

City Council of Peachtree City
AGENDA
October 18, 2012
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Fayette County Retired Educators Day Proclamation**
 - Recognize Supervisor of the Quarter – Chris Campbell**
 - Presentation on Fayette College & Career Academy**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - October 4, 2012, Regular Meeting Minutes**
- VII. Monthly Reports**
- VIII. Consent Agenda**
 - 1. Consider Budget Adjustments – FY 2012**
 - 2. Consider Bid – Replacement for the Public Works Fuel Canopy – APEC**
- IX. Old Agenda Items**
 - 10-12-02 Public Hearing – Consider Annexation Request from Southern Pines Plantation Commercial Group, LLC – 77.10 acres on SR 74 South**
Request to annex 77.1-acre tract on SR 74 South and zone for office and residential use
(Memo to be sent next week)
- X. New Agenda Items**
 - 10-12-09 Public Hearing – Consider Amendments to Article IX, Section 908, of the Zoning Ordinance to Establish Regulations for Mobile Food Trucks**
Moved to November 8 agenda due to change of Planning Commission meeting date
 - 10-12-10 Consider Reimbursement Resolution – 2013 Stormwater Revenue Bonds**
Resolution expressing City's intent to finance various stormwater capital projects through the issuance of tax-exempt obligations
 - 10-12-11 Consider Changes in Rental Fee Structure for the Amphitheater**
Request to increase fees for rental of the facility by For-profit entities
- XI. Council/Staff Topics**
 - Hot Topics Update**
- XII. Executive Session**

This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting

**City Council of Peachtree City
Meeting Minutes
October 4, 2012
7:00 p.m.**

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, October 4, 2012. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

Announcements, Awards, Special Recognition

Proclamation – McIntosh High School Alumni Hall of Fame Day

Recognize Employee of the Month – Andrew Dalton

Mayor Haddix proclaimed October 20 as McIntosh High School Alumni Hall of Fame Day in Peachtree City. Sam Riddle, retired football coach and athletic director, accepted the proclamation. Andrew Dalton of the Fire Department was recognized as the Employee of the Month.

Minutes

September 6, 2012, Regular Meeting Minutes

September 20, 2012, Regular Meeting Minutes

Learnard moved to approve the September 6, 2012, regular meeting minutes and September 20, 2012, regular meeting minutes as written. Fleisch seconded. Motion carried unanimously.

Consent Agenda

1. Consider Amendment to Tower Lease – XM Satellite Radio

Haddix noted there was an additional document on the dais – the staff memo regarding the amendment to the tower lease.

City Engineer Dave Borkowski reported that Sirius XM wanted to add the wording "or similar up to 48 inches" to the first line of Exhibit B Lessee Equipment, to provide some options for equipment to be installed. Borkowski said he had no problem with that change.

Imker asked how much revenue the current agreement generated. Borkowski said the City received \$23,433 annually from this vendor. Imker clarified that the City would receive an additional \$2,400 from the vendor if the amendment was approved. Borkowski said that was correct.

Learnard moved to approve the amendment to the tower lease – XM Satellite Radio with the changes. Fleisch seconded. Motion carried unanimously.

Old Agenda Items

09-12-07 Consider City Backing of WASA Bond Refunding

City Attorney Ted Meeker said he and Water and Sewerage Authority (WASA) Attorney Mark Oldenburg had been discussing a proposed intergovernmental agreement, which would include the current restriction requiring Council approval on any sewer extension outside the City limits, and there was one paragraph in particular that had drawn some questions. The original request from WASA General Manager Stephen Hogan asked Council to consider backing the bond with the restriction still in place. There was not a true agreement yet; however, Council could take whatever action it wanted at this time.

Haddix opened the floor for public comment.

Dennis Chase, president of the Line Creek Association of Fayette County, said there were two important aspects to be considered on any sewer that went outside the City limits. One was the discharge permit WASA received to bring it to its current status. WASA applied for the permit from the federal government through the Clean Water Act, and he had challenged the amount WASA requested at that time. WASA had been emphatic that the amount requested was needed due to the proposed (at the time of the permit application) annexation of the West Village and any expansion of the Industrial Park. The Environmental Protection Agency (EPA) required a 15% overage of the capacity required, and WASA insisted they had exactly what was needed to treat sewage only in Peachtree City, and nothing outside the City.

To get the discharge permit, WASA had to prepare an Impact Analysis, and Chase said he had asked WASA to look at the areas upstream and downstream of the City. They had refused, saying the service area was only Peachtree City, with the exception of The Chimneys subdivision, which was part of the original purchase agreement. WASA's permit was issued only for what was required for the City, and they were technically in violation of the discharge permit if they went outside of the City. They could apply for a revision, but a new impact analysis would be needed to expand the area.

No one else wanted to speak. Haddix closed the public hearing.

Haddix said this had been a controversial issue for a long time. Annexation and sewer outside the City had been a campaign issue when he first ran for Council. From the beginning of WASA's takeover of the sewer system, the intent had been to not go outside the City. He had spoken with WASA Chairman Mike Harman since the September 20 meeting, and Haddix had proposed a 50-year agreement, but Harman said WASA needed something in return. They had a very generic discussion, and then turned it over to the attorneys to work out the details. The agreement did reflect the discussion he had with Harman, but a portion of what WASA wanted was still under debate.

Learnard said Haddix brought up good points, but she felt it was possible to give WASA a concise, clear message. They had been waiting for an answer since August, and the question was whether Council was willing to back the refinancing of WASA's bonds, with the stipulation that Council retained control on going outside of the City. She said Council had not indicated they would. There was still work to be done to finalize the agreement, but the simple answer to WASA's question was yes. Meeker said there was not an agreement to approve at this meeting. Learnard said that was fine, but that backing the bonds was what best served the City's ratepayers.

Fleisch asked if WASA had met yet. Meeker said their next meeting was October 8. Fleisch asked if WASA had seen what the attorneys had drawn up. Meeker said he did not know. Fleisch asked what Council would be voting on. Meeker said Council could vote that night to express their willingness to back the bonds with the stipulation in place.

Haddix said he had been asked to speak with a WASA member who had been out of the City during discussions and explain his side of the issue. He did that, and the WASA member understood Haddix's concerns. But, at this point, one of the WASA members had to call the issue up for reconsideration. The issue was not on WASA's October 8 agenda, and they could be waiting to find out where Council stood.

Learnard, Imker, and Fleisch said Council needed to support WASA. Imker added the current covenants should remain in place.

Dienhart moved to endorse the WASA bonds with the current covenants in place. Learnard seconded. Motion carried unanimously.

New Agenda Items

10-12-01 Public Hearing – Consider Variance to Rear Setback – 120 Braelinn Courts

Planning & Zoning Administrator David Rast addressed Council, noting that Braelinn Courts was one of a number of cluster subdivisions that abutted Braelinn Shopping Center. Braelinn Courts was one of the first cluster subdivisions built in the City. The property, 120 Braelinn Courts, was a 6,000 square-foot lot that backed up to a greenbelt, sewer easement, and the cart path. The applicants, Mark and Dori Deis, proposed rebuilding the existing deck on the rear of the home, originally built in 1988 and in disrepair, as well as other improvements to the home such as drainage improvements and a new fence. A building permit was obtained to replace the deck, and the work was underway.

The deck extended into the 30-foot building setback. The property was zoned General Residential (GR)-6, and the GR zoning setback was 20 feet, but this lot had been platted with a 30-foot setback for some reason. The deck did not exceed 30 inches in height, so it was not considered a structure. The applicants wanted to put a roof on the deck and screen it in. The property backed up to the Shakerag area, which was quite moist, and mosquitoes were a problem. Screening the deck in would make it a more usable space.

Rast continued with the variance criteria, noting the three different types, including the administrative variance, which was designed to take care of issues not caused by the current homeowner. The special exception variance was designed for situations similar to this one, where the homes backed up to greenbelt and the encroachment did not have an impact on the subdivision or any adjoining neighbor. The full variance covered situations where the first two did not apply. In this situation, the roof structure would extend more than 25% into the building setback, so the special exception variance did not apply, requiring the applicants to go through the full variance process.

Rast said this request was similar to many that had been reviewed over the past few months where residents adjoining greenbelts wanted to increase the usable space of their homes but needed variances because the structures encroached into the setback. In this subdivision, the additional 10 feet of building setback (30 feet instead of 20 feet) had a negative impact on this parcel. Most of the lots in Braelinn Courts were small and had the same depth, and most of the homes had decks or at-grade patios. There were some homes that could come in for variances in the future if the owners wanted to expand. No variances had been issued in Braelinn Courts for this type of encroachment, but variances had been issued in other subdivisions for similar issues. The owners had letters of support from the adjoining property owners, both rental homes, which was important. The structure would only be visible from those two properties or the people using the cart path behind the house.

Staff recommended approval of the variance with no more than a 10-foot encroachment, which was where the edge of the deck was. The conditions included providing an updated foundation survey to make sure the encroachment was no further than 10 feet into the setback.

Mark Deis said Rast's presentation covered everything he had wanted to say. Deis reiterated that insects in the area were a problem once the sun set, and the screened-in deck would make their home more livable and enjoyable.

Haddix opened the public hearing.

Greg DeCaro, the contractor for the Deis, said the City had a tough permit process. He continued that the sun hammered down in the backyard this time of year, and the bugs were brutal. The main reason for covering and screening-in the deck was the comfort level.

The public hearing closed.

Imker asked Rast if similar variances had been approved. Rast said there had been similar variances granted, but not in Braelinn Courts subdivision. He added that the recent variance request from the Sagamore subdivision was similar to this one. Rast said he had looked at the last three or four variances that had come to Council, and the situations had all been similar. Imker said he saw no reason not to approve the request.

Learnard agreed, provided the three conditions in the staff position paper were included:

- 1. The variance shall be limited to an encroachment of no more than 10 feet into the rear building setback. There shall be no other encroachments permitted without first securing additional variances.*
- 2. The Applicant shall provide an updated Foundation Survey identifying the exact location of the home as part of the Building Permit process.*
- 3. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey to the Building Official identifying the location of the new structure. The purpose of this survey will be to ensure the new construction does not encroach any further into the building setback than permitted by this variance.*

Learnard moved to approve the variance to the rear setback at 120 Braelinn Courts with those conditions. Fleisch seconded. Motion carried unanimously.

**10-12-02 Public Hearing – Consider Annexation Request from Southern Pines Plantation
Commercial Group, LLC – 77.10 acres on SR 74 South**

Haddix noted there was an additional document on the dais – an additional staff memo and Planning Commission meeting minutes. City Manager Jim Pennington addressed Council, saying staff would ask Council to postpone taking any action on the annexation request, but to allow the public hearing to proceed. New issues needed to be examined, including the economic analysis and concerns brought up by the Peachtree City Airport Authority (PCAA)

Meeker explained the only caveat in state law was that the legal notice be published not less than 15 days or more than 45 days prior to the decision. Continuing the public hearing was fine as long as they stayed within the 45-day window. He suggested re-advertising to let everyone know. There were people attending who came to speak during the public hearing. He suggested Council allow those people to speak at this meeting even if the annexation request was continued for two weeks or until the first meeting in November. The ad for this meeting met the minimum requirement. He did not recommend extending the decision beyond the 45 days.

Fleisch said it could take six weeks for the analysis from the PCAA. Pennington agreed, saying staff needed to look at the analysis from the PCAA and take a closer look at the financial analysis.

Meeker suggested continuing the agenda item indefinitely and re-advertising if Council expected for the delay to be six weeks or more. Dienhart said that made sense, and he definitely wanted to hear from the PCAA due to the tract's proximity to Atlanta Regional Airport – Falcon Field. Fleisch added she understood the Federal Aviation Administration (FAA) would

be involved in the analysis, which was why it would take so much time. She would rather table the item.

Imker said he would rather continue the annexation request for two weeks to see what the PCAA had, adding they might have enough information at that time to make a decision. If the citizens spoke at this meeting, he asked staff to be cognizant of their concerns. He had received many e-mails from residents with vague generalities and non-factual input. Imker said he also had questions, and there could be as many as 30 – 40 issues. He had not been able to make sense of the financial impact analysis, and staff had gone back and added some detail. He wanted to see the pros and cons, fact-based, on each of the issues.

Pennington said annexations were very important, and he was used to having Council workshops prior to the public hearing to answer questions. Haddix said that had been done in the past.

Learnard asked if the PCAA could look at previous studies that had been done, noting the Somerby senior project and Brechin Park. Fleisch said those studies might not exist, as it would depend on the approach to the airport.

Imker referred to the Callula Hills project three years ago, saying there should have been an airport study performed. The rezoning had come to Council for a vote (but was pulled off the agenda), so there had to be report from the airport. Imker said he asked staff for the distance between the airport and the closest point of Callula Hills, and the distance had been 1,200 feet. He also asked for the distance between the south end of the airport and the proposed annexation property, and the distance was five times further away, almost a mile and a half. They would never have perfect data, even if they waited for two more months.

Haddix said he wanted a comparison of the economic impact if the site were developed as Office-Institutional (O-I) rather than residential.

Mary Giles asked if the public could hear the presentation first before opening the public hearing. Haddix said the public hearing could be held that night, then re-opened after information was available on the questions/issues brought up by Council and the public. Meeker said the applicant's attorney was at the meeting and ready to make a presentation, which would be part of the public hearing.

The public hearing opened.

David Kirk of Troutman Sanders, LLP, represented Southern Pines Plantation, the applicant. He said he had not been aware of the PCAA issue until this meeting, but he had a great deal of information. Council had approved the Step One annexation request in July, which allowed the applicant to work with staff and the Planning Commission to refine their proposal. The Planning Commission and staff had recommended approval, with numerous conditions.

The 77.1-acre tract was located at SR 74/Redwine Road, adjacent to Starr's Mill Academy Pre-School, Brechin Park subdivision, Meade Fields, and SR 74. The property was zoned Office-Institutional (OI), Community Commercial (CC), and Agricultural Residential (AR) in Fayette County, which entitled the applicants to 177,000 square feet of retail/office space under the current zoning. The applicant was seeking Office-Institutional (O-I) and Limited Use Residential (LUR) in Peachtree City for two office buildings and a 90-lot single-family residential development.

The tract was surrounded by a mix of office, institutional, open space, commercial, and residential uses. It was located near a significant commercial destination, Wilshire Pavilion, and the Starr's Mill School Complex. It was an appropriate and reasonable location for office and residential uses to support the surrounding uses and would provide a residential transition from Wilshire Estates to Brechin Park. The proposal would provide Peachtree City control over the nature and scale of development on a significant parcel located at the City gateway.

Kirk continued that the office component would be approximately four acres, two lots with a two-story office building (to be used for general or medical/dental offices, approximately 10,000 square feet each) on each lot and required parking on each site. There would be a 50-foot greenbelt along eastern boundary, a 60-foot buffer adjacent to SR 74, and a 50-foot transitional yard to the residential component of development.

The residential component (The Gates) would be approximately 73 acres with 90 single family lots. There would be significant protection of stream corridors and wetlands, and a 50-foot greenbelt on the east, south, and west exterior boundaries. A 60-foot buffer (with berms and plantings as needed) would be along Highway 74, as well as internal streetscapes. The neighborhood amenity area would include a pool, cabana, and tot lot.

The single-family detached homes with target price point in the \$300,000s would be developed in phases. The lots would be approximately one-third acre with an overall density of approximately 1.2 units per acre. There would be no mass grading, a review of individual lot landscape plans, and three additional shade trees per lot would be required. The homes would be located at the 30-foot front setback line with cohesive, complementary architectural styles and a 35-foot maximum height.

Kirk continued that the greenbelt on the east, south, and west would be dedicated to City of Peachtree City for protection of the City boundary and control over future sewer extensions. The sewer mains would be located more than 200 feet from current property line for control of future expansions. A homeowners' association would be formed to own and maintain the SR 74 buffer, common areas, and to protect overall integrity of neighborhood

Kirk gave an overview of an analysis of housing sales by Smart Numbers with a focus on Peachtree City zip codes. There were 482 closings in the last 12 months (22 new homes, less than 5%). The average Atlanta area new home capture rate was more than 40%. At the end of August, there were 182 homes available (two new). There was a 4.6-month supply of homes with a one-month supply of new homes. The normal supply was seven to eight months of inventory. Kirk added that John Hunt of Smart Numbers had stated in the analysis that the City was in a definite state of demand far exceeding supply.

Kirk said the proposed plan should generate 1,100 vehicle trips per day compared to 12,700 as zoned. The applicant would upgrade and modify the existing signal at the SR 74/Redwine Road intersection. There would be internal sidewalks and cart path connections. There would be multi-use path connections or easements to adjoining properties with the owner's consent (Meade Field, Starr's Mill Academy Pre-School, and Brechin Park subdivision).

The Fayette County Water System had capacity available to serve the development (20-inch main along SR 74). Power, gas, cable, and phone service were all available. The Peachtree City Water & Sewer Authority (WASA) had treatment capacity to serve the development. A regional lift station was needed to serve this development, plus Meade Fields and Somersby.

The lift station/sewer was currently being re-permitted by WASA. The cost would be shared on pro rata basis calculated on estimated gallons-per-day flows from each anticipated user, and The Gates would pay its pro rata share of the lift station costs. The City's pro rata share of lift station costs and the full cost of a sewer tie-in from existing restrooms at Meade Fields would be contributed by the developer of The Gates.

The Gates would fund a cart path connection through Meade Field to the path being funded by the Somerby senior development that continued to the SR 74 tunnel. An agreement would be needed to connect to Brechin Park Subdivision and Starr's Mill Academy Preschool, and the developer would coordinate the location and provide a path easement or build to the property line.

The Gates would coordinate with the City on Gateway signage for the southern entrance to the City and would provide an easement for location of a sign, and reasonable funding for its construction and maintenance. The City would design and build the signage in the provided location. The natural and planted greenbelt along the SR 74 frontage would be maintained by the developer/homeowners association (HOA).

Kirk said the contributions to the City on behalf of The Gates included \$292,301.38 for cart paths, rights-of-way, Meade Fields' portion of the pump station and tie-in of the existing restrooms to sewer, land for greenbelts, land for the City entrance sign, a contribution to the City for the sign, and sign/landscaping maintenance. Additional contributions of land for buffers, ponds, and wetlands, land for rights-of-way, pocket park land and development, and the pump station portion for The Gates totaled \$590,704.12.

Kirk said he knew the City's Financial Services Division had not looked at the analysis yet. The City staff study indicated a large initial positive financial impact leveling out to modest positive annual financial impact over time. The cumulative positive financial impact over a 10-year period would be over \$700,000. Peachtree City would have control over the nature and look of this important gateway to the City. The proposed land use (office and residential) was compatible and complementary to adjoining land uses. Even if the finances were a wash, Kirk said there were unquantifiable benefits to be considered.

The Gates represented significantly reduced land use intensity over current entitlements. The Gates would provide rooftops and workers to support the nearby commercial center at Wilshire Pavilion. It would serve as the catalyst and important contributor for sewer service in this basin, avoiding the private lift station proposed by Somerby, and underwriting the cost of providing sewer to Meade Field. The housing type and price aligned with demand and would not compete with resale market.

Kirk concluded that The Gates would provide a logical, attractive, appropriate use at the gateway to the City; preserve, protect, and enhance the natural features on the site; and contribute in significant, meaningful ways toward improvements to the City's wastewater system, multi-use path system, and gateway aesthetic.

Kirk noted that Mike Healy, the owner of Mike & C's restaurant in Wilshire Pavilion, had sent a letter in support of the annexation, adding that the rooftops would help support the shopping center and the community.

Roland Myers, the president of the Brechin Park HOA, said the HOA had reviewed the proposal and supported it. He pointed out there were two intermittent streams on the property as well as a big hill, with a lot of relief to the land. Developing the site as it was zoned in the County would

require clear-cutting and significant grading. The proposal would be wonderful for their subdivision and a responsible use of the land. Myers added that most of the homes in Brechin Park were closer to the flight path at Falcon Field than the homes in this project would be. The flight path to Falcon Field was almost all directly over Brechin Park, and the HOA had heard no complaints, adding the planes flew further to the south over an uninhabited area.

Dennis Chase expressed concern about sewer and whether WASA would be able to get an exemption for going beyond the current permit, saying WASA might need to give up something else. Chase added that, when WASA talked about excess capacity, they could not sell 900,000 gallons of capacity because it was the overage they were required to have by the EPA. Chase said he been involved 12 years ago as an environmental consultant to Integrated Science & Engineering (ISE) when the County rezoned the tract to OI, CC, and AR. Chase continued there were two streams on the property, and they needed protection. More property to protect the streams was set aside in the project approved by the County. The proposal presented to the City did not have anything near what had been set aside for stormwater protection in the County plan. It probably met the state's minimum requirements, but it was a downgrade in stormwater quality protection. Chase was concerned that ISE had been involved in the rezoning 12 years ago when working for the applicant, and ISE was now working as the City's consultant on this project. Chase said it could be a conflict of interest to have the same consultant working for the applicant and for the City.

Joshua Bloom told Council he was against the annexation. He had seen the presentation multiple times, and it looked like a nice community, but there were several issues and problems to overcome. The proposal violated the City's Land Use Plan. There had been no dialogue on whether the project worked in the City and with the Land Use Plan. Bloom believed a corporate headquarters would be a better use for the property, noting it was only 30 minutes to Hartsfield-Jackson International Airport. Public safety would be burdened and extended further south. The sewer system would be taxed. There would be more use of Meade Field. He took exception with Kirk's analysis of the real estate market. The City currently had more than 1,000 undeveloped lots zoned for residential use, so there was no need to annex and rezone property for 90 more homes. Bloom noted he was a pilot, saying airports and neighborhoods did not make good neighbors, which had caused some airports to shut down. It was a bad idea in all aspects.

Bloom continued that Council Members Fleisch, Imker, and Learnard had said they were all opposed to annexation when running for office. Their stance had been valid in 2009, and it was valid today. It was a bad idea, and he urged Council to vote no.

The public hearing closed.

Haddix added that he would also like to know the number of unbuilt homes that were approved, saying there were probably over 1,500 homes approved, but not built yet. Imker said he had another dozen issues that he would like to discuss with staff the next week. Haddix said he met with the Fayette County Development Authority recently, and their position was the land should be OI.

Imker moved to continue the agenda item to October 18. Dienhart seconded. Motion carried unanimously.

10-12-03 Citizen Request to Address Council Regarding Proposed Amendment to Alcohol Ordinance

Glenn Gresham, owner of Gremlin Growlers, asked Council to consider amending the Alcohol Ordinance to allow beer tasting. Gresham noted that the ordinance allowed wine tasting under

certain conditions, but there was only one business in the City that was able to offer it. Gresham said his business had been open for 27 days, and many people had come in. Growlers had only been legal in Georgia since 2010, but had been allowed in other states for over 50 years. The focus of his shop was American independent breweries. People who were part of the craft beer community were actively involved and making an impact in their local communities. Other cities in the metro area allowed beer tasting, including Lawrenceville, Duluth, and Sandy Springs. His shop was the first on the southside.

There were over 250 styles of craft beer. The purpose of the tasting would be to increase the educational awareness of craft beer and help customers understand the depth and range of flavors. His customers were driving in from Newnan, Senoia, and Carrollton, so his shop had become a destination. Purchased samples could help educate people and stimulate growth. Gresham pointed out that Fayetteville had recently approved an amendment to allow beer tasting, and there was not a growler shop in Fayetteville yet. The amendment would help him be competitive. Gresham suggested customers be allowed up to four samples of no more than two ounces each. He and his lawyer had worked out a proposed amendment that he provided to Council (a copy is in the meeting file).

Haddix asked Pennington if staff had looked at this. Pennington said no. Haddix explained that the proposed amendment would need to be processed through staff. Gresham said he understood, but he wanted to bring it to Council's attention.

Learnard noted that a growler was a 12 – 64-ounce container filled with beer or hard cider from a tap, sealed air-tight for off-premise consumption. Gresham said he currently used 32- and 64-ounce glass containers. There was also a requirement from the state to include the government warning label on each container. Learnard clarified the proposal was to amend the ordinance to allow the sale of tasters. Gresham said that was correct. He would pay for a sampling license, the same as Kedron Kroger had done for wine-tasting. The customers would be charged for up to four samples.

Dienhart asked if the sample size compared to a shot glass. Gresham said it would be smaller, noting a shot glass was 2.5 ounces and the samples would be two ounces.

Learnard said she had no problem with considering the proposed amendment. Dienhart said he would also like to support the amendment.

Imker clarified that wine-tasting was already authorized, and the next step was beer. He wanted to keep the process as simple as possible, asking if only a few words could be added to the current ordinance. Meeker said modifying the alcohol ordinance was not as simple under state regulations, adding staff would keep it as simple as possible.

Haddix directed staff to move forward.

10-12-04 Consider Re-allocation of Facilities Bond Project Funding between Various Projects

Community Services Director Jon Rorie addressed Council, noting the agenda item was the approval of the requested changes he briefed them about at the September 20 meeting and asking if he needed to go over the list again. The consensus was not to repeat the briefing.

Imker moved to approve the re-allocation of Facilities Bond project funding between various projects as presented. Learnard seconded. Motion carried unanimously.

10-12-05 Consider Awarding Contract for Building Department Services to SAFEbuilt Georgia, Inc.

Rorie said staff recommended awarding the contract to the current vendor, SAFEbuilt Georgia, Inc. This would be an extension of the agreement with SAFEbuilt to provide Building Department services for three years. The services had been put out to bid, with three firms returning bids. It had been a tough evaluation. Staff felt it was in the City's and the citizens' best interests to move forward with the SAFEbuilt recommendation. There was one key change that would have minimal impact on the budget. The cost-sharing of fees would change from 80/20 to 70/30, with 30% going to the City.

Learnard moved to approve the agreement with SAFEbuilt Georgia for Building Department services effective January 1, 2013, with the option of extending the contract for three additional calendar years. Fleisch seconded. Motion carried unanimously.

10-12-06 Consider Awarding Contract for Roof Replacement to Various City Facilities to Advantage Building Contractors Inc.

Rorie said this was a Facilities Bond project. Staff was prepared to move forward on the roof replacements and recommended Council award the contract to Advantage Building Contractors Inc. for approximately \$30,000. Rorie said there could be some hidden issues once the shingles were pulled off, but that had been addressed with a contingency.

Learnard moved to approve Advantage Building Contractors at \$30,000 as shown in the Council packet, to include a \$5,000 contingency for the replacement of defective roof sheathing and fascia boards. Fleisch seconded. Motion carried unanimously.

10-12-07 Consider Change in November and December Meeting Dates

Pennington said staff was trying to get ahead of schedule conflicts during the holidays, adding there were already conflicts. Pennington's recommendation was to hold one meeting in November on November 8, and to hold December's meeting either on the already-scheduled date of December 6 or on December 13.

Imker said he would prefer the December 6 meeting date, and the November date was fine.

Imker moved to cancel two regular meetings in November and hold one regular meeting on November 8 and to cancel the second meeting (December 20) in December. Fleisch seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics Update

Learnard thanked Rorie for leading the City's dragon boat team, noting the team came in 11th place. Haddix and Dienhart both said it had been an excellent event. Pennington said the Dragon Boat Race and International Festival was an excellent example of cooperation between the Convention and Visitors Bureau (CVB) on the International Festival side and the Rotary Club with the dragon boat race. The event would probably move to Lake McIntosh when it was filled. Overall, it had been a fantastic program, but they were looking at areas that needed improvement.

Pennington said the winter season was quickly approaching, and the Kedron pool bubble was up, with only a few problems. Staff had discovered some tricks that actually cost the City less on some things. It was up in one day, and it was ready to go.

Public Services Director Mark Caspar said putting the bubble up had been a process, and it had started October 1. The Fire Marshal would visit the next week in preparation for issuing the Certificate of Occupancy. Caspar said staff loved the process, adding the new bubble was much easier to put up than the old one. The pool should be open October 15.

Imker moved to convene in executive session for pending or threatened litigation and personnel at 8:58 p.m. Learnard seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 9:21 p.m. Learnard seconded. Motion carried unanimously.

There being no further business to discuss, Learnard moved to adjourn the meeting. Dienhart seconded. Motion carried unanimously. The meeting adjourned at 9:22 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

City Event Calendar

<u>October</u>	<u>November</u>	<u>December</u>
10/1 – 31 – Fire Department Pumpkin Sale 10/18 – City Council Meeting, 7 pm 10/19 & 20 – Fire Department Haunted House, dusk to 11 pm 10/25 – City Council Special Called Meeting, 9 am 10/26 & 27 – Fire Department Haunted House, dusk to 11 pm 10/31 – Halloween (the City does not set or change the date for trick-or-treating)	11/6 – General Election (County, State, Federal) – Council Workshop (Tentative), 6:30 11/8 – City Council Meeting, 7 pm 11/15 – City Council Meeting - Cancelled 11/22 & 23 – Thanksgiving Holiday, City Offices Closed	12/1 – Hometown Holiday 12/4 – Council Workshop (Tentative), 6:30 12/6 – City Council Meeting, 7 pm 12/20 – City Council Meeting - Cancelled 12/24 & 25 – Christmas Holiday, City Offices Closed
<u>2013</u>		
<u>January</u>	<u>February</u>	<u>March</u>
1/1 – New Year's Day, City Offices Closed 1/3 – City Council Meeting, 7 pm 1/17 – City Council Meeting, 7 pm 1/21 – MLK Day, City Offices Closed	2/5 – Council Workshop (Tentative), 6:30 2/7 – City Council Meeting, 7 pm 2/21 – City Council Meeting, 7 pm	3/5 – Council Workshop (Tentative), 6:30 3/7 – City Council Meeting, 7 pm 3/21 – City Council Meeting, 7 pm
<u>April</u>	<u>May</u>	<u>June</u>
4/2 – Council Workshop (Tentative), 6:30 4/4 – City Council Meeting, 7 pm 4/18 – City Council Meeting, 7 pm	5/2 – City Council Meeting, 7 pm 5/7 – Council Workshop (Tentative), 6:30 5/16 – City Council Meeting, 7 pm 5/27 – Memorial Day, City Offices Closed	6/4 – Council Workshop (Tentative), 6:30 6/6 – City Council Meeting, 7 pm 6/20 – City Council Meeting, 7 pm
<u>July</u>	<u>August</u>	<u>September</u>
7/2 – Council Workshop (Tentative), 6:30 7/4 – Independence Day, City Offices Closed – Parade & Fireworks 7/18 – City Council Meeting, 7 pm	8/1 – City Council Meeting, 7 pm 8/6 – Council Workshop (Tentative), 6:30 8/15 – City Council Meeting, 7 pm	9/2 – Labor Day, City Offices Closed 9/3 – Council Workshop (Tentative), 6:30 9/5 – City Council Meeting, 7 pm 9/19 – City Council Meeting, 7 pm

Note: Items in **BOLD** are new additions

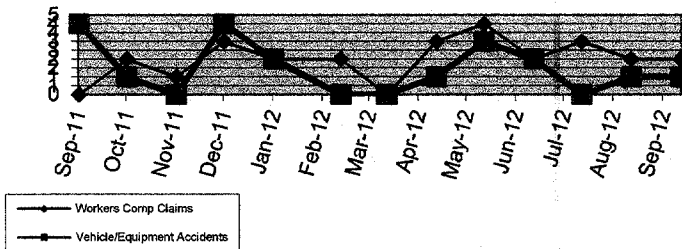
Updated 10/12/2012

Administrative Services

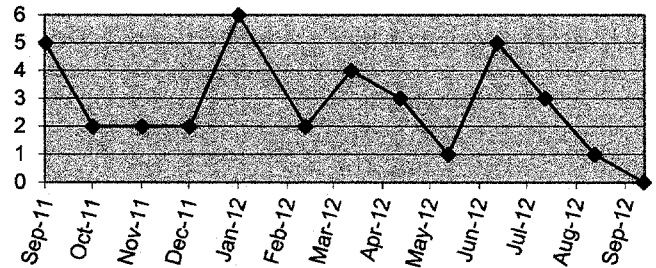
Monthly Report

Human Resources & Risk Management

Workers Comp Claims & Vehicle/Equipment Accidents



Employee Resignations/Terminations



Turnover Rate (Annual)

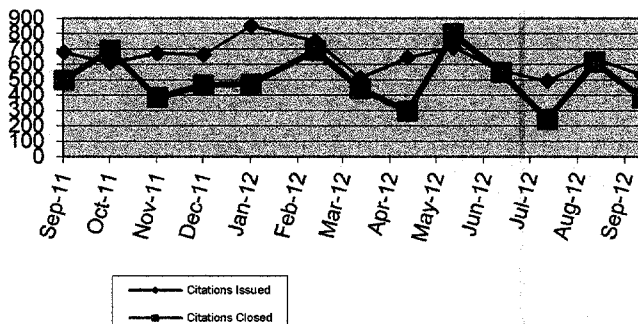
FY 2012 (YTD)
10.69%

FY 2011
12.76%

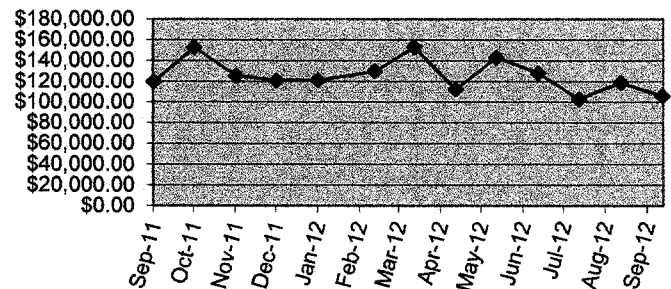
NOTES: FY 2012 includes 4 retirements. Figures do not include RIFs or seasonal positions.

Municipal Court

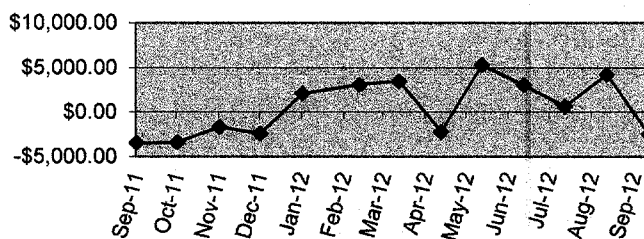
Citations Issued vs Closed



Fines Assessed*



Jail Fund Balance**
\$131,618.35
as of September 30, 2012



* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines & Forfeitures"

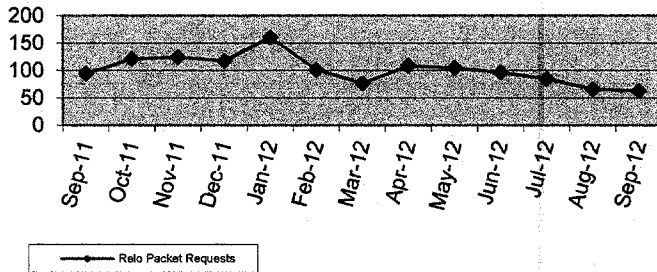
** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

Administrative Services

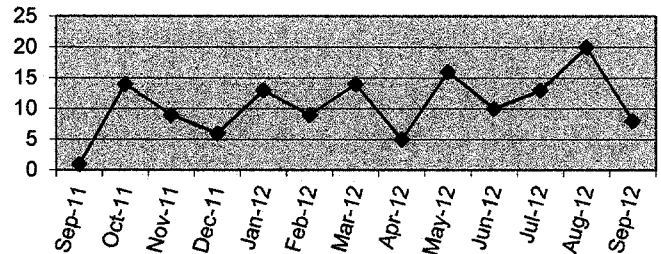
Monthly Report

Public Information

Public Contact / Comments / Questions



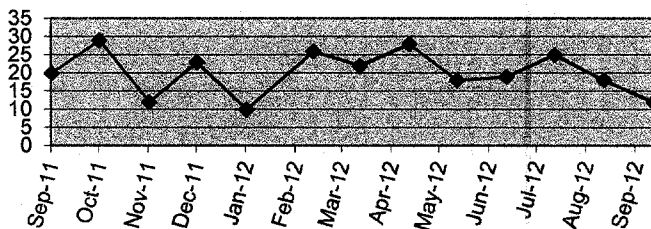
Open Records / Discovery Requests



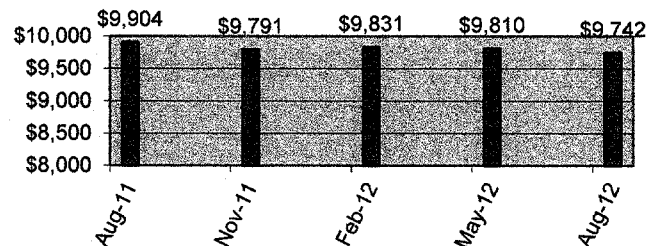
NOTE: Packet Request form added to web site 3/21/2011

City Clerk

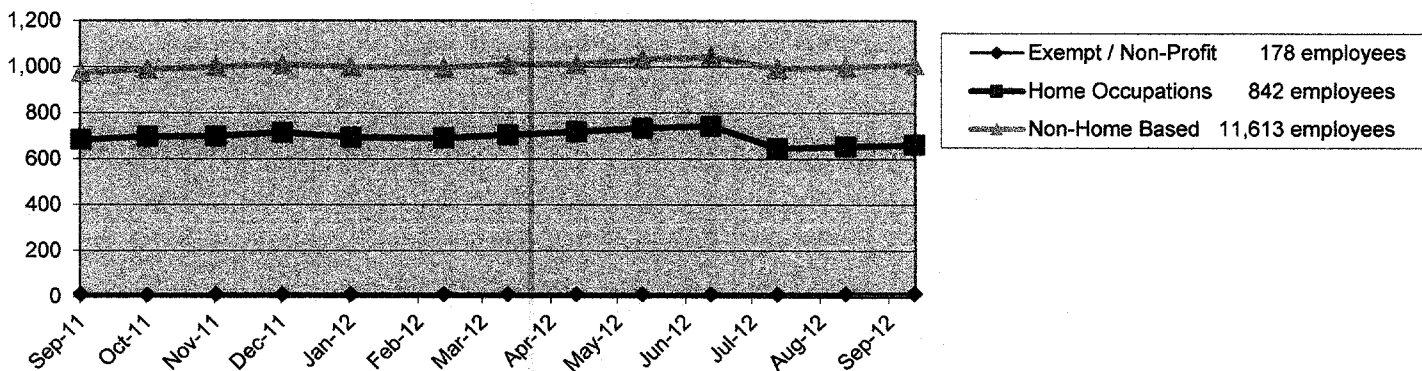
New Businesses Registered



Quarterly Sanitation Franchise Fees



Registered Businesses
(with current employment figures)



Note: April - June finalizes the annual registration and eliminates closed businesses for previous year. New businesses are added as they register.

Top 10 Employers by # of employees (no changes):

NCR, Cooper Lighting, Panasonic, Hoshizaki, Wal-Mart, Kroger (Kedron), Kroger (Braelinn), World Airways, Alenco, Randstad

PEACHTREE CITY POLICE DEPARTMENT

2012 MONTHLY REPORT

SEPTEMBER 2012 AUGUST 2012

2012 2011
Calendar Year to Date Calendar Year to Date

PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary

TOTAL PART I CRIMES	48	33	359	351
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<u>DUI ARRESTS</u>	14	19	112	129
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DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)

TOTAL DRUG ARRESTS:	9	4	71	73
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OTHER ARRESTS

PROPERTY CRIMES	31	14	189	134
PERSON CRIMES	10	3	80	46
TRAFFIC OFFENSES	17	26	170	228
OTHER	34	27	271	306

<u>CALLS ANSWERED:</u>	* 3,357	*3,590	39,096	45,739
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TRAFFIC:

CITATIONS ISSUED	529	638	5,515	6,937
CITY ORDINANCES	38	51	423	391
WARNINGS	787	889	7,808	9,118
ACCIDENTS	87	116	865	793

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 74 / HWY 54	3
HWY 54 / HUDDLESTON	2
HWY 54 / WILLOWBEND RD	2
HWY 54 / ROBINSON ROAD	2
HWY 54 / PLANTERRA	1

*Because of issues with the new CAD software, this number does not accurately reflect the number of calls for service for the months of May to September 2012.

**FY2012 MONTHLY REPORT
LIBRARY**

ACTIVITY DESCRIPTION	UNIT	October	November	December	January	February	March	April	May	June	July	August	September	FY2012 YEAR-TO-DATE	FY2011 YEAR-TO-DATE
Items - Acquired	Num.	406	283	452	608	522	455	498	499	309	342	597	598	5,569	6,268
Items - Circulated	Num.	40,844	36,885	32,564	33,140	37,818	38,005	35,498	39,008	44,057	44,750	40,308	35,911	458,788	476,476
Items - Loaned to Other Libraries	Num.	1,330	1,150	969	1,185	1,321	1,129	1,250	1,258	1,288	1,381	1,483	1,236	14,980	14,705
Items - Borrowed From Other Libraries	Num.	2,321	1,910	1,920	2,103	1,918	2,274	1,941	2,012	2,286	2,325	2,405	2,065	25,480	27,101
Class Visits	Num.	2	0	3	2	5	3	2	2	1	0	0	1	21	27
Group Meetings	Num.	33	34	32	18	29	30	27	34	16	24	38	34	349	340
Monthly Traffic	Num.	22,511	18,561	17,643	17,634	20,602	26,532	20,898	22,180	30,241	32,142	31,253	30,689	290,886	263,241
Children's Programs	Num.	22	10	11	13	21	21	15	21	38	24	21	18	235	238
Number of Participants	Num.	1,561	222	217	370	600	609	341	665	2,010	811	507	484	8,397	7,913
Adult Programs	Num.	3	3	2	3	2	4	4	3	3	5	6	5	43	32
Number of Participants	Num.	71	41	85	215	24	104	108	61	26	140	143	276	1,294	807
Revenue from Overdue Book Dls.		3,198	4,348	3,477	3,468	3,601	4,655	3,441	4,013	4,525	5,361	4,173	5,076	49,336	44,272
Revenue from Copies Made	Dls.	631	794	481	553	521	793	507	647	491	544	563	732	7,257	7,943
Reference Assistance	Num.	1,710	1,334	1,107	1,151	1,372	1,693	1,508	1,688	1,909	1,755	1,783	1,542	18,552	18,176
Internet Usage	Num.	3,072	2,772	2,233	2,362	2,508	2,589	2,358	2,359	2,166	2,258	2,592	2,237	29,506	33,877
Volunteers	Num.	38	31	30	36	40	35	35	28	28	39	34	34	408	493
Number of Hours Worked	Num.	333	213	200	275	286	305	261	256	275	312	248	321	3,285	3,709
eBook/Audio Downloads	Num.	774	894	938	840	959	883	952	946	983	1,011	975	822	10,977	n/a

Notes: Foot traffic was up from 260K to 290K for FY12, which is in line with the increase in program attendance. There was a slight decrease in traditional circulation last year, replaced partially by ebook downloads from GADP. We will continue to acquire ebooks during FY13. Upcoming programs include - National Novel Writing Month (NaNoWriMo) in November. The library will host a series of "write-ins," including an all-nighter! We will also be bringing the Coca-Cola Space Science Center Mobile Astronomy Lab to Peachtree City (February) which will feature a digital portable planetarium as well as a nighttime stargazing program complete with telescopes.

**CITY OF PEACHTREE CITY
RECREATION REVENUE
AS OF SEPTEMBER 30, 2012
WITH COMPARISONS TO SEPTEMBER 30, 2009, 2010, & 2011**

	ACTUAL THRU SEPTEMBER		ORIGINAL BUDGET FY 2012	BUDGET ADJUSTMENTS	CURRENT BUDGET FY 2012	ACTUAL THRU SEPT. 2012
	FY 2009	FY 2010				
RECREATION REVENUE						
Program Fees - Recreation	\$ 199,389	\$ 171,077	\$ 181,538	-	\$ 187,533	\$ 221,354
Program Fees - Kedron	144,661	168,719	190,324	-	145,000	170,388
Program Fees - Kedron Open Gym	-	-	-	-	-	16,181
Program Fees - Gen. Fund - Athletic Tourn.	8,650	12,650	11,396	(6,440)	-	1,170
Program Fees - Special Rev. - Ath. Tourn.	-	-	-	4,225	4,225	33,287
Facility Rental - Recreation	6,535	8,655	10,101	-	9,612	10,117
Facility Rental - Kedron	5,201	9,284	10,781	-	7,247	18,465
Program Fees - Pool Fees/Passes	106,677	137,925	140,084	(40,000)	110,517	62,188
Program Fees - Kedron Swim Teams	-	-	-	-	-	11,603
Program Fees - Kedron Swim Lessons	-	-	-	-	-	9,233
Program Fees - Rec Pool Revenue	15,615	15,299	10,767	-	20,000	24,155
	\$ 486,728	\$ 523,609	\$ 554,991	\$ (42,215)	\$ 526,349	\$ 578,141

Recreation Programming Notes- Our efforts continue in trying to maintain a successful after school program at the Glenloch Recreation Center. We added some new Spanish and Acting recreational classes this month. The Campus is continuing to use the Kedron facility for both basketball and volleyball. Our adult volleyball and softball leagues are in mid season for the fall. The Kedron pools closed at the end of the day on the 30th to make preparations for the bubble installation.

Special Events Notes- The Piedmont Wellness Walk was held at Drake Field on the 8th. The Shakerag Arts and Crafts Festival was held on the 15th and 16th at the Knoll. The International Dragon Boat Festival was held at Drake Field on the 22nd. The Promise Place Walk was held on the 28th at the City Hall Plaza. There was a McIntosh High Lacrosse Walk to benefit ALS Lou Gehrig's Disease held at Shakerag and the surrounding paths on the 29th. We also facilitated for two different weddings this month on the 1st and 27th.

Tournaments Notes- The BSC Complex was a premier site for the Atlanta Publix Cup over the Holiday weekend, which was the 1st through the 3rd. We hosted baseball tournaments at the BSC Complex on the 9th and 23rd. We facilitated an Adult 1- pitch softball tournament at Meade on the 15th.

CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE TWELVE MONTHS ENDED SEPTEMBER 31, 2012

PERCENTAGE OF BUDGET YEAR COMPLETED 100.00% (ACTUAL TRANSACTIONS STILL PENDING)

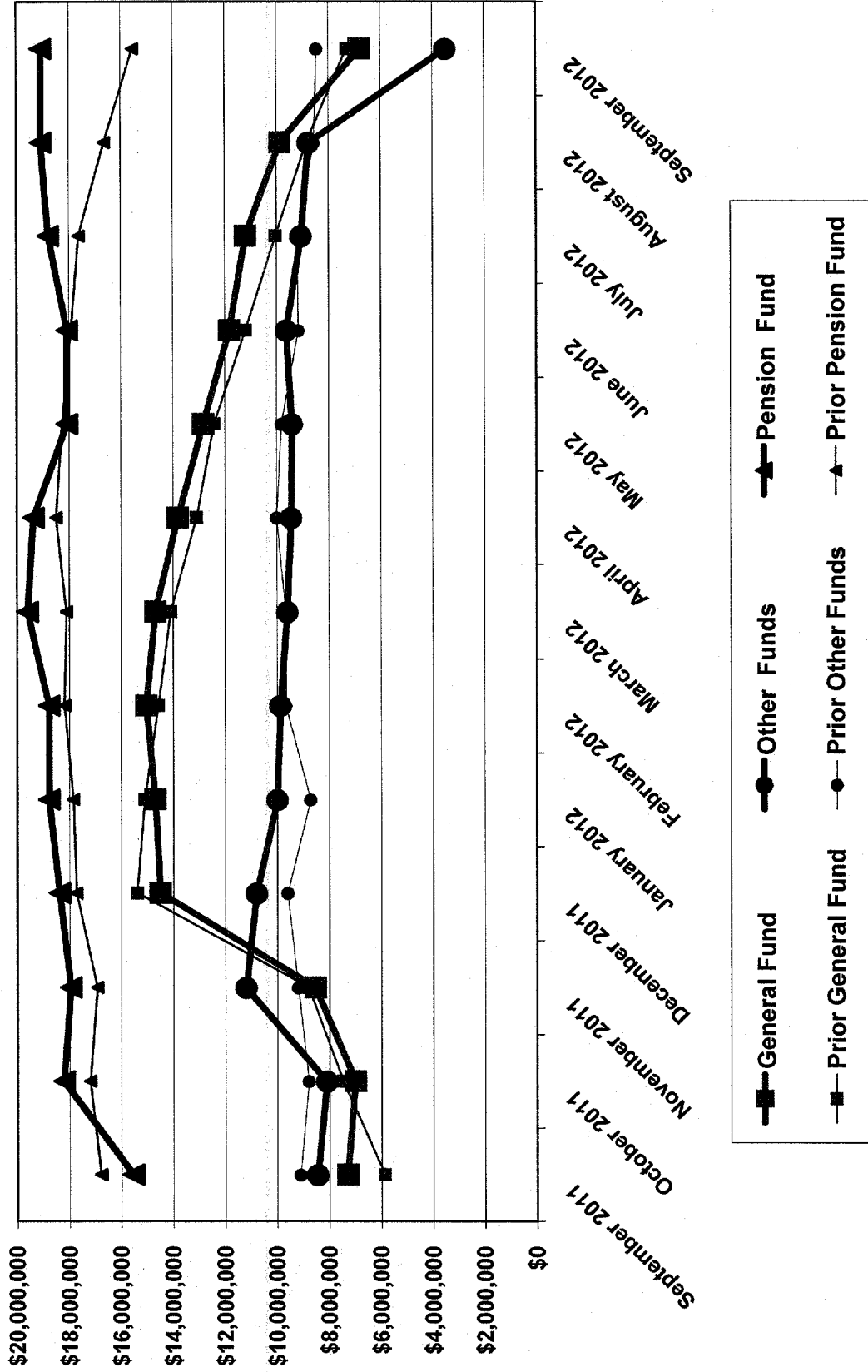
GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2012 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 11,766,742	\$ 11,586,626	\$ (180,116)	98.47%
Franchise Taxes	2,655,660	2,609,026	(46,634)	98.24%
Local Option Sales Tax	6,520,000	6,709,694	189,694	102.91%
Other Sales & Use Taxes	704,550	735,154	30,604	104.34%
Business Taxes	2,254,651	2,061,760	(192,891)	91.44%
Licenses & Permits	641,637	685,207	43,570	106.79%
Intergovernmental/Grants	300,020	321,230	21,210	107.07%
Charges for Services - Other	903,584	1,032,583	128,999	114.28%
EMS Billings	502,988	465,682	(37,306)	92.58%
Fines & Forfeitures	1,252,070	1,124,936	(127,134)	89.85%
Investment Income	76,974	50,809	(26,165)	66.01%
Other Revenue	173,441	165,545	(7,896)	95.45%
Other Financing Sources	839,182	943,971	104,789	112.49%
Total General Fund Revenues	\$ 28,591,499	\$ 28,492,223	\$ (99,276)	99.65%
Surplus Carryover	(948,093)			
Total General Fund	\$ 27,643,406			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2012 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 437,568	\$ 374,910	\$ 62,658	85.68%
Administrative Services	1,282,850	1,088,532	194,318	84.85%
Financial Services	1,417,987	1,361,753	56,234	96.03%
Police Services/Code Enforcement	6,984,352	6,739,344	245,008	96.49%
Fire/EMS Services	6,504,984	6,538,337	(33,353)	100.51%
Public Works/Buildings & Grounds/Engineering	4,537,002	4,545,740	(8,738)	100.19%
Community Services	4,371,114	4,001,189	369,925	91.54%
Non-Divisional:				
Unemployment Insurance	48,000	33,938	14,062	70.70%
Council Contingency	-	-	-	0.00%
Non-Profit Organizations	26,757	26,757	-	100.00%
Transfer to Development Authority	7,500	7,500	-	100.00%
Transfers to Other Funds	2,407,256	1,919,283	487,973	79.73%
Liability Insurance	89,243	90,275	(1,032)	101.16%
Litigation Services	137,580	166,627	(29,047)	121.11%
General Administration/Miscellaneous	24,344	11,645	12,699	47.84%
Budgeted Savings	(633,131)	-	(633,131)	0.00%
Total General Fund	\$ 27,643,406	\$ 26,905,830	\$ 737,576	97.33%

HOTEL/MOTEL FUND REVENUES				
Description	2012 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 796,280	\$ 880,333	\$ 84,053	110.56%

HOTEL/MOTEL TRANSFERS OUT				
Type	2012 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 265,427	\$ 293,444	\$ (28,017)	110.56%
Transfer to Tourism Association	530,853	586,889	(56,036)	110.56%
Total Hotel/Motel Transfers Out	\$ 796,280	\$ 880,333	\$ (84,053)	110.56%

CITY OF PEACHTREE CITY
FISCAL YEAR 2012 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



Note: Other Funds include Special Revenue Funds, Capital Projects Funds, Debt Service Funds, Proprietary Funds (including the Stormwater Utility Fund), and Agency Funds.

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF SEPTEMBER 31, 2012

SUMMARY OF OVER \$10,000 EXPENDITURES APPROVED BY CITY MANAGER SEPTEMBER 2012			
Description	Vendor	Award	Date
Braelinn Field Revitalization	Patrillo Grounds Mgmt.	\$ 19,000.00	09/10/2012
Meade field Electrical Panel Replacement	Frontier Electric	12,777.00	09/18/2012
SQL Server Upgrade	VC3	10,132.90	09/19/2012

PURCHASING REPORT FOR MONTH ENDED September 31, 2012 AND September 31, 2011		
Activity	Fiscal Year 2012	Fiscal Year 2011
Purchase Orders / Requisitions Processed	117	142
City Store Requisitions Processed	14	12
Sealed Bids Requested	3	2
Requests for Proposals	3	0
Bids Awarded	1	2
Requests for Proposals Awarded	0	2
Contracts Prepared	1	5
Electronic Auction	0	5
Fixed Assets Purchased	1	1
SQL Server Upgrade		

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
SEPTEMBER 2012

POLICE

Cert Donation

Target

2,000.00

TOTAL MONTH OF SEPTEMBER 2012

\$ 2,000.00

**CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2012
PAID AS OF SEPTEMBER 31, 2012**

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
* Sumner/Meeker	October 2011	ADA Claim	\$ 440.00
* Sumner/Meeker	October 2011	Pathways	621.65
Sumner/Meeker	November 2011	Lawsuit - EEOC Claim	77.00
	November 2011	Pathways	183.00
	November 2011	Worley	44.00
Sumner/Meeker	December 2011	FMLA/ADA	165.00
	December 2011	Pathways	44.00
	December 2011	Worley	275.00
Sumner/Meeker	January 2012	ADA Claim	385.00
	January 2012	Pathways	165.00
	January 2012	Worley	506.00
Sumner/Meeker	February 2012	Alzate	946.00
	February 2012	Mrosek	3,882.49
	February 2012	Pathways	55.00
	February 2012	Worley	66.00
Sumner/Meeker	March 2012	Alzate	165.00
	March 2012	Lawsuit - EEOC Claim	400.84
	March 2012	Mrosek	3,981.20
Sumner/Meeker	April 2012	Alzate	510.84
	April 2012	Breedlove	440.00
	April 2012	Mrosek	572.00
	April 2012	Lawsuit - EEOC Claim	1,182.65
Sumner/Meeker	May 2012	Alzate	719.64
	May 2012	BCS	1,441.00
	May 2012	Breedlove	1,556.65
	May 2012	Mrosek	3,351.16
Sumner/Meeker	June 2012	Alzate	154.00
	June 2012	Lawsuit - EEOC Claim	462.00
	June 2012	BCS	995.65
	June 2012	Cruz	264.00
	June 2012	Lawsuit - EEOC Claim	1,806.62
	June 2012	Mrosek	1,435.65
	June 2012	Pathways	22.00
	June 2012	Lawsuit - EEOC Claim	220.00
	June 2012	Triad Construction	792.00
Sumner/Meeker	July 2012	Abdul-Karim	55.00
	July 2012	BCS	352.00
	July 2012	Cruz	264.00
	July 2012	Lawsuit - EEOC Claim	1,173.51
	July 2012	LOST	715.00
	July 2012	Mrosek	1,575.92
	July 2012	Lawsuit - EEOC Claim	308.00
	July 2012	Self	55.00
	July 2012	Triad Construction	2,458.65

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
Sumner/Meeker	August 2012	Abdul-Karim	33.00
	August 2012	BCS	572.00
	August 2012	Cruz	583.00
	August 2012	Lawsuit - EEOC Claim	253.00
	August 2012	LOST	3,443.70
	August 2012	Mrosek	1,408.00
	August 2012	Lawsuit - EEOC Claim	1,498.62
	August 2012	Triad Construction	330.00
Sumner/Meeker	September 2012	Alzate	132.00
	September 2012	BCS	665.65
	September 2012	Breedlove	55.00
	September 2012	Lawsuit - EEOC Claim	1,702.30
	September 2012	Lawsuit - EEOC Claim	913.00
	September 2012	LOST	4,091.31
	September 2012	Mrosek	429.00
	September 2012	Lawsuit - EEOC Claim	319.00
	September 2012	Triad Construction	522.65
	September 2012	BCS	242.00
	September 2012	Breedlove	220.00
	September 2012	Lawsuit - EEOC Claim	385.00
	September 2012	Lawsuit - EEOC Claim	1,312.12
	September 2012	LOST	418.00
	September 2012	Pathways	22.00
	September 2012	Lawsuit - EEOC Claim	907.65
	September 2012	Triad Construction	1,424.65
* GIRMA	October 2011	Vehicle Accident	65.00
*	October 2011	Vehicle Accident	649.40
*	October 2011	Vehicle Accident	1,926.45
*	October 2011	Lawsuit - EEOC Claim	1,016.55
GIRMA	November 2011	Lawsuit - EEOC Claim	59.40
	November 2011	Vehicle Accident	116.00
	November 2011	Water Damage Claim	25,000.00
	November 2011	Zoning Claim	4,522.66
GIRMA	December 2011	Lawsuit - EEOC Claim	59.40
	December 2011	Vehicle Accident	139.34
	December 2011	Violation Clean Water Act - Mrosek	600.00
GIRMA	January 2012	Lawsuit - EEOC Claim	198.00
GIRMA	February 2012	Violation Clean Water Act - Mrosek	16,431.13
	February 2012	Lawsuit - EEOC Claim	59.80
GIRMA	March 2012	Lawsuit - EEOC Claim	140.80
	March 2012	Vehicle Accident	845.74
GIRMA	April 2012	Vehicle Accident	128.00
	April 2012	Violation Clean Water Act - Mrosek	472.02
	April 2012	Lawsuit - Mayor	9,969.40
GIRMA	May 2012	Violation Clean Water Act - Mrosek	6,746.85
GIRMA	June 2012	Vehicle Accident	6,195.07
	June 2012	Lawsuit - EEOC Claim	110.00
GIRMA	July 2012	Lawsuit - EEOC Claim	15,960.50
	July 2012	Lawsuit - EEOC Claim	1,168.00
	July 2012	Lawsuit - EEOC Claim	4,464.44
GIRMA	August 2012	Lawsuit - EEOC Claim	964.00

Litigation Services (100-1505-579130)

<u>Vendor</u>	<u>Month Paid</u>	<u>Project</u>	<u>Amount</u>
	August 2012	Lawsuit - EEOC Claim	1,782.80
	August 2012	Lawsuit - EEOC Claim	2,254.76
	August 2012	Damage to Residenital Home (FD)	1,135.00
GIRMA	September 2012	Damage to citizen vehicle	813.09
	September 2012	Lawsuit - EEOC Claim	886.63
	September 2012	Lawsuit - EEOC Claim	990.60
Elerbee Thompson	November 2011	Lemacks	339.50
Henderson & Hundley	March 2012	Prince	5,622.00
Henderson & Hundley	June 2012	Prince	756.60
Henderson & Hundley	September 2012	Prince	1,125.00
BBP Reprographics	January 2012	Mrosek	24.00
	February 2012	Mrosek	106.50
City of Fayetteville	August 2012	LOST Mediation Services	334.19
			171,346.39
* Less Amount Charged to Fiscal Year 2011			(4,719.05)
Amount Reported - July 2012 Monthly Report to City Council			<u>\$ 166,627.34</u>

Public Works Monthly Reports

Activity Description	Unit	September-12	FY2012 YTD	Annual Goal
General				
Average time to complete vandalism repairs once notified	Days	1.0	1.0	3
Average time to respond to a citizen complaint and assign action	Days	2.5	2.0	5
Streets				
Street Patching	Hrs.	210	1,564	2,500
Street Crack Sealing	Hrs.	0	0	435
Street General Maintenance	Hrs.	347	5,089	2,000
Storm Water Maintenance	Hrs.	388	3,528	12,480
Street Sweeping	Ft/Mls	26,015/9.85	842,190/159.5	360
Cart Paths				
Cart Path Paving	Ft.	5,489	24,217	21,000
Cart Path Litter Removal	Hrs.	105	1,532	1,250
Time to remove trees on paths once reported	Days	2.0	1.1	2
Cart Path Drainage Maintenance	Hrs.	120	2,769	1,450
Cart Path General Maintenance	Hrs.	533	5,719	3,250
Signs				
Average time to respond to traffic sign maintenance issues	Days	1.0	1.0	2
Signs Changed over to new reflectivity and mixed letter standard (completion date 2018)	Each	30	333	500
Time for contractor to remove trees once notified	Days	3.0	3.2	3
Time for landscaping and mowing contractor to fix an issue once notified	Days	2.5	2.4	2
Time for contractor to remove dead animals and debris from road once notified.	Days	1.0	1.0	1
Fleet Maintenance				
Average time to complete a preventative maintenance on a Light Car/Truck	Hrs	3.2	3.4	3
Average time to complete a preventative maintenance on a Heavy Truck	Hrs	7.0	4.6	6
Average time to complete a preventative maintenance on a Heavy Equipment	Hrs	N/A	2.5	6
Ratio of time spent on preventative maintenance versus other repair items		1.25 TO 1	0	2 to 1
Facility Maintenance				
Sports Complex Maintenance	Hrs.	248	2,362	2,500
Parks General Maintenance	Hrs.	201	993	435
General Maintenance	Hrs.	117	799	2,000
Vandalism	Hrs.	0	23	0
Litter Removal	Hrs.	294	2,085	2,000
Building Maintenance	Hrs	333	1,055	2,500

Note: General maintenance line items include activities not included in paving operations. These include but are not limited; storm clean up, litter removal, curb repair etc.

City Council Monthly Report

As of: 10/10/2012

DEPARTMENT:
SUPERVISOR:

ANNING & ZONING
DAVID RAST

FISCAL YEAR
CREATOR

2012
KATHY GRAY

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
--------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

COMPARISON CHART		
YTD	YTD of FY 2011	YTD of FY 2010
FY 2012		

COMPARISON CHART

BUILDING DEPARTMENT												
RESIDENTIAL AND NON-RESIDENTIAL												
	1	2	3	4	5	6	7	8	9	10	11	12
Single Family Units	1	1	2	0	3	1	4	1	4	0	0	4
Single Family C.O.'s	3	2	0	1	2	2	0	0	3	0	4	3
Multi Family Units	0	0	0	0	0	0	0	0	0	0	0	0
Multi Family C.O.'s	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous**	34	20	29	18	19	31	27	39	26	22	24	22
INSPECTIONS	165	91	122	131	124	174	151	228	141	182	138	145

21	15	N/A
23	26	N/A
0	1	N/A
0	1	N/A
311	315	N/A
1,786	1,876	N/A

	0	1	2	3	4	5	6	7	8	9	TOTAL
New Construction:	0	0	0	1	0	0	0	0	1	2	0
Non-Residential C.O.'s:	10	5	6	7	0	4	1	4	5	1	0
Expansion/Renovation/Tenant Finish:	2	7	3	2	3	6	3	2	6	7	0
Miscellaneous**:	0	3	0	2	4	35	48	1	3	1	0
INSPECTIONS:	104	142	71	67	56	49	22	34	85	64	62

4	2	N/2
48	48	N/2
51	98	N/2
100	11	N/2
824	938	N/2

DEVELOPMENT PERMITS	1	1	1	0	1	3	2	0	1	1	1	6
POPULATION ESTIMATE	34,403	34,407	34,407	34,410	34,410	34,414	34,414	34,420	34,420	34,428	34,434	34,444
BUILDING PERMIT FEES	\$24,472	\$62,371	\$20,001	\$18,301	\$17,570	\$14,970	\$23,460	\$26,560	\$16,304	\$34,057	\$37,781	\$53,500

18	19	N/A
34,440	34,397	N/A
\$349,353	\$315,197	N/A

PLANNING DEPARTMENT												
	CE	CE	CE	37	70	135	74	92	52	51	43	47
Tree Removal Permits:												
Sign Permits:	\$800	\$460	\$100	\$300	\$400	\$300	\$230	\$200	\$700	\$300	\$630	\$330
Banner Special Event Permits	\$625	\$50	\$360	\$285	\$270	\$315	\$275	\$245	\$195	\$110	\$180	\$115
New Construction Plan Reviews:	\$400	\$200	\$300	\$50	\$1,270	\$900	\$300	\$1,200	\$200	\$625	\$300	\$5,577
Other Plan Reviews/Permits:-	\$736	\$2,416	\$671	\$573	\$937	\$56	\$1,236	\$587	\$667	\$1,396	\$913	\$1,009
Misc permit fees	\$0	\$0	\$0	\$100	\$0	\$0	\$84	\$51	\$355	\$867	\$4,705	\$7,777
Fire Department Permit Fees:	\$700	\$750	\$1,350	\$1,318	\$1,000	\$450	\$744	\$400	\$100	\$2,792	\$760	\$750
TOTAL PLAN REVIEW FEES	\$3,161	\$5,876	\$2,781	\$2,626	\$3,807	\$2,023	\$2,869	\$2,683	\$2,217	\$6,090	\$7,498	\$7,852

601	CE	NA
\$4,750	\$5,340	NA
\$2,925	\$5,170	NA
\$11,246	\$6,170	NA
\$13,199	\$10,993	NA
\$6,239	\$984	NA
\$11,114	\$12,838	NA
\$49,473	\$40,095	NA

* Miscellaneous permits are: Fences, Pools, Additions/Renovations, Reroofings, etc.

^a Based on 2.09 people per residential CO

+ Other plan reviews: Soil Erosion permits, Land Disturbance Fee, Site Plan & Final Site Plan reviews.

Adjusted to Census 2010 numbers

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)

Term of Appointment

September-12

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Kai Wolter 01/01/12 - 12/31/13	10	10	10	0		100%
Shayne Robinson Until no longer Recreation & Special Events Chairperson	10	8	7	1	05/16/2012	88%
Sherri Smith Brown 02/2012 - 12/31/13	10	6	5	1	07/18/2012	83%
Tim Dunlap 1/1/2011 - 12/31/2012	10	10	6	5	10/19/2011 11/16/2011 05/16/2012 07/18/12 08/15/12	60%
Vanessa Fleisch 1/1/12 - 12/31/12	10	8	7	1	04/18/2012	88%
Zaheer Faruqi 1/1/12 - 12/31/2013	10	8	4	4	01/18/2012 02/13/2012 04/18/2012 08/15/2012	50%
Rick Barnes 1/1/12 - 12/31/13	10	8	8	0		100%
Mike Nelson, Alternate 02/2012 - 12/31/12	10	6	6	0		100%

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

September 2012 - 1

Term of Appointment

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner Chairman 10/07/10 - 9/30/13	12	12	12	0		100%
Aaron Daily 10/10/11 - 9/30/14	12	11	11	0		100%
Frank Destadio, Vice Chairman (Appointed to fulfill Joe Frazar's unexpired term) 4/21/11 - 9/30/12	12	12	12	0		100%
Patrick Staples 10/01/96 - 9/30/12	12	12	11	1	06/11/2012	92%
Lynda Wojcik 02/23/09 - 9/30/13	12	12	12	0		100%
Robert Napoli Alternate 10/01/11 - 9/30/12	12	11	9	2	10/10/2011, 03/12/2012	82%

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

September 2012 -2

Term of Appointment

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner Chairman 10/07/10 - 9/30/13	12	12	12	0		100%
Aaron Daily 10/10/11 - 9/30/14	12	12	12	0		100%
Frank Destadio, Vice Chairman (Appointed to fulfill Joe Frazar's unexpired term) 4/21/11 - 9/30/12	12	12	12	0		100%
Patrick Staples 10/01/96 - 9/30/12	12	12	11	1	06/11/2012	92%
Lynda Wojcik 02/23/09 - 9/30/13	12	12	12	0		100%
Robert Napoli Alternate 10/01/11 - 9/30/12	12	12	10	2	10/10/2011, 03/12/2012	83%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: James L. Pennington, City Manager 

FROM: Paul Salvatore, Financial Services Director 
Beverly Waldrip, Assistant Finance Director 

DATE: October 11, 2012

SUBJECT: Budget Amendments – Fiscal Year 2013
October 18, 2012 – City Council Meeting

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to amend the 2013 budget resolution.

Discussion:

Amendment 13-001

1. Amend the Public Works budget to include the purchase of a capital asset. The budget adjustment transfers funds from Public Works operating expenses and is needed for the replacement of an un-repairable plotter used to cut material for signs.
2. Carry-over the 2012 Kedron expenditure budget for the replacement of Kedron fire damaged contents covered by insurance proceeds which were received in September 2012.
3. Carry-over the 2012 Fire Department expenditure budget for the purchase of a hazard kitchen simulator for the Public Education Bus. The simulator was ordered from a sole source vendor located in Canada and had not been received at fiscal year-end.
4. Carry-over the 2012 Engineering Department expenditure budget for cell tower maintenance which is pending an evaluation report that was not complete at fiscal year-end.
5. Carry-over the 2012 City Clerk expenditure budget for a municipal information software upgrade. The upgrade could not be installed until network operating system upgrades are completed.
6. Carry-over the 2012 Engineering expenditure budget for equipment lease expense.
7. Carry-over proceeds remaining in Athletic Association and Tournament fenced account Funds.

Budget Impact:

The proposed General Fund budget amendments will increase the 2013 General Fund budget by \$70,153. Funding will be taken from the un-restricted General Fund Balance. The amendment to fenced athletic fee accounts has no budget impact.

**CITY OF PEACHTREE CITY
BUDGET AMENDMENT**

DATE 10/10/2012
AMENDMENT NUMBER 13-001

1)

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-4100-542060		Public Works - Computer Equipment	5,800.00	
100-4100-531650		Public Works - Small Tools and Equipment		5,800.00

To amend the Public Works budget to include the purchase of a capital asset. The budget adjustment transfers funds from Public Works operating expenses and is needed for the replacement of an un-repairable plotter used to cut material for signs.

2)

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		General Fund - Surplus Carryover	34,121.12	
100-6122-531175		Kedron - Operating Supplies	31,635.28	
100-6122-531650		Kedron - Small Tools and Equipment	2,485.84	

To carry-over the 2012 Kedron expenditure budget for the replacement of Kedron contents covered by insurance proceeds which were received in September 2012.

3)

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		General Fund - Surplus Carryover	5,220.00	
100-3510-531650		Fire Department - Small Tools and Equipment	5,220.00	

To carry-over the 2012 Fire Department expenditure budget for the purchase of a hazard kitchen simulator for the Public Education Bus. The simulator was ordered from a sole source vendor located in Canada and had not been received at fiscal year-end.

4)

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		General Fund - Surplus Carryover	15,822.50	
100-1575-522250		Engineering - Building Repair & Maintenance	15,822.50	

To carry-over the 2012 Engineering Department expenditure budget for cell tower maintenance which is pending an evaluation report that was not complete at fiscal year-end.

**CITY OF PEACHTREE CITY
BUDGET AMENDMENT**

DATE 10/10/2012
AMENDMENT NUMBER 13-001

5) ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		General Fund - Surplus Carryover	8,400.00	
100-1580-531180		City Clerk - Computer Supplies	8,400.00	

To carry-over the 2012 City Clerk expenditure budget for a municipal information software upgrade. The upgrade could not be installed until network operating system upgrades are completed.

6) ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		General Fund - Surplus Carryover	6,589.00	
100-1575-522300		Engineering - Rentals	6,589.00	

To carry-over the 2012 Engineering expenditure budget for equipment lease expense.

7) ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
244-0000-389025		Tournament Fees - Surplus Carryover	5,355.56	
244-6129-541200		Tournament Fees - Site Improvements	5,355.56	
231-0000-389025		PTC Travel Baseball - Surplus Carryover	935.07	
231-6129-541300		PTC Travel Baseball - Buildings	935.07	
232-0000-389025		PTC Little League - Site Improvements	10,421.78	
232-6129-541200		PTC Little League - Surplus Carryover	10,421.78	
233-0000-389025		PTC Lacross Association - Surplus Carryover	1,757.70	
233-6129-541200		PTC Lacross Association - Site Improvements	1,757.70	
234-0000-389025		PTC Youth Basketball - Surplus Carryover	6,726.02	
234-6129-541200		PTC Youth Basketball - Site Improvements	6,726.02	
235-0000-389025		PTC BMX - Surplus Carryover	102.08	
235-6129-541200		PTC BMX - Site Improvements	102.08	
237-0000-389025		PTC Hockey Association - Surplus Carryover	10,149.95	
237-6129-541200		PTC Hockey Association - Site Improvements	10,149.95	
238-0000-389025		PTC GA District 4 Little League - Surplus Carryover	3,745.89	
238-6129-541200		PTC GA District 4 Little League - Site Improvements	3,745.89	
239-0000-389025		PTC Youth Soccer - Surplus Carryover	5,361.03	
239-6129-541200		PTC Youth Soccer - Site Improvements	5,361.03	
240-0000-389025		PTC Girls Softball - Surplus Carryover	1,156.10	
240-6129-541200		PTC Girls Softball- Site Improvements	1,156.10	
242-0000-389025		Pacers Swim Team - Surplus Carryover	585.68	
242-6129-541300		Pacers Swim Team - Buildings	585.68	
243-0000-389025		PTC Youth Track - Surplus Carryover	1,156.10	
243-6129-541200		PTC Youth Track - Site Improvements	1,156.10	

To carry-over proceeds remaining in Athletic Association and Tournament fenced account Funds.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members

VIA: City Manager 
Director of Financial Services *P.S.*
Assistant Financial Services Director 
Purchasing Agent 

FROM: Public Services Director 

DATE: October 9, 2012

SUBJECT: Award of Fuel Canopy Replacement
October 18, 2012 City Council Meeting

RECOMMENDATION:

Staff recommends the City Council award the replacement of the Public Works Fuel Canopy to Atlanta Petroleum Equipment Company (APEC) of Tucker Georgia for their not to exceed bid amount of **\$50,588.00**.

DISCUSSION:

During the last year the City contracted with Pond and Company to complete an architectural review of several facilities throughout the City. One of the facilities evaluated during this process was the fuel canopy located at the Public Works Facility. The conclusion of this evaluation recommended the replacement and grounding of the canopy.

Based on the recommendation from Pond, staff placed the replacement of the canopy out to bid. The bid was advertised on the City website as well as being emailed to several probable vendors. Staff held a pre bid meeting for this project to which only two vendors attended. As both vendors were well qualified staff continued with the bid.

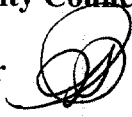
At the time of bid opening only one bid was submitted. This bid was the bid from APEC for a not to exceed amount of **\$50,588.00**. Staff believes that this is a reasonable figure. In addition this bid is below the current budget of \$54,080 available for this project.

Budget Impact: This project has been approved by City Council as part of the current Public Facilities Authority Bond. Should council approve this award funds totaling \$50,588.00 will be dispersed from project account CIP-060

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 

FROM: Financial Services Director *P.S.*

DATE: October 8, 2012

SUBJECT: Official Intent Resolution – Stormwater Bond Projects

October 18, 2012 City Council Meeting

Recommendation:

Adopt the attached resolution expressing the city's intent to finance various stormwater capital projects through the issuance of tax-exempt obligations.

Discussion:

As funds from the 2006 Stormwater Revenue Bonds are nearly depleted, staff is now making plans for the issuance of additional tax-exempt obligations to finance additional projects. The city's stormwater engineers have identified and prioritized various projects needed to maintain the integrity of the city's stormwater infrastructure.

Adoption of this resolution will allow the city to be reimbursed from debt proceeds for any funds disbursed prior to any debt being issued for the new stormwater projects. The resolution does not obligate the city to the amount shown on the resolution, nor to issue any debt at all. It merely expresses the city's intent to finance the new stormwater projects and allows the city to be reimbursed from the proceeds if/when any debt is actually issued.

Budgetary Impact:

N/A

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expects to request the City of Peachtree City Public Facilities Authority (the "Authority") to issue tax-exempt obligations (the "Obligations") in a principal amount not presently expected to exceed \$7,500,000 to finance the costs of acquiring, constructing, and installing improvements to a stormwater collection and disposal system (the "Project"), to be sold by the Authority to the City on an installment sale basis; and

WHEREAS, the City has used or will use, before the issuance of the Obligations, moneys from either or both of its General Fund and Stormwater Utility Fund to pay expenditures related to the Project and reasonably expects that a portion of the proceeds of the Obligations will be used to reimburse each such fund for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to cause the proceeds of the Obligations to be used to reimburse the City for moneys from either or both of its General Fund or Stormwater Utility Fund that were or will hereafter be used to pay expenditures related to the Project;

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

1. The City declares its intent to cause the proceeds of the Obligations to be used to reimburse the City for moneys from either or both of its General Fund or Stormwater Utility Fund that were or will hereafter be used to pay expenditures related to the Project.

2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 18th day of October 2012.

PEACHTREE CITY

(SEAL)

By: _____
Mayor

Attest:

City Clerk

**STATE OF GEORGIA
FAYETTE COUNTY**

CITY CLERK'S CERTIFICATE

I, **ANN E. TYLER**, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at 7:00 p.m., on the 18th day of October 2012, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

Don Haddix
Eric Imker
George Dienhart
Kim Learnard
Vanessa Fleisch

and that the following members were absent:

and that such resolution was duly adopted by a vote of:

Aye _____ Nay _____

WITNESS my hand and the official seal of Peachtree City, this the ____ day of October 2012.

(SEAL)

City Clerk



To: Mayor and Council

From: Nancy Price 
Amphitheater Manager

Re: Increase in Amphitheater For-Profit Rental Fees

Date: October 10, 2012

The Fred currently has two price levels in place for rental of the facility: For-Profit and Non-Profit. After extensive research, it appears that there has not been a change in the fee structure since the inception of the Summer Concert Series in 1994.

This staff recommendation for fee increases applies only to the For-Profit category. The \$1,500 Non-Profit rate is recommended to remain the same.

In spite of challenging economic conditions, The Fred has succeeded in reducing a substantial operating deficit from 2007 to one that is break-even for the 2012 season. Because of the proven popularity of The Fred combined with the existing below-industry rental rates, there has been a substantial increase in the number of rental requests by private promoters. The demand by the promoters coupled with the staff time needed to execute these concerts, has resulted in a review of the existing rental fees and a recommendation to council to consider changes to the fee structure.

Below is a chart of fees comparing The Fred to three comparable metro Atlanta venues:

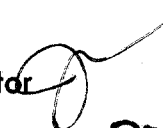
	Appl. Fee	Rental Fee	Background Check	Ticket Surcharge	Green Room	Tables	Chairs
Fred Rates	\$25	\$2,500	No	\$2.00	None	None	None
Fred proposed	\$100	\$3,200 or 10% gross	Recommending	\$2.00	\$100	\$4.00	\$1.00 ea
Mable House	\$100	\$3,200 or 10% gross	No, but considering	\$3.00		\$4.00	\$1.00 ea
Wolf Creek	\$250	\$4,100	Yes, required	\$3.00	\$100 for 3 hrs	\$5.00	\$1.00 ea
Cobb Ctr.	N/A	\$9,850 includes production	N/A	\$1.00 + CC fees of 3.5%			

Any impact to the 2013 Amphitheater budget is expected to be minimal or positive because of the increase in fees.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: City Council

VIA: City Manager
Community Services Director 

FROM: Planning and Zoning Administrator **David**

DATE: October 16, 2012

Re: Southern Pines tract - annexation and zoning request
Additional information for consideration

At the October 4 City Council meeting, the annexation and zoning request for the Southern Pines tract was continued. Several council members indicated they had additional questions and research for City Staff and did not feel they could make a decision at that time.

Since that meeting, we have received a number of questions and comments. The following is a summary of these items as well as Staff's response:

FINANCIAL IMPACT ANALYSIS

Confirm the validity of the Financial Impact Analysis and the economic impact of the proposed development with the Finance Director.

Staff response:

- Staff reviewed the Financial Impact Analysis with the Finance Director on October 11, at which time there was concurrence on the methodology used.

Analyze the Financial Impact Analysis with and without one time fees.

Staff response:

- The Financial Impact Analysis has been modified to remove one time fees, including Development Impact Fees, Permit Fees, utility connection fees, etc. These fees will still be collected, but are offset by staff and/ or capital improvement costs associated with this project.
- Development Impact Fees represent a revenue source that is encumbered for a future expense and are limited to projects identified within the Impact Fee Methodology Report, such as enhancements to Fire, Police, the Library or Recreation facilities.

Southern Pines tract - annexation and zoning request

October 16, 2012

Page 2

Modify the Financial Impact Analysis to show the economic impact if the property were developed as currently zoned, as a corporate office campus or as an industrial development.

Staff response:

- Staff has prepared various scenarios of the Financial Impact Analysis and will have these available at Thursday's meeting.

LAND USE AND ZONING

Identify whether or not the proposal is consistent with the adjoining land uses within Peachtree City and within unincorporated Fayette County.

Staff response

- The proposed land use for The Gates would be OFF Office and SFM Single-family Medium density.
- Existing developments within Peachtree City that are within the general vicinity of the Southern Pines tract include Meade Field (open space – public), Somerby at Peachtree City (multi-family), Wilshire Village (commercial), Wilshire Pavilion (commercial), Starr's Mill Professional (office). The Wilshire Estates subdivision and the subdivisions off of Holly Grove Church Road are all designated as single-family medium density.
- Existing developments within unincorporated Fayette County that are within the general vicinity of the Southern Pines tract include Brechin Park (rural residential), The Chimneys (rural residential), MountBrook (rural residential), Jefferson Woods (rural residential), Mills Farm (low-density residential), the Starr's Mill office complex (office) and the Starr's Mill school complex (public facilities).

Confirm what our land use plan and comprehensive plan recommend for this area.

Staff response

- Because this tract of land is not located within Peachtree City, it is not included within our Land Use Plan.
- The Fayette County Future Land Use Plan designates this tract as COM Commercial, OFF Office and CON Conservation.
- The 1985 Land Use Plan recognized the importance of coordinated planning across jurisdictional boundaries. The plan identified "the single greatest problem is the commercial strip developing along the arterials, especially on SR 54 East." The plan further stated "other uses are more compatible such as the predominant low-density residential around most of the periphery of the city."
- The 1985 Land Use Plan state "The existing pattern of land use should indicate whether or not a proposed development will fit in visually. The new development should reflect the character of existing adjacent development. Ignoring the existing pattern of land use can result in an homogenized

Southern Pines tract - annexation and zoning request

October 16, 2012

Page 3

nightmare. Mixed buildings of consistent sizes and/ or uses can destroy desirability and values."

- The Land Use Plan has been updated periodically to recommend and to include changes in land use for various parcels.
- Within the 1992 Comprehensive Plan, the established goal of the Land Use element is to "establish appropriate land uses in areas that are suitable for development that would not endanger but protect the surrounding environment and aesthetics." One of the policies adopted to meet this goal is to "keep a proper balance of different land uses, promoting industry within the industrial park, commercial areas in the village centers, and residential developments that become less dense as you move away from the village center." Another policy is to "work with the county in encouraging the developments on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies."
- The Community Assessment, which was prepared as a part of the update to the Comprehensive Plan in 2007, acknowledged "the city is reaching build-out of the land designated for residential development, and will soon reach build-out of its land designated for retail and commercial development." In response to that, the plan suggested that "changes to the Land Use Plan should be carefully analyzed before changing existing land use designations to accommodate higher density retail, commercial or residential development."
- In regards to annexation, the plan suggested "the city should identify definitive "growth boundaries" and maintain these limits as annexation requests are considered."

Explain the concept of establishing growth boundaries and where these boundaries might extend if this property were annexed.

Staff response:

- Growth boundaries are planning tools that promote more efficient, orderly and compact development. They are used as two components of a municipal growth management plan designed to uphold community character, protect water and other natural resources, promote efficient development and use of public infrastructure, stimulate community and economic development, and impart long-term, comprehensive thinking about the community's future.
- The Southern Pines tract and the Mills Farm tracts have been identified as parcels that should be considered for annexation as a means to establish "growth boundaries" on the southern end of the city.

Explain the concept of step-down zoning and how this proposal may or may not relate to this concept.

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Staff response

- The "step-down" zoning concept, as used within Peachtree City, is the theory of establishing a regression from a higher-density residential development adjacent to or close to an established village center to a lower-density residential component as you move away from the village center.
- The step-down theory was discussed at length in various portions of the 1985 Land Use Plan. As the city has developed, the step-theory has been utilized in land use and zoning decisions as residential development moved away from the village retail center.
- It should be noted the Wilshire Village retail center is not considered a "village retail center," and, therefore, the step-down theory is not prevalent in the surrounding residential developments. This development is classified as a "neighborhood retail center" and is designed to serve the immediate needs of the residents within close proximity to the development.
- The step-down land use and zoning along the city's eastern border has resulted in much larger lots, primarily east of Robinson Road. Because of the lack of sanitary sewer within this area, lots are a minimum of one acre to accommodate septic systems. Many of the lots are larger than one acre.

Define what is meant by the term "gateway" and what advantages and/ or disadvantages this might be for the city.

Staff response:

- Gateways are intended to announce the "arrival" to a community, either through signage, landscaping, street design standards, building materials or color selection, architectural features, or a combination of these elements. These requirements are often adopted as a part of the zoning ordinance for property within a particular corridor or as an overlay district that applies to all parcels within that corridor.
- The Applicant has indicated they would provide funding for a new sign at the city's southern entrance as well as provide funding for maintenance of the landscaping associated with this sign.

TRAFFIC

Confirm the trip generation and traffic impact as presented by the developer.

Staff response:

- The Applicant has indicated the proposed development, with 90 single-family detached residential lots, one medical/ dental office and one general office building would generate an estimated 1,100 trips per day.
- Based on the Trip Generation Rates identified within the ITE Trip Generation Report (7th Edition), Staff has calculated there would be 861 trips for the

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residential component and 220 trips associated with the office component, for a total of 1,082 vehicle trips per day.

Develop trip generation scenarios if the property were developed as currently zoned or as a corporate office campus.

Staff response:

- Based on the Trip Generation Rates identified within the ITE Trip Generation Report (7th Edition), Staff has calculated there would be 16,285 vehicle trips per day if the property were developed as currently zoned, and 2,033 vehicle trips per day if the property was developed as a corporate office complex.

IMPACTS TO EMERGENCY SERVICES

Research historical crime statistics and Fire/ EMS and Police calls for similar sized and priced subdivisions within Peachtree City and determine if the proposed development might impact these services.

Staff response - Fire:

- Fire Chief Ed Eiswerth provided information for the period from October 1, 2011 to October 1, 2012, indicating there were 28 EMS calls to medical clinics and 2 calls to The Estates within the Wilshire Estates subdivision, which is similar in size to the subdivision being proposed. By comparison, Chief Eiswerth indicated there were 59 Fire/ EMS calls to Towne Club at Peachtree City.
- Chief Eiswerth further indicated there are typically fewer calls for service to single-family residential areas than commercial or industrial areas.

Staff response - Police:

- Police Chief H.C. "Skip" Clark and Assistant Police Chief William McCollom analyzed the proposed development with the existing Wilshire Estates subdivision and the adjoining Wilshire Pavilion retail development. The period queried for both locations was from April 15, 2012 to October 12, 2012.
- The Calls for Service analysis indicated "there were a total of fifteen (15) calls for service equating to .08 calls for service per day. Assuming the geographic area is doubled with an equal number and characteristic of residents, the call volume would double; however the daily CFS would remain lower than one call per day."
- For the commercial component, Chief Clark stated "through the six month period queried there were three public requests for police service. The majority of the police-related service to the commercial area was proactive "security checks" (47 incidents) by the on-duty district officer."
- Chief Clark concluded, "Based on the proposed development there should be no affect on police resources by the existence of a commercial component."

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Confirm response time for Fire/ EMS and Police.

Staff response:

- Chief Eiswerth provided the following information:
 - Station 81 (Paschal) is 5.4 miles away and the travel time would be 9-11 minutes.
 - Station 83 (Braelinn) is 3.0 miles away and the travel time would be 5-7 minutes.
 - Station 85 (proposed BSC Station) would be 1.3 miles away and the travel time would be 2-3 minutes.
- Chief Clark stated "The residential and commercial areas used in the comparison are located in proximity to the proposed annexation. Therefore, there should be negligible affect on the "response time" by the district officer already assigned to the area."

IMPACTS TO SCHOOLS

Confirm impact to existing enrollment at Peeples Elementary, Rising Starr Middle and Starr's Mill High School.

Staff response:

- Dr. Richard Bearden, Superintendent of Fayette County Schools, responded that students from this subdivision would attend Peeples Elementary, which is at 63% capacity and has room for an additional 250 students; Rising Starr Middle, which is at 82% capacity and has room for an additional 200 students; and Starr's Mill High, which is at 88% capacity and has room for an additional 200 students. Dr. Bearden confirmed there is sufficient capacity at each of these schools for additional students.

IMPACTS TO RECREATION

Confirm impact to existing recreation programs offered by the city.

Staff response:

- Cajen Rhodes, Peachtree City's Recreation Administrator, indicated their demographic information shows the city's population is aging, which has resulted in slight drops in participation numbers for youth sports. It is Mr. Rhodes' opinion that "our youth sports associations would welcome the idea of new families coming to Peachtree City. Specifically, our Youth Softball program struggles from year to year competing with other more popular sports offered in the same season and our Lacrosse association is still growing as our newest sports association. Both of these sports are offered at Jim Meade Memorial Park. In addition, the BSC Complex is very close as well and we offer baseball and soccer for all ages and abilities at this complex. I am sure both sports would

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welcome the idea of new residents living in close proximity to the complex in hopes of encouraging participation."

Confirm noise and lighting impact from Meade Field.

Staff response:

- Jim Meade Memorial Park includes three (3) adult softball fields, two (2) lacrosse fields with concessions and bathrooms and (4) youth softball fields with concessions and bathrooms. The majority of all activities that take place in this park are scheduled activities meaning they are practices, games and occasional tournaments or camps.
- Two (2) of the adult softball fields are parallel to the property line of the Southern Pines tract. The fence line on both fields is approximately 25' from the property line adjoining the Southern Pines tract. This area is void of vegetation and contains septic lines associated with the septic drain field system for Meade Field.
- A 50' greenbelt would be located on the Southern Pines tract to buffer the subdivision from Meade Field. A public street with a 50' right-of-way would separate the greenbelt from the residential lots. At a minimum, the closest residential lots would be no closer than 125' from their front property line to the edge of the softball field, where the closest light poles would face inward toward the field.

IMPACTS TO EXISTING RESIDENTIAL

Provide more information related to potential impact to existing home values. Provide data identifying number of homes for sale within Peachtree City in the \$300-350,000 price range or in the 2,800 SF range.

Staff response:

- The Applicant has commissioned an additional study from their housing consultant (SmartNumbers) to determine the total number of homes within the city limits of Peachtree City that are available within this price range. This information will be forwarded to City Council as soon as it is received.

IMPACTS TO EXISTING COMMERCIAL

Confirm whether or not the proposed development would have a positive or negative impact on existing retail centers within the city, specifically Wilshire Pavilion and Braelinn Village.

Confirm the stance of the Fayette County Board of Commissioners on the proposed annexation.

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Staff response:

- At their meeting on September 13, 2012, the Fayette County Board of Commissioners consented to not object to the annexation request.

Determine how many existing, undeveloped lots are available within the city limits for retail, office and industrial use. Include information as far as existing buildings that are vacant and for lease or for sale.

Staff response:

Based on Development Stats (last revised March 1, 2012):

- Industrial

undeveloped lots	69
lots more than 20 acres	10
total building SF	10,380,420 SF
100% vacant building SF	634,096 SF
leasable building SF	<u>239,619 SF</u>
total available building SF	873,715 SF (8.41695%)
- Retail/ commercial

undeveloped lots	28
lots more than 20 acres	0
lots more than 5 acres	1
total building SF	2,395,415 SF
total available building SF	201,755 SF (8.42254%)
- Office

undeveloped lots	14
lots more than 20 acres	0
lots more than 5 acres	2
total building SF	1,322,228 SF
total available building SF	249,117 SF (18.84069%)
- Residential

platted and undeveloped lots	59
zoned but not developed	475 (Wieland tract)
zoned but not developed	650 (Scarborough tract – senior housing)

Discuss with the Fayette County Development Authority their position on utilizing this tract for a corporate office complex or industrial development.

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Staff response:

- In an e-mail response from Matt Forshee, President and CEO of the Fayette County Development Authority, as to whether or not the subject tract would be a viable option for relocating a corporate headquarters, Mr. Forshee responded:

"Honestly, it's tough to answer this in a simple yes or no format. Is it a large site adjacent to Peachtree City which could conceivably be used as a location for office projects? Yes, assuming the appropriate zoning and infrastructure is in place and assuming the costs of developing the site do not price it out of the market. But it's only as good as the market demand is and currently, we don't have much of any market demand for Greenfield sites to build corporate office operations on in Fayette County. We have a number of corporate office buildings sitting with space available in them. May we one day soon have a higher demand? Again, I'd like to be able to say yes, but I can't name when that time is. The demand for office uses Metro-Atlanta wide is relatively soft currently and what demand there is, is being filled by lower cost existing space which a Greenfield site can't compete with from a price standpoint. It's also the most southern site for office in Fayette and that might preclude a tenant from wanting to locate there due to travel time. Lots of variables out there..."

- As to whether or not the Fayette County Development Authority was for or against the rezoning, Mr. Forshee responded:

"The Board of Directors of the Fayette County Development Authority has not taken a public position on this issue and at this time does not plan to take a public position on this. It is our goal to ensure that Fayette County and its cities are best positioned to grow economically and though some Board members may have provided some members of council their personal opinions on the project, none of those are in any official capacity."

IMPACTS TO AIRPORT

Provide documentation from the Airport Authority and the Airport Manager in reference to whether or not the proposed development might have an impact on their approach zone. Ask them to include information on the potential of retail, office and industrial development on this property.

Staff response:

- In an e-mail response from Mr. Bryan LaBrecque, Aviation Director of Atlanta Regional Airport – Falcon Field, as to what concerns they might have with the proposed annexation and zoning, Mr. LaBrecque responded:

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"I hope this email finds you well. We are reviewing the information you provided as well as the data we have been able to attain via discussions with the applicant, this past week. Our previous message to the council member to which you referred resulted from a "last minute" question regarding the potential impact of the proposed annex and residential development on the airport. At that time we had little information other than an approximate location and as a result we replied with a number of potential concerns.

Since then we have had a better opportunity to understand the specifics regarding the proposal. As a result we are much less concerned over a residential development in the proposed location; however, I still need to run our review past the Authority chairman for his concurrence. I feel comfortable that we will have a final position by the October 18th City Council Meeting."

- Although not proposed as a part of this proposal, Mr. LaBrecque was asked to respond to whether or not they would have a concern should the property develop as zoned or as an office complex:

"Regarding the question of retail and office development, that may take a bit longer. The location is at the edge of the flight path and as residential development it most likely falls below the flight path. Office complexes however, can often be several stories high and that potential will need further study (most likely by the FAA)."

IMPACTS TO MULTI-USE PATH SYSTEM

Discuss the concept of interconnecting existing development within the county to the city's multi-use path network.

Staff response:

- Any multi-use path connection from the proposed development to the adjoining Brechin Park subdivision or the day care facility would have to be approved by City Council in advance, as these paths would traverse city-owned greenbelt. These greenbelts were designed in accordance with our new width requirements where paths adjoin residential lots.
- The Fayette County Board of Commissioners amended their ordinances to permit the use of golf carts and other motorized vehicles on certain public streets and on designated recreational paths within the county. The use of motorized carts on the streets within the Brechin Park subdivision was approved on September 28, 2006.
- Many of the subdivisions both within unincorporated Fayette County and the Town of Tyrone have extended their multi-use paths to interconnect with the existing multi-use path system within Peachtree City.

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- At last count, the city has issued 736 permits for golf carts registered outside of the city limits.
- The city's Public Services Director works with the Fayette County Public Works Director to ensure there are defined maintenance responsibilities where these paths interconnect.
- City Staff also coordinated with Fayette County Staff on the recently completed Safe Routes to School multi-use path project on Redwine Road.

Discuss the concept of interconnecting this development to the Wilshire Pavilion retail center.

Staff response:

- The multi-use path system interconnecting Somerby, Wilshire Village, Wilshire Pavilion and Wilshire Estates are included within the city's Multi-use Path Master Plan.
- It is anticipated the operations of the recycling Center will be impacted as these paths are constructed due to the location of the existing tunnel underneath SR 74.
- Somerby has agreed to contribute up to \$200,000 for the design and construction of the path connection from their development to the tunnel underneath SR 74.
- The Applicant is proposing to provide funding for the design and construction of a multi-use path connection from The Gates to Meade Field Drive. A tentative location for this path has been identified, and this would be confirmed as a part of the plan review process to ensure there is no interference with existing facilities within the Meade Field complex.
- The city has an easement from the multi-use tunnel to the Rite-Aid tract but has not designated funding for path design or construction.

IMPACTS TO ENVIRONMENT

Identify the advantages and disadvantages of extending sanitary sewer to serve this development and what impacts this might have on adjoining parcels.

Staff response:

- The bathroom and concession facilities at Meade Field are currently served by an underground septic system. The bathroom and concession facilities are located adjacent to the softball and lacrosse fields, and the drain fields for the septic system are located adjacent to the adult softball fields. Extending sanitary sewer to The Gates development would allow these facilities to be served by sanitary sewer, which would result in the removal and abandonment of the existing septic system.

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- Because of the existing streams, floodplain, wetlands and associated buffers, Staff feels it would be advantageous to have the proposed homes and office buildings on sanitary sewer as opposed to septic.
- Another advantage of extending sanitary sewer would be the added revenue for the Peachtree City Water and Sewerage Authority. It is our understanding the sewer would not only serve The Gates development, but also the Somerby at Peachtree City development currently under construction adjacent to Rockaway Road.

Identify the process for obtaining environmental approval for new development and what documents will be required for this development.

Staff response:

- Detailed construction plans for the sanitary sewer system and the proposed lift station would require approval from the State Environmental Protection Agency.
- Should the annexation be approved, the Applicant would then proceed through the established plan review process, which includes the submittal of a concept plat, preliminary plat and construction plans. The concept plat would be reviewed by city staff prior to presenting the plat to the Planning Commission for approval. Staff would review both the preliminary plat and the construction plans. Following construction, a final plat would be submitted for approval prior to home construction.

Identify the process for stormwater approval and what impact this development might have on the overall stormwater utility.

Staff response:

- The stormwater management plan would be reviewed and approved by city staff as a part of the plat review process.
- The development must comply with the adopted Local Design Manual as well as city ordinances.
- Construction materials for all stormwater pipes, curb and gutter as well as stormwater ponds would need to comply with current design standards, which were adopted in an effort to prolong usability and reduce maintenance requirements.
- Property owners as well as the owners of the office tracts would be assessed through the Stormwater Utility.

Discuss how the developer will address the smell from the recycling center on Meade Field Drive.

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Staff response:

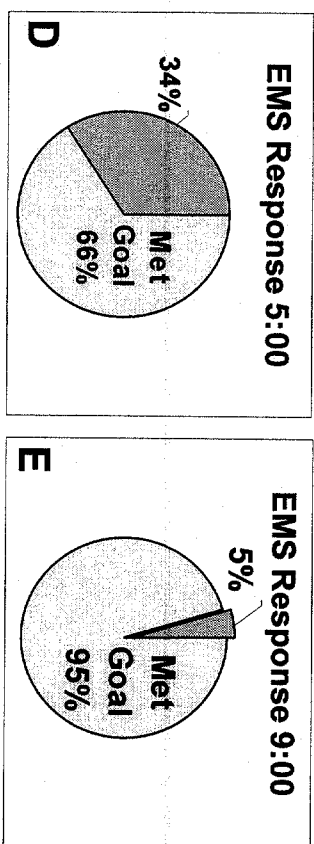
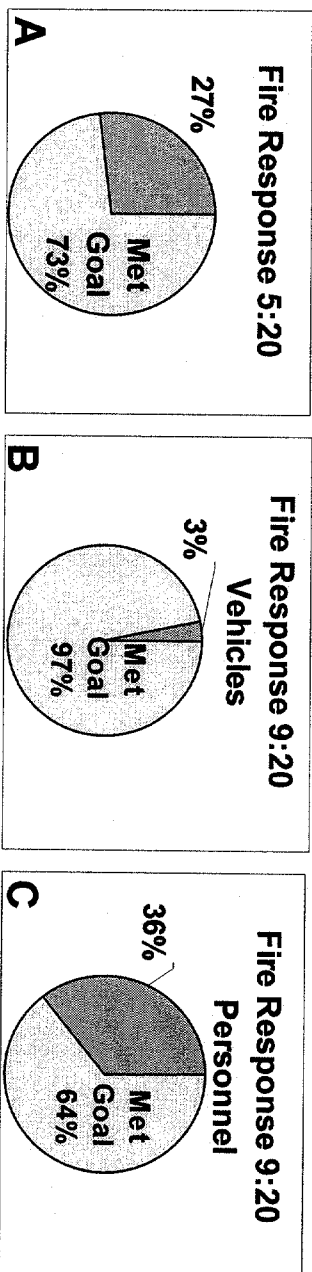
- It is unclear as to what level the smell from the recycling center would impact the proposed subdivision, as the city has not received complaints from users of Meade Field, residents of Brechin Park, patrons of the Wilshire Village and Wilshire Pavilion retail developments, or Wilshire Estates.
- It should also be noted that the functions of the recycling center may be reduced once the path connections to the multi-use tunnel underneath SR 74 are constructed.

PEACHTREE CITY FIRE/RESCUE

MONTHLY REPORT

September 2012

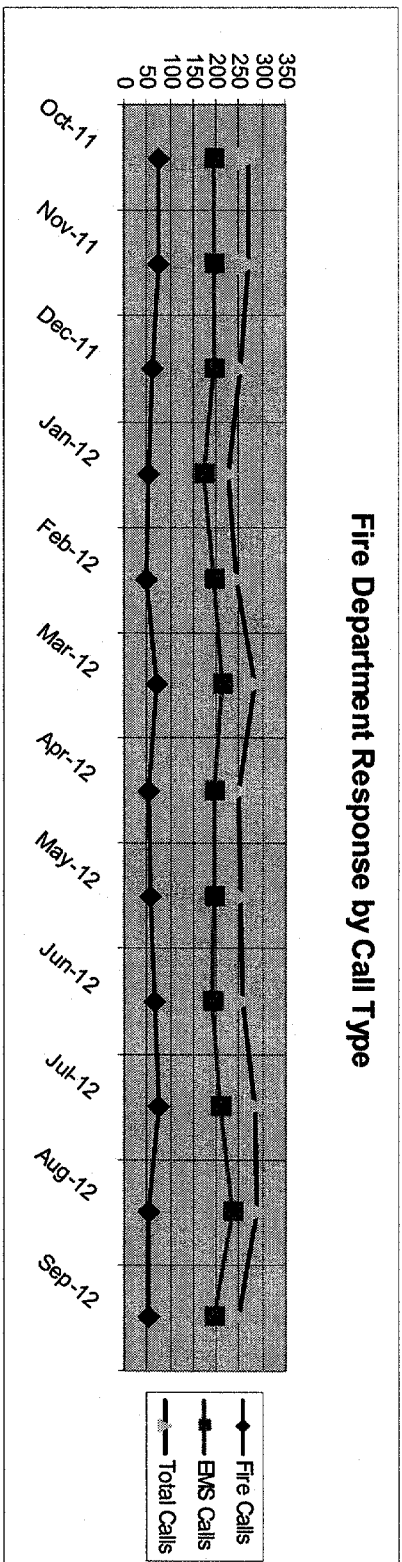
RESPONSE BENCHMARKS (12 MONTH LOOK-BACK) (October 11 – September 12)



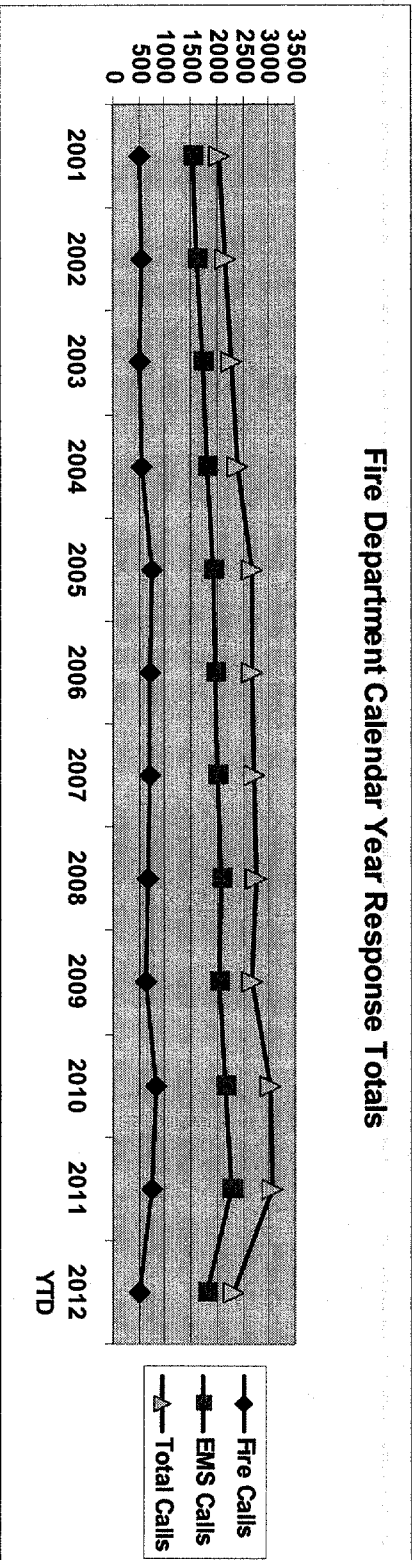
Benchmarks are based on NFPA 1710 Standards as follows:

- A) Fire Call: First arriving Engine Company arrives in 5 minutes 20 seconds from notification 90% of time. (Engine & 4 Firefighters)
- B) Fire Call: Initial full alarm assignment arrives in 9 minutes 20 seconds from notification 90% of time. (2 Engines, Aerial, Squad, Ambulance)
- C) Fire Call: Initial full alarm assignment arrives in 9 minutes 20 seconds from notification 90% of time. (15 Firefighters)
- D) EMS Call: First arriving EMS Unit arrives in 5 minutes from notification 90% of time. (EMS Unit & 2 EMTs/Paramedics)
- E) EMS Call: ALS Ambulance arrives in 9 minutes from notification 90% of time. (EMS Units & 4 EMTs/Paramedics)

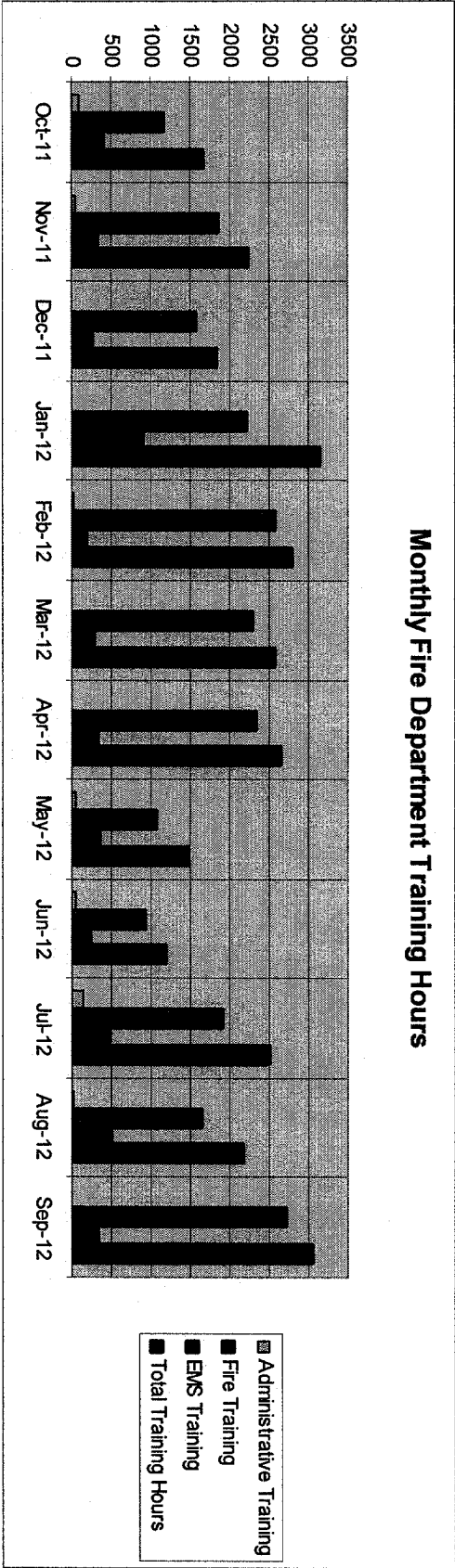
MONTHLY RESPONSES (Last 12 Months)



TOTAL ANNUAL RESPONSES (PAST 12 CALENDAR YEARS)

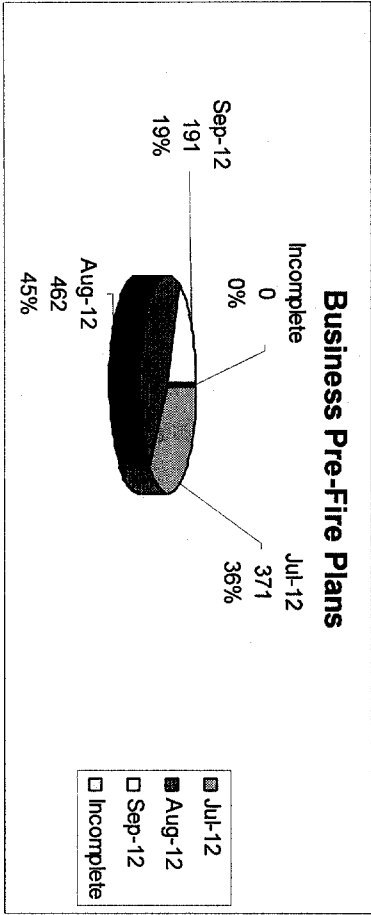


TRAINING HOURS (Last 12 Months)



QUARTERLY FOCUS AREA

Every Quarter the Fire Department has a different focus. This area of the monthly report will show where the department is in accomplishing its goal or requirement. The following are the focus areas and how many items must be completed or done per quarter. The charts will change with the quarter changes.



GOALS

Jan-Mar (Inspections-1011)
Apr-Jun (Hydrants-1704)
Jul-Sep (Pre-Plans- 1024)
Oct-Dec (Public Education-3500)