suspended until such time the Applicant provides the requested information.
- (b) An applicant that receives notice of an incomplete application may submit additional documentation to complete the application. An applicant's failure to complete the application within sixty (60) business days after receipt of written notice shall constitute a withdrawal without prejudice of the application. An application withdrawn without prejudice may be resubmitted upon the filing of a new application fee.
- (c) The Director must issue a written decision granting or denying the request within ninety (90) days of the submission of the initial application unless:
 - (1) The Director notified the Applicant that the application was incomplete within thirty (30) days of filing. If so, the remaining time from the ninety (90) day total review time is suspended until the Applicant provides the missing information; or
 - (2) Extension of time is agreed to by the Applicant.
- (d) Should the Director deny the application, the Director shall provide written justification for the denial. The denial must be based on substantial evidence of inconsistencies between the application and this ordinance.
- (e) Applicant may appeal any decision of the Director approving, approving with conditions, or denying an application or deeming an application incomplete within thirty (30) days to the City Council in accordance with city ordinances.

Sec. 18-185. Telecommunications facilities and support structures permitted by conditional use permit.

- (a) Any telecommunications facilities or support structures, including an attached WTF, not meeting the requirements of administrative approval shall be reviewed and subject to approval by both the Planning Commission and City Council as a conditional use within specific zoning districts, subject to the requirements of this ordinance.
- (b) General standards, design requirements, and miscellaneous provisions.
 - (1) Unless otherwise specified, all telecommunications facilities and support structures permitted by conditional use permit are subject to the applicable general standards and design requirements identified herein.

- (2) Siting of new telecommunications facilities and support structures shall be in accordance with the following hierarchy of facility alternatives, ranked from highest to lowest preference as follows:

- (a) Collocation on existing structure.
- (b) Concealed freestanding (stealth application).
- (c) Non-concealed freestanding monopole.
- (d) Non-concealed freestanding lattice structure.

- (c) Conditional use permit review process.

- (1) All conditional use permit applications must contain the following:

- (a) Conditional use permit application form signed by applicant.
- (b) Copy of lease or letter of authorization from property owner evidencing applicant's authority to pursue application.
- (c) A Title Report or American Land Title Association (A.L.T.A.) survey showing all easements on the subject tract, together with a full legal description of the property.
- (d) Construction drawings detailing proposed improvements. Drawings must depict improvements related to the requirements listed in this ordinance, including property boundaries, setbacks, topography, elevation sketch, and dimensions of improvements.
- (e) A plat of the property identifying exact boundaries of the lease area for the new telecommunications facility and support structure, as well as the location of the access easement.
- (f) A vicinity map delineating the location and classification of all major public or private streets and rights-of-way, driveways, public parking areas and multi-use paths within 1,000 LF of the proposed telecommunications facilities and support structure location. Said vicinity map shall also include zoning districts boundaries.
- (g) A list of all property owners, to include the name and mailing address of all owners of property abutting the property where the new telecommunications facility will be located as well as all owners of property located within 200 feet of the property where the new telecommunications facility will be located. Property ownership shall be ownership as shown by the Fayette County Tax Digest for the year in which the application is considered, and the city officials have no duty to inquire into ownership beyond that shown on said tax digest. As used in this section, the phrase "owners of adjacent property" means any owner of property that physically touches the property under consideration.

- (h) Two (2) sets of mailing labels for such property owners shall be provided, along with a notarized Letter of Certification stating the ownership list referenced herein is accurate and to the best of the Applicant's ability.
- (i) An Evidence of Need report certified by a Radio Frequency Engineer demonstrating the need for the new telecommunications facilities and support structures at the proposed location. The following information shall be provided within the report:
 - (1) Identification of the efforts to comply with the facility and location hierarchy as identified herein. If a concealed freestanding or non-concealed freestanding structure is proposed, the Applicant shall demonstrate that existing facilities, or the mitigation of existing facilities, within the Applicant's geographic search area (GSA) cannot reasonably accommodate the Applicant's need because:
 - (a) There are no existing structures within the GSA that meet the Applicant's engineering requirements and why.
 - (b) The existing telecommunications facilities and support structures within the GSA are not of sufficient height and cannot be increased in height to meet the Applicant's engineering requirements.
 - (c) The existing telecommunications facilities and support structures within the GSA do not have sufficient structural strength and cannot be structurally improved to support the Applicant's proposed telecommunications and related equipment. Such information shall be certified by a Professional Engineer licensed to practice in the State of Georgia.
 - (d) There are other limiting factors that render existing telecommunications facilities and support structures in the GSA unsuitable.
 - (2) For all telecommunications facilities and support structures proposed within 500 LF of any residentially zoned parcel, a written report shall be provided which demonstrates the Applicant's meaningful efforts to secure alternative sites in non-residential areas. The applicant shall provide:
 - (a) A list of alternative sites that are potential alternatives to the proposed location.
 - (b) A written explanation as to why the alternative sites considered were either unacceptable or infeasible due to technical or physical reasons.

- (c) Copies of written requests and responses for shared use, along with any letters of rejection stating the reasons for rejection.
- (3) Graphics to be provided shall include:
 - (a) A map of the GSA to include the location of the proposed telecommunications facilities and support structures and all existing telecommunications facilities and support structures within the GSA. The exact location (in longitude and latitude, to degrees, minutes and seconds to the nearest tenth), including the height of the existing towers; and height, type and number of existing antennas on each support structure.
 - (b) A map of the GSA and all existing alternative structures that are potential alternatives to the proposed telecommunications facility and support structure.
 - (c) A color plot demonstrating the existing coverage of all existing telecommunications facilities and support structures owned and proposed by the Applicant within the GSA.
 - (d) Additional maps and calculations as may be deemed necessary by the Director to prove the need for the new telecommunications facilities and support structures.
- (4) Applications for new telecommunications facilities and support structures shall be considered together as one application requiring only a single application fee.
- (5) All new support structures shall be designed such that more than one wireless carrier can collocate on the new support structure in the future.
- (j) A Visual Impact Assessment demonstrating the visual impacts the proposed telecommunications facilities and support structures might have on the adjoining properties. The following information shall be provided within the report:
 - (1) Line-of-sight analysis. The Applicant shall provide a line-of-sight analysis, including elevation views of the proposed facility. The analysis shall include a description of natural and man-made features that affect the buffering of the potential visual impact of the structure.
 - (2) Photo simulations. The Applicant shall provide photo simulated post-construction renderings of the completed proposed telecommunications facilities and support structures, equipment compound, equipment cabinets, ancillary structures and

landscaping. The simulations shall include a minimum of four views (north, south, east and west).

- (a) The views shall incorporate before and after scenarios, a scaled color image of the proposed type of facility, an aerial map with the location of the selected views, and a description of the technical approach used to create the photo simulations.
- (3) Balloon test. The Applicant shall conduct a balloon test, the purpose of which shall be to delineate the height of the proposed telecommunications facilities and support structures, prior to the public hearing on the application. The balloon test shall meet the following requirements:
- (a) The Applicant shall arrange to fly, or raise upon a temporary mast, a minimum of a three (3) foot in diameter length brightly colored balloon at the maximum height of the proposed telecommunications facilities and support structures. Said balloons shall be flown within fifty (50) horizontal feet of the center of the proposed support structure.
 - (b) The dates (including a second date, in case of poor visibility on the initial date), times and location of the balloon test shall be advertised no less than seven (7) days in advance in the city's legal organ. The Applicant shall notify the Director no less than fourteen (14) days in advance of the balloon test.
 - (c) The balloon shall be flown for no less than four (4) consecutive hours sometime between 10:00 AM and 4:00 PM on the dates chosen. The primary date shall be on a weekend. In the case of poor weather or visibility on the selected date, the secondary date shall be scheduled for the following weekend at the same time. Pictures shall be taken of the balloon from approximately 200' away from a minimum of four (4) views (north, south, east and west).
- (k) Documentation from the FAA indicating the proposed telecommunications facilities and support structure are in compliance with Subpart C of the Federal Aviation Regulations, Part 77, "Objects Affecting Navigable Airspace," if applicable.
- (l) Documentation from the Peachtree City Airport Authority indicating their approval of the proposed telecommunications facilities and support structure.
- (m) Conditional use permit review application fee as adopted by City Council in the Schedule of Fees and kept on file in the City Clerk's office. In addition, each applicant shall be responsible for independent engineering

and/ or consulting fees incurred by the city which exceed such fee up to an additional fifteen thousand (\$15,000). Said fees shall be used only to recover the city's cost of reviewing each application and are subject to change as amended by the City Council.

(2) Procedure.

- (a) Within thirty (30) days of the receipt of an application for an administrative review, the Director shall either: (1) inform the Applicant in writing the specific reasons why the application is incomplete and does not meet the submittal requirements; or (2) deem the application complete and schedule a meeting with the Applicant. If the Director informs the Applicant of an incomplete application within thirty (30) days, the overall timeframe for review is suspended until such time the Applicant provides the requested information.
- (b) An applicant that receives notice of an incomplete application may submit additional documentation to complete the application. An applicant's failure to complete the application within sixty (60) business days after receipt of written notice shall constitute a withdrawal without prejudice of the application. An application withdrawn without prejudice may be resubmitted upon the filing of a new application fee.
- (c) A complete application for Conditional Use Permit shall be scheduled for a Public Hearing in accordance with established procedures.
- (d) Applications for new support structures with proposed telecommunications facilities shall be considered as one application requiring a single application fee.
- (e) (e) The subject tract shall be posted and the adjoining property owners shall be notified in accordance with established procedures.
- (f) The Director shall issue a written decision granting or denying the conditional use permit application within one hundred fifty (150) days of the submission of the original application unless:
 - (1) The Director notified the Applicant that its application was incomplete within thirty (30) days of filing. If so, the remaining time from the one hundred fifty (150) day total review time is suspended until the Applicant provides the missing information.
 - (2) Extension of time is agreed to by the Applicant.

Failure to issue a written notice within one hundred fifty (150) days shall constitute an approval of the application.

Sec. 18-186. General standards and design requirements.

- (a) Permitted zoning districts.

- (1) Telecommunications facilities and support structures shall be permitted within the following zoning districts as a conditional use:
 - (a) LI light industrial;
 - (b) GI general industrial; and
 - (c) OS-P open space – public.
- (2) Telecommunications facilities and support structures shall be permitted within the following zoning districts as a conditional use subject to additional conditions as described herein:
 - (a) GC general commercial; and
 - (b) OI office-institutional.

Said conditions shall include the following:

- (1) The location of the support structure and the associated access easement shall be reviewed and approved by the city fire marshal to ensure emergency access will not be compromised following construction.
 - (3) Telecommunications facilities and support structures may be considered to be either principal or accessory uses on a particular zoning lot. For purposes of locating a telecommunications facility or support structure on a particular lot, the dimensions of the entire lot shall control, even though the telecommunications facility or support structure may be located on a leased parcel within the overall lot.
 - (4) Telecommunications facilities or support structures shall not be located on any zoning lot that is determined to be nonconforming, or on any zoning lot on which there exists a nonconforming use.
- (b) Design.
- (1) Monopoles shall be subject to the following:
 - (a) Monopoles shall be designed to accommodate no less than four (4) telecommunications providers.
 - (b) The telecommunications facilities at the base of the monopole shall be of sufficient size to accommodate accessory equipment for no less than four (4) telecommunications providers.
 - (c) Unless otherwise required by the FCC, the FAA, or the City, support structures shall have a galvanized silver or gray finish.
 - (2) Lattice support structures shall be subject to the following:

- (a) Lattice support structures shall be designed to accommodate no less than five (5) telecommunications providers.
 - (b) The telecommunications facilities at the base of the support structure must be of sufficient size to accommodate accessory equipment for no less than five (5) telecommunications providers.
 - (c) Unless otherwise required by the FCC, the FAA, or the City, support structures shall have a galvanized silver or gray finish.
 - (3) Stealth telecommunications facilities shall be designed to accommodate the collocation of other antennas whenever economically and technically feasible or aesthetically appropriate, as determined by the Planning Commission and City Council.
 - (4) Upon request of the Applicant, the Planning Commission may recommend to the City Council that they consider waiving the requirement that new support structures accommodate the collocation of other service providers if it finds that collocation at the site is not essential to the public interest, or that the construction of a shorter support structure with fewer antennas will promote community compatibility.
- (c) Setback requirements.
- (1) The following setback requirements shall apply to all new support structures. For clarification, the most restrictive setback requirements shall be applicable:
 - (a) All support structures shall be set back from any property line abutting a residential use, school or place of worship, as measured from the base of the support structure to the boundary of such property, a minimum distance of 250 feet.
 - (1) On those tracts of land separated from a residential use, school or place of worship by a public street right-of-way, the setback shall be established by measuring from the boundary of the property such that there is no less than 250 feet separating the property from the base of the support structure.
 - (2) On those tracts of land separated from residential use, school or place of worship by a city-owned greenbelt or open space, the side and/ or rear setback shall be established by measuring from the boundary of the property such that there is no less than 250 feet separating the property from the base of the support structure.
 - (b) The minimum front yard setback for all support structures located on property adjacent to an arterial highway shall be no less than 200 feet as measured from the right-of-way to the base of the support structure.

- (c) The minimum front yard setback for all support structures located on property abutting all other public streets shall be no less than 100 feet as measured from the right-of-way to the base of the support structure.
 - (d) The minimum side and rear setback for all support structures shall be no less than 50% of the height of the support structure as measured from the property boundary to the base of the support structure. The base of any support structure shall be located no less than 75' from the property boundary.
 - (e) Unless otherwise stated herein, all accessory equipment shall be set back from the property lines in accordance with the minimum setback requirements within the underlying zoning district.
- (2) *Attached WTF.* Antenna arrays for an attached WTF are exempt from the setback requirements identified herein and from the setbacks of the zone in which they are located. An attached antenna array may extend up to eight (8) feet horizontally beyond the edge of the attachment structure so long as the antenna array does not encroach upon an adjoining parcel.
- (d) Height.
- (1) New support structures in all districts shall not exceed a height of one hundred eighty (180) feet as measured from ground level to the highest point on the support structure, even if the highest point is an antenna.
 - (2) An attached WTF shall be limited in height to no more than ten (10) feet from the top of the attachment structure.
- (e) Aesthetics.
- (1) *Lighting and marking.* Telecommunications facilities and support structures shall not be lighted or marked unless required by the FCC or the FAA. Support structures required to be lit by the FCC or FAA shall not be located within two hundred feet (200') of a residentially zoned tract of land.
 - (2) *Signage.* A sign no larger than four (4) square feet shall be located on the telecommunications facilities and shall identify the ownership and emergency contact information, FCC antenna registration number (if required) and any other information as required by government regulation. Commercial advertising is strictly prohibited.
 - (3) *Landscaping.* In all districts, the Director shall have the authority to impose reasonable landscaping requirements surrounding the accessory equipment. Required landscaping shall be consistent with surrounding vegetation and shall be maintained by the facility owner in perpetuity.
 - (4) *Accessory equipment.* Buildings, cabinets or shelters shall be used only to house equipment and other supplies in support of the operation of the telecommunications facilities and support structures. Any equipment not used in direct support of such operation shall not be stored on the site.

- (5) *Security fencing.* Accessory equipment at the base of the support structure shall be enclosed with a black vinyl-coated chain link fence at no less than eight feet (8') in height. Portions of the telecommunications facilities visible from off-site shall be screened with a stockade-type wood fence at no less than 6' in height with brick columns (2' x 2' x 7' tall) spaced at no less than 16' o.c.
- (6) *Anti-climbing devices.* Support structures shall be equipped with an anti-climbing device to prevent unauthorized access. Any form of razor wire shall not be permitted as an anti-climbing device.
- (7) *Access drive.* All access roads shall be constructed of gravel and/ or dustless and durable Portland cement or asphaltic concrete complying with specifications established by the city. Said drive shall be maintained in a usable condition.

(f) Compliance with government regulations.

All telecommunications facilities and support structures must comply with current standards or regulations of the FAA, the FCC, or any other agency of the federal government with the authority to regulate such telecommunications facilities and support structures. If such standards and regulations are changed, the owners of the telecommunications facilities and support structures governed by this article shall bring such telecommunications facilities and support structures into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring telecommunications facilities and support structures into compliance with such revised standards and regulations shall constitute grounds for the removal of the telecommunications facilities and support structures at the owner's expense and shall result in appropriate action by the code enforcement officer.

(g) Compliance with building code.

All telecommunications facilities and support structures must comply with all current building and electrical codes which have been adopted by the city, as well as the applicable standards of the Electronic Industries Association, as amended. If upon inspection the city concludes that a support structure fails to comply with such codes and standards and constitutes a danger to persons or property, upon notice being provided to the owner of the support structure, the owner shall have 30 days to bring such support structure into compliance with such standards. If the owner fails to bring such support structure into compliance with such standards, appropriate action will be taken by the code enforcement officer.

Sec. 18-187. Miscellaneous provisions.

(a) Safety.

- (1) All ground-mounted accessory equipment and support structures shall be secured and enclosed with a privacy fence as specified herein.

(b) Environmental standards.

- (1) Telecommunications facilities and support structures shall not be located within wetlands or wetland buffers, whether federal or state designated.
 - (2) Telecommunications facilities and support structures shall not generate noise in excess of 60db at ground level at the property line.
- (c) Abandonment and removal.
- (1) *Notification.* Each wireless provider shall notify the Director of their operational and non-operational telecommunication facilities by December 31st of each year. The Director shall maintain and update a list of these facilities for geographical information systems (GIS) purposes, and for use in collocation/ site-sharing, and for taking necessary actions for the removal of abandoned facilities as established below.
 - (2) *Removal of abandoned facilities.* Any antenna and/ or tower that is not operated for a period of six (6) months shall be considered abandoned, and the owner of such antenna and/ or tower shall remove same within thirty (30) days of receipt of notice from the governing authority notifying the owner of such abandonment. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower as identified herein.
 - (3) *Bond required.* Prior to issuance of a Certificate of Completion, the wireless service provider and/ or the support structure owner shall provide a performance bond in the form of a letter of credit drawn on a Georgia Bank with an amount of twenty thousand dollars (\$20,000.00). Said bond shall be submitted to the Director prior to issuance of the Certificate of Completion and shall be renewable at periods not to exceed five (5) years. The length of the bond shall be used for the removal of such structure for the lesser of the length of the lease (if applicable), including extensions, or, twenty (20) years. Said bond shall include a requirement that notice be given to the City in the event that the bond is terminated, non-renewed, or otherwise cancelled, such notice to be given not less than sixty (60) days prior to the effective date of such termination, non-renewal, or cancellation.
- (d) Multiple uses on a single parcel or lot. Telecommunications facilities and support structures may be located on a parcel containing another principal use on the same site.
- (e) Support structure certifications.
- (1) An annual support structure certification shall be required for any support structure or antenna in the city, including those legally in use on the effective date of this article. Certification shall be submitted to the Director and shall be signed and notarized by the support structure owner or his authorized representative by January 31 each year.
 - (2) A support structure certification shall consist of a current description of the support structure's location, height, physical condition, antennas and support facilities.

Sec. 18-188. Telecommunications facilities and support structures in existence on the date of adoption of this ordinance.

- (a) Telecommunications facilities and support structures that were legally permitted on or before the date this ordinance was enacted shall be considered a permitted and lawful use.
- (b) Non-conforming telecommunications facilities.
 - (1) Non-conforming antennas or accessory equipment. Ordinary maintenance may be performed on non-conforming antennas and accessory equipment.
 - (2) Minor modifications to non-conforming telecommunications facilities may be permitted upon the granting of administrative approval by the Director.
 - (3) Major modifications to non-conforming telecommunications facilities shall require approval of both the Planning Commission and City Council.
- (c) Non-conforming support structures.
 - (1) Non-conforming support structure. Ordinary maintenance may be performed on a non-conforming support structure.
 - (2) Collocation of telecommunications facilities on an existing non-conforming support structure is permitted upon the granting of administrative approval by the Director.
 - (3) Minor modifications may be made to non-conforming support structures to allow for collocation of telecommunications facilities. Such minor modifications shall be permitted by administrative approval granted by the Director.
 - (4) Major modifications to non-conforming support structures shall require approval of both the Planning Commission and City Council.

Sec. 18-189. Variances.

All telecommunications facilities and support structures shall comply with the provisions of this chapter, unless a written request is filed and approved to waive this requirement. All variance procedures shall be held in strict conformance with the procedures for variances as set forth in the city's zoning ordinance.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or

any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2010.

Don Haddix, Mayor

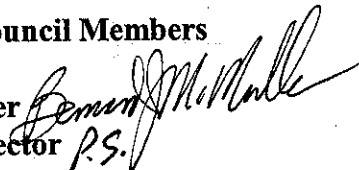
Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA:

City Manager 
Finance Director *P.S.*

FROM: Community Development Director *David*

DATE: October 12, 2010

SUBJECT: Consider entering into consulting services agreement with NeoGeneration Wireless Services, LLC for the review of new applications for wireless telecommunications facilities.

October 21, 2010 City Council Agenda

Recommendation:

That Council authorize the Mayor to enter into a consulting services agreement with NeoGeneration Wireless Services, LLC (NeoGen) to assist City Staff on an as-needed basis for the review of new applications for wireless telecommunications facilities.

Discussion:

In connection with the adoption of the Wireless Telecommunications Facilities Ordinance, the City Attorney is recommending that the City have a consultant on retainer who has the expertise to better scrutinize the information submitted in connection with an application for a new tower or antenna.

Based on the research done by staff, it is our recommendation that the City enter into a consulting agreement with NeoGen. The proposed agreement and scope of services are attached.

In an effort to cover the costs the City will incur under its agreement with NeoGen, City Staff has included language within the Wireless Telecommunications Facilities Ordinance requiring each Applicant to fund up to \$15,000 for costs incurred by the city for services provided by NeoGen. The intent of this provision is to require the Applicant to fund independent engineering and technical reviews not handled by city staff.

Budget impact:

There is no budget impact associated with this request.

Peachtree City Request For Proposal

For



by

NeoGeneration Wireless Services
|||

**NeoGeneration Wireless Services, LLC.
13010 Morris Road, Building One
Sixth Floor
Alpharetta, GA 30004
678.221.8020 (O)
678.838.3912 (F)**

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1.0 Executive Summary

1.1 Introduction

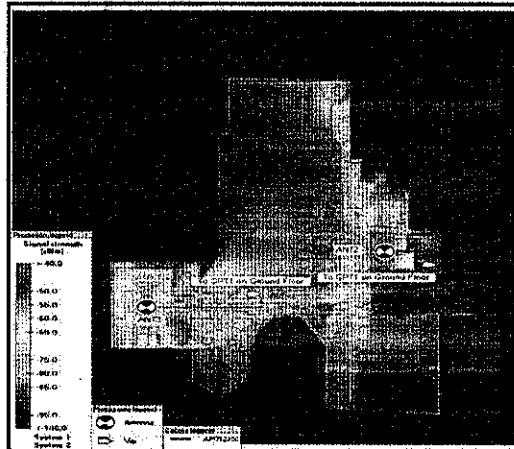
NeoGeneration Wireless Services, LLC is an Atlanta-based Wireless Engineering firm that focuses on turnkey engineering activities, such as: Inter-mod studies, In-Building Design/Installation, Model Tuning, RF Compliance Studies, Interference Mitigation, Expert testimony at Zoning Hearings and a host of other competencies. NeoGeneration has two independently certified Professional Engineers and one certified Low Voltage Engineer that support and provide oversight on various projects throughout the U.S. The management staff has more than 20 years of combined Engineering & Telecom expertise.

Our motto is: "Quality + Customer Service + Relationship = Success"

1.2 Overview of Services

Wireless Engineering Capabilities

In Building Design & Installation



In 2004 our founder while a partner at another engineering consulting firm developed a strategic group to focus on DAS solutions in Georgia. His very first project was for a major wireless carrier, namely Sprint-Nextel. Following the success of that project and as a result of his extensive training, low voltage license and expertise in RF Design and Link Budgets we have built a solid reputation for quality work, professionalism and expertise. We facilitate a comprehensive and competitive program with full turnkey design, repairs and installations services to Sprint Nextel & Verizon Wireless. To date our core team and leadership has been involved/managed/implemented over 300 projects with greater than 95% customer satisfaction. We are proud of our accomplished In-building wireless solutions team and a track record of success throughout the southeast.

System Performance

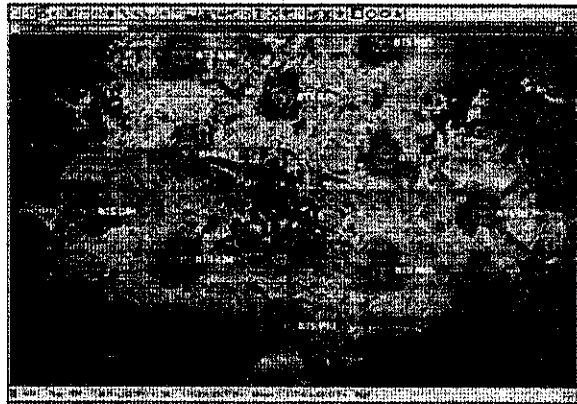
To date our leadership and core team has managed and performed integration testing, data collection, functionality testing, capacity testing, new site coverage verification, BSC re-homing, competitive benchmarking and site/cluster integration. Clients include: Verizon Wireless, Sprint Nextel & Southernlinc Wireless.

EMF Compliance

Statistical Summary		
%MPE	SQ. FT.	%SQ. FT.
	12450	100.00 % of total ROOF Area
0-5	5368	43.12 % of Selected Area
6-20	4902	39.37 % of Selected Area
21-100	1720	13.82 % of Selected Area
> 100	460	3.69 % of Selected Area
Roof Area 12450 sq. ft.		
Max %MPE 39.17 %		
Min %MPE 1.3 %		
Using Near/Far Spatial Avg Model		
With FCC 1997 Public Standard		

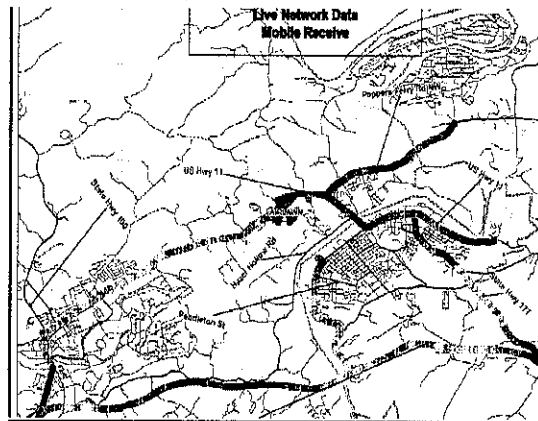
As required by the FCC, all wireless system operators are to perform an assessment on the potential human exposure to radio frequency fields emanating from all transmitting antennas at the site. Our training with Narda equipment, having certified engineers, continuing education and RF expertise has allowed us to provide this service to major telecom companies throughout many eastern states. Clients include: Verizon Wireless, Sprint Nextel & Southernlinc Wireless.

RF Design



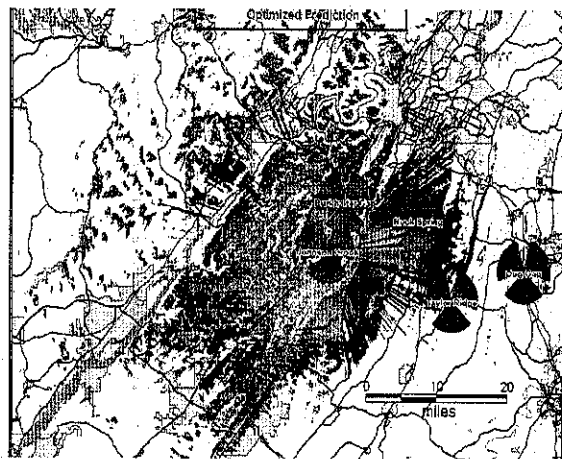
When clients require engineers for coverage expansion and capacity enhancement, they think of us due our proven track record of success strategic alliances and core leadership. We continue to deploy radio frequency engineers on various projects throughout the US for all major wireless corporations such as Verizon Wireless; to conduct propagation modeling, calibration, FAA/FCC filings and other aspects of radio frequency analysis. Clients include: Verizon Wireless, Sprint Nextel & Southernlinc Wireless.

Data Collection



We can provide drive-test resources in a multitude of geographic locations both throughout the continental United States. We've assisted carriers in network expansions, equipment upgrades, benchmarking, frequency migration, troubleshooting customer complaints/tickets, EVDO integration and retuning efforts. Clients include: Verizon Wireless, Sprint Nextel & Southernlinc Wireless.

Model Tuning



We have the expertise and resources to perform model tuning in the 700MHz – 2GHz spectrum. Our expertise coincides with frequency and empirically based algorithms, and techniques. Clients include: Sprint Nextel & Southernlinc Wireless.

InterMod Studies

A summary of the interference analysis results is depicted in the following Table:

Interference Analysis Mode	Type Mix	Status	Summary	Worst-Case Margin (dB)
Transmitter Noise	N/A	Passed	No Interference was predicted	8.9
Receiver Desensitization	N/A	Passed	No Interference was predicted	69.2
Transmitter Intermodulation	1 Tx	Passed	No Interference was predicted	N/A
Transmitter Intermodulation	2 Tx	Passed	No Interference was predicted	N/A
Transmitter Intermodulation	3 Tx	Passed	No Interference was predicted	N/A
Transmitter Intermodulation	4 Tx	Passed	No Interference was predicted	N/A
Transmitter Intermodulation	5 Tx	Passed	No Interference was predicted	N/A
Receiver Intermodulation	1 Tx	Passed	No Interference was predicted	N/A
Receiver Intermodulation	2 Tx	Passed	No Interference was predicted	N/A
Receiver Intermodulation	3 Tx	Passed	No Interference was predicted	N/A
Receiver Intermodulation	4 Tx	Passed	No Interference was predicted	N/A
Receiver Intermodulation	5 Tx	Passed	No Interference was predicted	N/A
Transmitter Harmonics	N/A	Passed	No Interference was predicted	N/A
Transmitter Spurious Output	N/A	Passed	No Interference was predicted	N/A

1.3 Project-Based Work

Listed below are major projects that have been successfully completed recently:

Project Name	Customer	Market	Subcontractors	% of work completed by NeoGeneration
Goodrich Corporation	Sprint	North Carolina	None	100%
Hertz/Enterprise/Avis	Hartsfield Jackson Intl	Georgia	None	100%
Dept Homeland Security	Sprint	Alabama	None	100%
Microwave PM	Verizon Wireless	Virginia	None	100%
Genuine Parts	Verizon Wireless	Georgia	None	100%
Device Testing	At&t	Georgia	None	100%
Area Coordinator	Verizon Wireless	Maryland	None	100%
RF Regulatory	Verizon Wireless	Illinois	None	100%
Kennestone Campus	Well Star	Georgia	None	100%
Zoning Hearing	SouthernLinc	Nationwide	None	100%

1.4 Utilization of Contractors

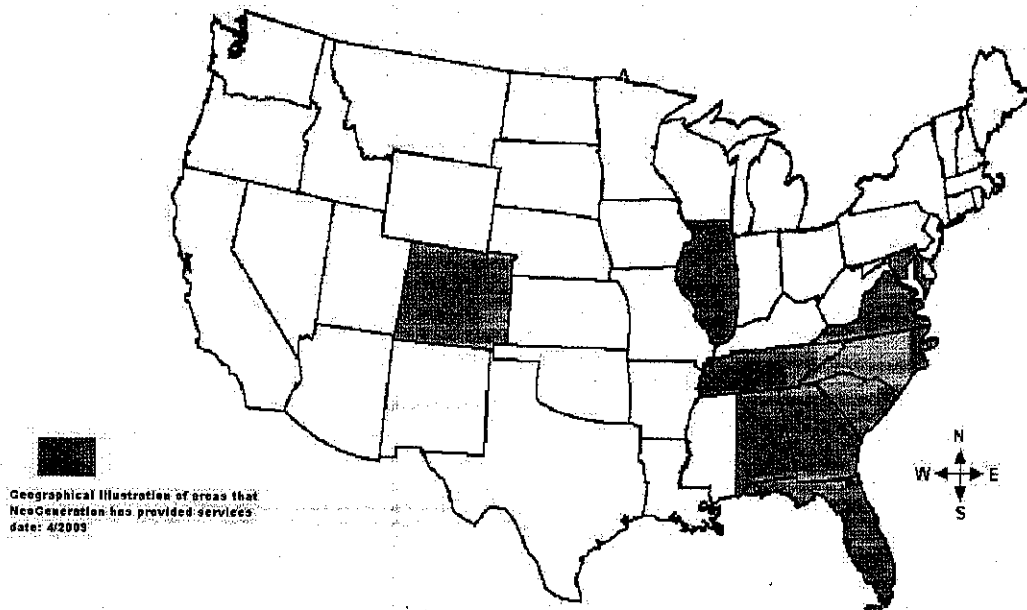
NeoGeneration continually tries to minimize the amount of subcontracting and usage of contractors, so that we can maintain a high degree of quality and responsiveness. Our core leadership believes that all essential business functions should be handled by our subject matter experts.

1.5 Clients

Partial Client List	
✓	Goodman Networks
✓	American Tower
✓	Verizon Wireless
✓	Southernlinc Wireless
✓	Sprint Nextel
✓	Convergent
✓	At&t
✓	Well Star
✓	Kaiser

1.6 Markets Served

NeoGeneration has performed or is currently performing work in the following Markets:



Alabama	Colorado
Florida	Georgia
North Carolina	South Carolina
Tennessee	Maryland
Virginia	Illinois

2.0 Scope of Work

2.1 *Project Requirements*

- ✓ Cursory Review of RF Zoning Request Package
- ✓ Official Review and documented response to RF Zoning Request Package
- ✓ City Planning or Zoning Meetings
- ✓ Expert Witness Testimony at Zoning Hearings

3.0 Competency Matrix

Category	Description
Driver	High School diploma. 7 plus years of driving experience.
Installation Technician (DAS)	Associates Degree in technical field. 4-5 years of experience with a telecom or wireless carrier; 4 to 5 years of installation, site survey, spectrum analyzer, amplifier, antennas, fusion splicer, OTDR, computer experience and/or nine years of military experience utilizing computers, spectrum analyzers, amplifiers, fusion splicer, OTDR, antennas, fiber, coax and low voltage cable with an Honorable Discharge.
Drive Test Technician	Associates Degree in a technical field or 2+ years experience in a technical or wireless environment.
Drive Test Team	High School diploma. 7 plus years of driving experience & Associates Degree in a technical field or 2+ years experience in a technical or wireless environment.
RF Engineer I	Bachelors Degree in Electrical Engineering. 1-2 in previous technical or wireless carrier environments. 1-2 years of wireless experience.
RF Engineer II	Bachelors Degree in Electrical Engineering. 2-4 in previous technical or wireless carrier environments. 2 to 4 years of RF engineering experience, including system design and/or optimization of UMTS, HSPA, 1XEVDO, 1XRTT, CDMA, GSM, IDEN or AMPS. Wireless carrier experience is preferred.
RF Engineer III	Bachelors Degree in Electrical Engineering. 4 to 6 years of experience in an engineering or wireless company position. "4 to 6 years RF engineering experience, including system design and/or optimization of UMTS, HSPA, 1XEVDO, 1XRTT, CDMA, GSM, IDEN or AMPS. Wireless carrier experience is preferred. Must have 1-2 years of actual UMTS, HSPA, 1XEVDO and/or WIMAX design and/or optimization experience."
RF Engineer IV	Bachelors and/or Masters Degree in Electrical Engineering. 6 plus years experience in an engineering or wireless company position. 1 year of supervisory experience. "6 plus years RF engineering experience, including system design and/or optimization of UMTS, HSPA, 1XEVDO, 1XRTT, CDMA, GSM, and/or IDEN. Working directly for wireless carrier or OEM experience is preferred. Must have 2 plus years of actual UMTS, HSPA, 1XEVDO and/or WIMAX design and/or optimization experience."
Switch Engineer	Associate Degree in Electrical Engineering or Computer Science. 3 Plus Years experience in maintaining cell/ switch / microwave system equipment at optimum performance to ensure quality customer service and minimize outages
Cell Technician	Associate Degree in Electronics or equivalent experience 3 to 5 Years applied technical knowledge experience with microwave, UHF radio and telephony systems with a cellular carrier.
Project Manager	Bachelors Degree in Electrical Engineering. MBA from an accredited institution. 6 plus years of experience and 2+ years of management experience in wireless consulting and/or wireless carrier position. 6 plus years of wireless experience. Business degree a plus.

5.0 Pricing

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1419

Vendor -

DATE October 1, 2010

Project RF Consultant Services

[illegible]

PEACHTREE CITY, GEORGIA

Annual Contract for Consulting Services

AGREEMENT

THIS CONTRACT, made and entered into as of the ____ day of _____ 2010 by and between Peachtree City, Georgia, a political subdivision of the State of Georgia (hereinafter referred to as the "City"), and NeoGeneration Wireless Services, LLC (hereinafter referred to as the "Consultant").

WITNESSETH THAT:

WHEREAS, the City desires to engage the Consultant to perform certain services relating to assisting the City with all applicable analysis of applications for Wireless Telecommunication Facilities and Antennas; and

WHEREAS, the Consultant is fully staffed with professional engineers, specialists and technicians and is fully equipped and has facilities to perform such analysis.

NOW, THEREFORE, the City and the Consultant in consideration of the promises and mutual obligations contained herein, the sufficiency of which is hereby expressly acknowledged, and under the conditions hereinafter set for, do agree as follows:

SECTION 1

EMPLOYMENT OF CONSULTANT

The City hereby engages the Consultant and the Consultant hereby agrees to perform the services hereinafter set forth.

SECTION 2

SCOPE OF SERVICES

The Consultant shall perform and carry out services as specified herein in conformance with the standard practices and procedures of its profession. The times and locations of the services will be on an "as needed" project basis for the life of the contract. The City or its representative shall notify the Consultant, either verbally or in writing, as to the time, location and type of services required for each project. Since this is an

annual contract and the need for services is not know at this time of execution, the City does not guarantee any minimum amount. The City has set a maximum amount of this Contract at Thirty Thousand Dollars (\$30,000.00) for each fiscal year of the City. No work shall be performed by Consultant which will result in the value of this Contract exceeding Thirty Thousand Dollars (\$30,000.00) for any fiscal year of the City unless such additional expenditures are approved, in writing, by the City Council of the City prior to such work being performed by Consultant.

SECTION 3

SERVICES PROVIDED BY CONSULTANT

The Consultant agrees to perform the services in accordance with this agreement, the unit fee schedule, the unit fee schedule and the general conditions, all of which are set forth in the Peachtree City Request for Proposal, a copy of which is attached hereto as Exhibit "A" and is incorporated into the contract by express reference. All services shall be performed in accordance with applicable stands and acceptable engineering practice. Any modifications to this contract shall be in writing and shall be made only with the express approval of the parties hereto. Any modifications to this contract must be approved by the City Council of the City prior to such modifications becoming effective.

The Consultant shall perform the work under the Contract in compliance with all applicable laws and in compliance with all applicable codes and in accordance with the degree of skill and professional competence required of persons in the profession of Consultant in the State of Georgia and that the Consultant has not practiced beyond the limits of its field of specialty or expertise.

The Consultant, by the execution of this AGREEMENT contracts that it is possessed of that degree of care, learning, skill and ability which is ordinarily possessed by other members of its profession and further contracts that in the performance of the duties herein set forth it will exercise such degree of care, learning, skill and ability as is ordinarily employed by persons licensed to practice in the State of Georgia under similar conditions and like circumstances and shall perform such duties without neglect, and shall not be liable except for failure to exercise such degree of care, learning, skill and ability. Any other provision of this Contract to the contrary notwithstanding, the Consultant shall not receive any fee on account of increases in cost resulting from change orders necessitated by errors or oversights of the Consultant.

As a condition for entry of this Contract, the Consultant represents, warrants and covenants that at the time of entry of this Contract, and during the term thereof, the Consultant shall observe and comply with all

applicable laws governing equal employment opportunities, including the employment of persons with disabilities, as defined by the Americans with Disabilities Act of 1991. Furthermore, the Consultant shall maintain a drug free workplace as required by Georgia law during the term of this Contract.

SECTION 4

SERVICES PROVIDED BY THE CITY OF PEACHTREE CITY

It is agreed and understood that certain services, if required, will be performed and furnished by the City in a timely manner so as not to delay the Consultant unduly in Consultant's performance of said obligations. The aforesaid services shall include the following:

- a. Information to the Consultant: Providing to the Consultant all task criteria, and full information as to the City's requirements for each work order.
- b. City Staff giving Notice of Problems: Giving prompt written notice to the consultant whenever the City or its representative observes or otherwise becomes aware of any defect in the project or any changed circumstances which might affect the Consultant's work on any assignment.
- c. Access to Property: Guaranteeing access to the work site and making necessary provisions for the Consultant to enter upon public and private property as required of the Consultant to perform his services under this Contract.

SECTION 5

CONTRACT TIME

The contract time for the services described in the Unit Practice Schedule is to commence immediately upon execution of this Contract by the City and shall expire on December 31, 2010. Thereafter, unless terminated as set forth herein or unless either party provides at least sixty (60) days written notice prior to the expiration date of the then-current term, this Agreement shall automatically renew for three (3) additional terms of one (1) year each, beginning on January 1 and ending on December 31 of each such succeeding year.. Any request for services to be performed by the Consultant on or before the contract expiration date shall constitute a valid order and the contract time shall be extended accordingly.

SECTION 6

COMPENSATION FOR SERVICES

As full compensation for the performance of services, the City shall pay an initial, non-refundable retainer fee in the amount of Five Hundred Dollars (\$500.00), which amount shall be credited to any sums owned to Consultant by City on the first invoice submitted to City by Consultant. Thereafter, City shall duly pay the Consultant the prices stipulated in the Unit Price Schedule included in the Peachtree City Request for Proposal, a copy of which is attached hereto and incorporated herein by reference as "Exhibit A". Such payment shall be made only for the actual quantities of work accomplished as determined and approved in writing by the City through inspections and measurements of the work completed.

- a. Payment: The Consultant shall bill for his services on a work order basis for actual work performed. Invoices shall be itemized according to the Unit Price Schedule attached hereto and incorporated herein by reference. Any variation from this fee schedule must be approved in writing by the City prior to execution of the work. Invoices for payment shall be submitted by the tenth (10th) calendar day of the current month for previous month's work to the Accounts Payables Department to facilitate processing for payment by the 30th of the current month.
- b. No unit price can be increased during the life of the contract, except with the express written approval of the City.
- c. The City has set a maximum amount of this Contract at Thirty Thousand Dollars (\$30,000.00) for each fiscal year of the City. No work shall be performed by Consultant which will result in the value of this Contract exceeding Thirty Thousand Dollars (\$30,000.00) for any fiscal year of the City unless such additional expenditures are approved, in writing, by the City Council of the City prior to such work being performed by Consultant

SECTION 7

GENERAL CONDITIONS

- a. Indemnification: Consultant agrees to protect, defend, indemnify, and hold harmless the City, its Council members, agents and employees for any liabilities, damages, claims, suits, liens, and judgments, for injuries to or death of any person or persons, or damage to the property or other rights of any person or persons to the extent caused, in whole or in part, by the Consultant. Consultant's obligation to protect, defend, indemnify, and hold harmless, shall also extend to any claims for the alleged infringement of any

patent, trademark, copyright, or service mark, or any actual or alleged unfair competition, disparagement of product or service, or other business tort, or any actual or alleged violation of trade regulations arriving out of the performance of Consultant's duties under this contract.

- b. Outside Bids: The City has the right to solicit outside bids or let separate contracts.
- c. Subcontracting: The Consultant shall not subcontract any part of the work covered by this Contract or permit subcontracted work to be further subcontracted without the City's prior written approval. The City will not approve any subcontractor for work covered by this Contract that has not been recommended for approval by the City.
- d. Audits and Inspections: At any time during normal business hours, and as often as the City may deem necessary, the Consultant shall make available for examination to the City and/or representatives of the City, for examination of all of its records with respect to all matters covered by this Contract. It shall also permit the City and/or its representatives to audit, examine and make copies, excerpts or transcripts from such records of personnel, conditions of employment and other relating to all matters covered by this Contract. The Consultant shall maintain all books, documents, papers, accounting records, and other evidence pertaining to costs incurred on each project and used in support of its project proposal and shall make such material available at all reasonable times during the period of the Contract and for three years from the date of final payment under the Contract, for inspection by the City or any reviewing agencies, and copies thereof shall be furnished upon request. The Consultant agrees that this provision shall be included in any agreements it may make with any subcontractor, assignee, or transferee. Any fees incurred by the City in connection with such audit or inspection shall be at the expense of the City.
- e. Ownership, Publication, Reproduction and Use: All documents and materials prepared pursuant to this Contract are the property of the City. The City shall have the unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, maps, or other materials prepared under this Contract without according credit of authorship.
- f. Oral Agreements or Conversations: No oral agreements or conversation with any representative of the City, either before, during or after the execution of this Contract, shall affect or modify any of the Contract's terms or general conditions.
- g. Conflict of Interest: The Consultant agrees that it presently has no interest, and shall acquire no interest, whether direct or indirect, that would conflict in any material manner with the performance of its services

hereunder. The Consultant further agrees that no person having such an interest will be utilized in the performance of this Contract.

h. Termination of Contract for Cause: If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner its obligations under this Contract, or if the Consultant shall materially violate any of the covenants, agreements or stipulations of this Contract, the City shall thereupon have the right to terminate this Contract by giving written notice to the Consultant of such termination, and specifying the effective date thereof, at least five (5) days before the effective date of such termination. Continual failure to maintain the scheduled level of effort as proposed and prescribed shall constitute cause for termination. In such event, all finished or unfinished documents, data, and reports prepared by the Consultant under this Contract shall become the property of the City, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such document, as well as for any other work performed as of the termination date.

i. Termination for Convenience of City: The City may terminate this Contract for its convenience at any time by providing thirty (30) days written notice to the Consultant. If the Contract is terminated by the City, the Consultant will be paid compensation for those services actually performed. Partially completed tasks will be compensated on the basis of a signed Statement of Completion to be submitted by the Consultant which shall itemize each task element and briefly state what work has been completed and what work remains to be done.

All expenses shall be properly documented and submitted to the City for processing and payment. The City Council shall be the final authority in the event of any disputes over authorized costs.

j. Cooperation with Other Consultants: If the City undertakes or awards other contract for additional project-related work, the Consultant shall fully cooperate with such other consultants and City employees or appointed committee(s), and carefully accommodate its own work to such additional work as may be directed by the City. The Consultant shall not commit or permit any act which will materially interfere with the performance of work by any other Consultant or by City employees.

k. Confidentiality: The Consultant agrees that its conclusions and any reports generated pursuant to a project are for the confidential information of the City and that it will not disclose its conclusions in whole or in part or any persons whatsoever, other than to submit its written documentation to the City, and will only discuss the same with the City or its authorized representatives.

Articles, papers, reports, or other materials reporting the results and findings of the work conducted under this Agreement, shall not be presented publicly or published without prior approval in writing by the City.

It is further agreed that if any information concerning a project, its conduct, results, or data gathered or processed should be released by the Consultant without prior approval from the City, the release of same shall constitute grounds for the termination of this Contract without indemnity to the Consultant, but should any such information be released by the City or by the Consultant with prior written approval of the City, the same shall be regarded as public information and no longer subject to the restrictions of this Agreement.

- I. Consultant shall complete all necessary documents to comply with O.C.G.A. § 50-36-1 *et seq.*

SECTION 8

INSURANCE

Prior to execution of the contract, and at all times that this Contract is in force, the Consultant shall obtain, maintain and furnish to the City Certificates of Insurance from licensed companies doing business in the state of Georgia and acceptable to the City covering:

a. Statutory Worker's Compensation Insurance:

i) Employer's Liability

Bodily Injury by Accident - \$100,00000 each accident

Bodily Injury by Disease - \$500,00000 policy

Bodily Injury by Disease - \$100,00000 each employee

b. Comprehensive General Liability Insurance

- i) \$1,000,000 limit of liability per occurrence for bodily injury and property damage
- ii) Owner's and Contractor's Protective
- iii) Blanket Contractual Liability
- iv) Blanket "X", "C", and "U"
- v) Products, Completed Operations Insurance
- vi) Broad Form Property Damage
- vii) Personal Injury Coverage

- viii) Fire Legal Liability
- c. Auto Liability
 - i) \$1,000,000.00 limit of liability per occurrence for bodily injury and property damage
 - ii) Comprehensive form covering all owned, non-owned and hired vehicles
- d. Umbrella Liability Insurance
 - i) \$1,000,000.00 limit of liability
 - ii) Coverage at least as broad as primary coverage outlined under Items 1,2 and 3 above
- e. Professional Liability Insurance
 - i) \$1,000,000.00 limit of liability per occurrence for bodily injury and property damage
- f. The shall be shown as an additional insured on General Liability, Auto Liability and Umbrella Liability policies.
- g. The cancellation provision should provide 30 days notice of cancellation
- h. Certificate holder should read:
 - City of Peachtree City
 - 151 Willowbend Road
 - Peachtree City, GA 30269
- i. Insurance Company must have an A.M. Best Rating of A-9 or higher.
- j. Insurance Company must be authorized to do business in Georgia by the Georgia Secretary of State.
- k. Insurance Company must be authorized to do business in Georgia by the Georgia Insurance Department.

SECTION 9

SUCCESSORS AND ASSIGNS.

City and Consultant each is hereby bound and the partners, successors, executors, administrators, assigns and legal representatives of each are bound, to the other party to this Contract and to the partners, successors, executors administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements and obligations of this Contract.

Neither City nor Consultant shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Contract without the written consent of the other.

Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than City and Consultant.

IN WITNESS WHEREOF, the Parties hereto, acting through their duly authorized agents, have signed and sealed this agreement.

Executed this _____ day of _____ 2010.

PEACHTREE CITY, GEORGIA

ATTEST:

BY: _____
Don Haddix, Mayor

Betsy Tyler, City Clerk (SEAL)

NEOGENERATION WIRELESS SERVICES, LLC

ATTEST: _____

BY: _____

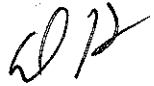
Title: _____

Title: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: City Council

FROM: Mayor Haddix 

DATE: October 15, 2010

SUBJECT: Consider Official Request to Fayette County BOC to Withdraw from
ARC
October 21, 2010, City Council Agenda

An agenda item for Council consideration on the City's position regarding the County leaving the Atlanta Regional Commission and moving to Three Rivers has been added at my request. Note that while the Commission must approve and submit the request it requires the approval of cities representing at least 50% of the municipal populations of the County. PTC meets that requirement. Law attached.

The following information will be presented at the meeting:

- Draft Plan
- ARC Draft Criteria
- Poll
- ARC 1
- ARC 2
- 3 Rivers 1
- 3 Rivers 2
- ARC-TRRC Comparison

Criteria and Procedures for Regional Commission Boundary Changes

The Georgia Planning Act authorizes the Board of Community Affairs ("Board") to determine and establish from time to time, the territorial boundaries for Regional Commissions (RCs). Any boundary change, however, must be ratified by joint resolution of the General Assembly before becoming effective.

In furtherance of this responsibility, the Board of the Department of Community Affairs adopts the following criteria and procedures to help guide interested parties with regard to proposed transfers of a county or counties from one RC to another:

A. Criteria

1. Each county shall be wholly within the region of one RC, and no county shall be divided among more than one region.
2. The Board may realign territorial boundaries of RCs upon a majority vote of a quorum of its members at any regularly scheduled or specially called meeting.
3. Any county may petition the Board to transfer from one RC to another. A petitioning county must be contiguous to the RC to which it seeks to transfer or to a county which is simultaneously seeking transfer to the same RC.
4. Municipalities that represent at least 50% of the municipal population in a petitioning county must concur in the proposed transfer. Such concurrence shall be evidenced by a resolution adopted by the governing body of such municipalities.
5. A petition shall detail reasons a county is seeking a transfer from one RC to another and shall include a comparative analysis as to why its participation in another RC would better serve that county over the long term. Such narrative should include a discussion of topics such as economics, natural resources, education, labor markets, trade areas, population trends and transportation.
6. Primary consideration shall be afforded a county's choice as to which RC it wishes to affiliate. Other considerations shall include those referenced in A.5., above, as well as consideration of any input from interested parties, including the RC into which a petitioning county proposes to transfer.

NOTE: Nothing contained herein shall prevent the Board from acting at its own behest at any time to make whatever boundary changes it deems appropriate.

B. Procedures

1. Petitions for RC realignment must be filed with the Department on or before October 1 of the year immediately prior to the session of the General Assembly at which ratification of boundary changes, if approved by the Board, would be sought. This date may be waived by the Board of Community Affairs upon a majority vote of a quorum of its members at any regularly scheduled or specially called meeting.
2. The Commissioner shall notify the Governor, the standing oversight committees of the General Assembly, all affected RCs, all affected local governments and other interested parties, that a petition has been filed.
3. The formal petition shall contain the following information and supporting documentation:
 - a. A resolution of the petitioning county setting forth its proposal to transfer to another RC, along with resolution(s) from city government(s) in the County as required by section A.4., above.
 - b. A detailed narrative setting forth reasons for the proposed transfer, including a discussion of relevant topics such as those referenced in section A.5., above.
4. Upon receipt of a formal petition, the Board will initiate a review process. Within sixty days of the date of receipt of the formal petition, a hearing will be scheduled at which time interested parties will be allowed to express their views on the proposed transfer. Notification of such hearing will be given to all interested parties at least two weeks prior to the hearing on the proposed transfer.
5. Interested parties wishing to express a position on a proposed transfer shall do so in writing. Written comments should be submitted to the Department at least 48 hours prior to a scheduled hearing.
6. The chairman may, at his discretion, appoint a subcommittee of at least three Board members to conduct the hearing and make a recommendation to the full Board.
7. At the hearing, the presiding Board member may impose such time limits on oral presentations as he deems appropriate.
8. Supplemental written submissions may be provided to the Board for no fewer than 5 days following a hearing.

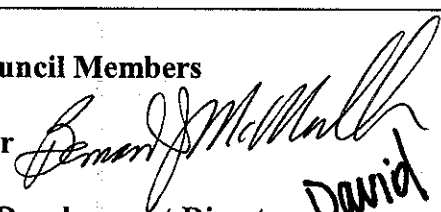
9. The Board may take formal action on a proposed transfer at its next regularly scheduled meeting or at any subsequent meeting, whether regularly scheduled or specially called for such purpose. The Board will immediately notify all affected cities, counties, RCs and other interested parties of its decision. Every effort will also be made to notify all federal and state agencies that may have an interest in the Board's action.
10. The affected local governments and RCs shall transmit copies of any resolutions, ordinances and other actions taken to formalize a new RC affiliation. Official state records will be changed to reflect the new regional boundaries.

Adopted by the Board of the Department of Community Affairs
June 13, 2001

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 

FROM: Community Development Director *David*

DATE: October 12, 2010

SUBJECT: Consider requesting that the Crosstown Drive widening and TDK Boulevard extension projects be officially removed from the Transportation Improvement Program (TIP)
October 21, 2010 City Council Agenda

Recommendation:

That Council authorize City Staff to contact the appropriate agencies and request that the Crosstown Drive widening (FA-252) and the TDK Boulevard extension (FA-253) projects be officially removed from the current Transportation Improvement Program (TIP).

Discussion:

Based on discussions at the October 5 City Council workshop, Staff is requesting authorization from City Council to contact the appropriate agencies (Fayette County Public Works, Atlanta Regional Commission, Georgia Department of Transportation, etc.) and request that the referenced road projects be officially removed from the current TIP.

Budget impact:

There is no budget impact associated with this request.

Envision6 Regional Transportation Plan and FY 2008-2013 Transportation Improvement Program - Sorted by ARC Project Number

FA-236B	EAST FAYETTEVILLE BYPASS: SEGMENT 2	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
0008517	FROM SR 54 (FAYETTEVILLE ROAD) TO SR 85 [PE AND ROW FUNDS INCLUDED UNDER SCOPE OF FA-236A]	Sponsor	Fayette County	0/2	4	2.5	2020
Long Range		Service Type	General Purpose Roadway Capacity	Analysis			Open Year
				In the Region's Air Quality Conformity Analysis			2020

Status	Year	Fund Type	Federal	State	Local	Bonds	Total
CST	LR 2014-2020	General Federal Aid - 2014-2030	\$26,496,000	\$0,000	\$6,624,000	\$0,000	\$33,120,000
			\$26,496,000	\$0,000	\$6,624,000	\$0,000	\$33,120,000

FA-237	PEACHTREE PARKWAY	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
0006814	AT CROSSTOWN DRIVE	Sponsor	City of Peachtree City	N/A	N/A	N/A	2020
Programmed		Service Type	Roadway Operational Upgrades	Analysis			Open Year
				Exempt from Air Quality Analysis (40 CFR 93)			2013

Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE AUTH	2007	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$0,000	\$0,000	\$0,000
PE	2011	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$92,000	\$0,000	\$92,000
ROW	2011	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$67,000	\$0,000	\$67,000
CST	2012	STP - Urban (>200K) (ARC)	\$444,000	\$0,000	\$844,000	\$0,000	\$1,288,000
			\$444,000	\$0,000	\$1,003,000	\$0,000	\$1,447,000

FA-252	CROSSTOWN DRIVE	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
N/A	FROM SR 74 (JOEL COWAN PARKWAY) TO PEACHTREE PARKWAY	Sponsor	City of Peachtree City	2	4	0.8	2020
Long Range		Service Type	General Purpose Roadway Capacity	Analysis			Open Year
				In the Region's Air Quality Conformity Analysis			2020

Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	LR 2014-2020	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$385,000	\$0,000	\$385,000
ROW	LR 2014-2020	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$700,000	\$0,000	\$700,000
CST	LR 2014-2020	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$4,382,400	\$0,000	\$4,382,400
			\$0,000	\$0,000	\$5,467,400	\$0,000	\$5,467,400

Envision6 Regional Transportation Plan and FY 2008-2013 Transportation Improvement Program - Sorted by ARC Project Number

FA-253	TDK BOULEVARD EXTENSION	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
S006103	FROM MCINTOSH TRAIL IN COWETA COUNTY TO INTERSECTION OF TDK BOULEVARD AND DIVIDEND DRIVE	Sponsor	Fayette County	0	2	1.8	2020
Long Range		Service Type	General Purpose Roadway Capacity	Analysis			Open Year
				In the Region's Air Quality Conformity Analysis			2020

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	AUTH	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$0,000	\$0,000	\$0,000
ROW	AUTH	AUTH	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$0,000	\$0,000	\$0,000
CST		LR 2014-2020	Local Jurisdiction/Municipality Funds	\$0,000	\$1,227,000	\$2,901,200	\$0,000	\$4,128,200
				\$0,000	\$1,227,000	\$2,901,200	\$0,000	\$4,128,200

FA-257	COASTLINE ROAD	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
N/A	AT CSX RAILROAD	Sponsor	Fayette County	2	2	N/A	2020
Programmed		Service Type	Bridge Upgrade	Analysis			Open Year
				Exempt from Air Quality Analysis (40 CFR 93)			2013

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE		2011	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$100,000	\$0,000	\$100,000
CST		2012	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$608,000	\$0,000	\$608,000
				\$0,000	\$0,000	\$708,000	\$0,000	\$708,000

FA-262	MCINTOSH ROAD	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
N/A	AT FLINT RIVER AT SPALDING COUNTY LINE	Sponsor	Fayette County	2	2	N/A	2020
Programmed		Service Type	Bridge Upgrade	Analysis			Open Year
				Exempt from Air Quality Analysis (40 CFR 93)			2014

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2009	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$0,000	\$0,000	\$0,000
CST		2012	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$2,325,000	\$0,000	\$2,325,000
				\$0,000	\$0,000	\$2,325,000	\$0,000	\$2,325,000

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *[Signature]*
Financial Services Director *P.S.*
Assistant Financial Services Director *[Signature]*
Purchasing Agent *AREW*
Community Development Director *[Signature]*
City Engineer *DAB/KAC*

FROM: Civil Engineer *[Signature]*

DATE: October 14, 2010

SUBJECT: Transportation Engineering & Consulting Services
October 21, 2010 City Council Meeting

Recommendation:

Staff recommends that City Council award a two month contract through December 31, 2010 to Pond & Company with the option of extending the contract for three (3) additional calendar years for professional engineering and consulting services as related to transportation engineering services.

Discussion:

The City solicited proposals from experienced and qualified engineering firms interested in providing professional engineering and consulting services for the City of Peachtree City. In addition to mail solicitations, the City advertised the Invitation to Bid on the City web site and in the City's legal organ. Sixteen (16) construction firms submitted sealed proposals to the office of the Purchasing Department on September 23, 2010. Sixteen (16) bid proposals were received, opened, and reviewed on October 1, 2010. Staff evaluated the sixteen (16) design proposals based on DOT experience, experience in the design of pedestrian bridges and tunnels, references and geographic consideration. After careful review of the design proposal contract submitted, five firms were selected from the sixteen and the separately sealed price proposals were reviewed for final considerations as follows:

Florence & Hutchenson	3.91
Integrated Science & Engineering	3.81
Moreland Altobelli Associates	3.95
PBS&J	3.94
Pond & Company	4.11

Therefore, staff recommends that City Council award the transportation engineering and consulting service contract to Pond & Company based on the overall combined weighted score. Staff will obtain cost proposals from the approved firm based on their fee schedule for individual projects. Proposals greater than \$40, 000 or proposals greater than \$5, 000 for projects not in the budget will be submitted to Council for approval. All other proposals will be approved by the City Manager.

Budget Impact:

If approved by City Council, funds appropriated for individual projects will be used for the design services

Attachment

cc: City Engineer's File

TRANSPORTATION ENGINEERING SERVICES							
COMBINED EVALUATION							
	Company	Price Proposal (30% weight)	DOT Experience... (30% Weighted)	Experience bridges, tunnerls, paths (30% Weighted)	References (5% Weight)	Geographic Consideration (5%Weighted)	Weighted Score
1	A&R Engineering	0.00	3.8	2.2	3.8	3.5	2.17
2	American Engineers	0.00	4.1	2.9	3.8	3.2	2.45
3	Ayres Associates	0.00	3.4	2.2	3.8	3.6	2.05
4	Clark Patterson Lee	0.00	4.6	4.0	4.3	2.8	2.93
5	Croy Engineering	0.00	4.1	2.9	4.3	3.2	2.47
6	DPE	0.00	4.2	3.2	4.3	3.1	2.59
7	Florence & Hutcheson	4.67	4.4	4.2	4.3	3.5	4.38
8	Haines Gipson & Associates	0.00	4.1	4.0	4.3	3.2	2.80
9	Integrated Science & Engineering	3.84	4.4	4.2	4.3	4.9	4.19
10	LAI Engineering	0.00	4.2	3.4	4.3	3.3	2.65
11	Moreland Altobelli Associates	5.00	4.4	4.1	4.3	3.5	4.45
12	PBS&J	3.83	4.8	4.5	4.3	3.6	4.32
13	Pond & Co.	4.49	4.6	4.8	4.3	3.3	4.56
14	Precision Planning	0.00	4.1	2.9	4.3	3.2	2.47
15	QK4	0.00	3.8	3.6	4.3	3.2	2.60
16	Street Smarts	0.00	3.9	3.2	4.3	3.0	2.49