City Council of Peachtree City
Agenda
October 7, 2004
7:00 p.m.

I. Prayer

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
Recognize Wes Saunders for Service on the Planning Commission
Recognize Ken Griffin, Lacrosse Association
Recognize Jay Rivard, Youth Basketball Association
Recognize Jeff Donaldson, Hockey Association
Recognize Library Staff for Their Efforts During the Library Move
Proclamation for Breast Cancer Awareness Month

IV. Minutes
September 2, 2004, Regular Meeting Minutes
September 14, 2004, Special Called Meeting Minutes
September 14, 2004, Regular Meeting Minutes
September 21, 2004, Special Called Meeting Minutes

V. Monthly Reports

VI. Consent Agenda
1. Consider Extending Compliance Date for Alcohol Handling Permits
2. Consider Donation of Surplus Property
3. Consider Approval of Surplus Items for Auction

VII. Old Agenda Items

09-04-CA1	Alcoholic Beverage License – Change in License Representative – Eckerd #3458, City Circle
09-04-13	Alcoholic Beverage License – NEW – Eckerd #6743, Wilshire Pavilion
09-04-14	Tax Relief for Seniors With an Annual Household Income of $30,000 or Less

VIII. New Agenda Items

10-04-01	Consider Resolution on Homestead Exemption for Seniors
10-04-02	Overview of Aberdeen Woods Conference Center Renovation
10-04-03	Consider Step One Annexation Application from John Wieland Homes
10-04-04	Consider TDK Preliminary Reengineering
10-04-05	Consider Approval of Site Plan for Kedron Village Retail Center Expansion
10-04-06	Consider Letter Regarding EMS Funding/Tax Equity
10-04-07	Consider Award of Employee Medical Insurance
10-04-08	Consider Award of City 457/401a Pension Plans
10-04-09	Consider Award of City Banking Services

IX. Council/Staff Topics
Update on Kedron Phase I Traffic Lights

X. 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
Minutes of Regular Meeting
September 2, 2004
7:00 p.m.

The City Council of Peachtree City met Thursday, September 2, 2004, in the City Hall Council Chambers. Mayor Brown called the meeting to order at 7:05 p.m. Other Council Members present were: Stuart Kourajian, Steve Rapson, Judi Rutherford, and Murray Weed.

Announcements, Awards, Special Recognition

Mayor Brown presented Father David Epps with a proclamation of appreciation for his 15 years of service as the Police Department chaplain.

Minutes

Rutherford moved to approve the August 5, 2004, regular meeting minutes as amended. Rapson seconded. The motion carried 4-0-1 (Weed).

Rutherford moved to approve the August 11, 2004, special called meeting minutes. Rapson seconded. The motion carried 4-0-1 (Weed).

Rutherford moved to approve the August 19, 2004, special called meeting minutes. Rapson seconded. The motion carried unanimously.

Monthly Reports

Brown noted that City offices would be closed on Monday, September 6, for Labor Day. The next Council meeting would be Tuesday, September 14, at 8:30 p.m. The Shakerag Arts and Crafts Festival would be held Saturday-Sunday, September 18-19, the Great Georgia Airshow and the Four Nights in October concerts would be held Saturday-Sunday, October 9-10, and the Peachtree City Classic Road Race would be Saturday, October 16.

Brown continued that the Building Department had collected over $508,000 in permit fees year-to-date compared to $437,000 at this time last year. The top five accident locations were GA 54/Huddleston, GA 54/GA 74, GA 74/Kelly Drive, GA 74/Marketplace Connection, and GA 54/MacDuff Parkway.

Public Works had paved 17,500 feet of cart paths to date compared to 9,400 feet last year. Vandalism repairs were down – 294 hours to date this year compared to 1,445 hours last year.

Consent Agenda

1. **Consider Bids for F650 Dump Trucks**
2. **Consider Approval of Surplus Property**
3. **Consider Amendments to Smoking Ordinance Regarding Signage**
4. **Consider Reverse Auctions, Internet Sale of Surplus Items**

5. Consider Lease/Purchase of Miscellaneous Vehicles and Equipment

Brown removed Consent Agenda #1 to New Agenda Items and Consent Agenda #3 to Old Agenda Items.

Rutherford moved to approve Consent Agenda Items #2, #4, and #5. Weed seconded.

Brown noted there was an additional document on the dais regarding Consent Agenda #5 – a memo to Mayor and Council from Colin Halterman, Paul Salvatore, and Janet Camburn dated August 25, 2004, with the subject "Lease/Purchase of Miscellaneous Vehicles and Equipment." Brown said the memo had a numerical correction.

Kourajian asked if the ordinance had to be changed for Consent Agenda #4. City Manager Bernard McMullen said the ordinance would have to be amended. Kourajian asked if staff wanted Council to approve the reverse auctions, then the ordinance would come later. City Attorney Ted Meeker told Council they needed to amend the ordinance before approving the internet sales. Item #4 was removed from the Consent Agenda until an ordinance was written.

Consent Agenda Items #2 and #5 were approved unanimously.

VII. Old Agenda Items

09-04-CA3 Consider Amendments to Smoking Ordinance Regarding Signage

Brown noted there were additional documents on the dais – an e-mail from the City Manager to Pam Dufresne regarding Smokefree Air Act Signage, and a copy of a draft change for the ordinance related to Section 42-124. Advertisements & Posting of Signs.

Brown said reducing the size of the signs from 7"x7" to 5"x5" had been considered, but when he and staff at looked at the 5"x5" sign they had a difficult time reading it from a reasonable distance (10 feet).

Kourajian said he did not want to see the 7"x7" signs in windows. They were too big. He suggested using the example of the 5"x5" sign without the City logo. Rapson agreed with Kourajian.

Kourajian moved to accept the improved 5"x5" option, Option A. Rapson seconded. The motion carried unanimously.

VIII. New Agenda Items

1. Consider Bids for F650 Dump Trucks

Public Services Director Tom Corbett explained that the original request was for one large tandem-axle dump truck. After some discussion, the Department had determined that the funds would be better spent on two smaller F-650 dump trucks. The trucks had a 10-yard dump body. The cost included $1,800 trade-in on an old police car. Corbett added that the smaller trucks were able to maneuver better in smaller areas, such as on the cart path system, and would be of more use to the City.

Rutherford moved to accept the low bid, Parkway Ford, for $88,824.48 for two F650 dump trucks. Rapson seconded. The motion carried unanimously.

09-04-01 Consider Approval of FY 2005 Tourism Association Budget
Rapson said the PCTA was asking approval for a budget with three divisions – the general fund, the Amphitheater, and the Tennis Center. Rapson said there was a $130,000 fund balance that would roll over to next fiscal year. Both the Amphitheater and the Tennis Center were in the black this year and expected to operate in the black again next year. The general fund allocation included a transfer of approximately $126,000 to the Airport Authority, a reimbursement of $200,000 to the City for events the City hosted that the PCTA would take on, and administrative expenses. The administrative expense included funding for the executive director and support staff. The executive director was to report for work on September 13. Part of the administrative expense was proportionately allocated to the Amphitheater and Tennis Center. Neither the Amphitheater nor Tennis Center budget included any subsidies from the hotel/motel tax.

Rapson continued that over 25 contracts had been approved since the PCTA had taken over management of the venues in January. Kourajian asked about the list of events the PCTA would fund. Rapson said events had been budgeted based on historical costs associated with the City. The City would put on the events and PCTA would reimburse the City. Kourajian asked about the $207,000 allocated for cart paths. Rapson explained that money was for the maintenance of cart paths and building cart paths, which was a tourism-related expense. Rapson said the City had included $200,000 in revenue from the PCTA in its budget.

Weed pointed out that the budget had been balanced and that both venues had been operating in the black without using the hotel/motel tax. The hotel/motel tax money could be spent on cart paths or other recreational venues. Rapson added that the fees would not be increased at either venue. Brown noted that a copy of the PCTA budget was on file at City Hall.

Kourajian moved to approve the FY 2005 budget for the PCTA as presented. Rutherford seconded. The motion carried unanimously.

09-04-02 Adoption of FY 2005 Budget and PIP
McMullen said there had been two workshops and public hearings on the FY 2005 budget and Public Improvement Program (PIP). Staff was asking Council to approve the FY 2005 budget and PIP.

Rutherford asked if anything needed to be adjusted due to the recent change to tax digest, which also required the City to hold the millage rate hearings again. McMullen said the City would receive an additional $75,000 in revenue, which would go into the fund balance.

Rutherford moved to approve the FY 2005 budget and PIP. Kourajian seconded. The motion carried unanimously.

Brown commended staff on the budget and said it had been the best process he had been through.

09-04-03 Public Hearing – Consider Amendments to GA 54 West Design Guidelines

City Planner David Rast addressed Council and said staff had been working with a consultant and the 54 West Advisory Board on the design guidelines. Clarification was needed in several areas, including building setbacks, lighting in parking lots and monument signage, and signage criteria for GA 54 West corridor.

Rast continued that a master plan had been adopted for the area, and some setbacks were closer to the road and others were farther away. The approach was very different from the rest of the City. When site plans started coming in, the buildings were encroaching into the setbacks. The Advisory Board either needed to rezone the area to allow the setbacks or the setbacks should be included in the overlay district. The overlay allowed things in that area that were not allowed in other areas of the City. The setback verbiage in the design guidelines stated, "a master plan had been prepared by ASD and that setbacks identified within the General Commercial zoning district did not apply to the development within the overlay district as long as the general layout of the building complies with the approved master plan and the current building and fire codes." Rast said they were taking the minimum setback away to allow the buildings to move to the 30-foot line in the front and to push the buildings farther back on the site. Rast explained that they had run into some situations with the Courtyard retail building, which was not yet under construction. Because the property abutted the Summit Apartments, which was residentially zoned, the required setback was 75 feet. The lots were only 120-130 feet deep.

Rast said the amendments to site lighting were minor. They had to shift/modify what was in the guidelines so they would conform to what was actually in the field. They had also clarified issues dealing with monument sign lighting to ensure there would be no garish, bright lights.

The biggest change was the addition of signage criteria for the entire corridor. Village identification signs would be located at the major intersections – GA 54/Planterra, GA 54/Wal-Mart/Home Depot, GA 54/MacDuff Parkway, GA 54/Days Inn, and GA 54/Line Creek. Rast showed examples of the signage and said they had not decided if the village identification signs should be placed in the medians, or on either side of the highway, or at an angle at the intersections. The signs would identify the area and what was located down that road. It would also alleviate the need for a sign in front of every building.

The program also addressed tenant signage. Typically, there was a freestanding monument sign on each parcel, with its own logo and colors. There would be a standard monument sign with tenant panels. There would not be a sign in front of every building. Rast said the developer would determine which business would be included on the signs.

Weed said he would like to a small flagpole built in to the village identification signs for seasonal event flags. Brown suggested that the flags could be placed on the period light poles, which would put the flags up higher so they could be seen.

Rast continued that businesses were limited to two wall signs. The guidelines identified areas on the buildings where the signs could be placed, limited the size of the letters and limited the colors of the neon backlighting. Corporate colors and logos would be allowed and specific construction and material specifications were set. The guidelines also addressed buildings with frontage on GA 54, but with entrances on the internal roads.

Rast said the sign program was very detailed and they had worked closely with several sign companies, as well as Tires Plus and Washington Mutual. The ordinance had been sent to sign companies for them to look at, and everyone agreed the guidelines were doable. The guidelines would help make the area look uniform and attractive. Standards were also included for directional and regulatory signage. The Planning Commission had approved the guidelines and recommended Council adopt the guidelines.

Bob Brown spoke in opposition to the guidelines. He said he would not do away with the 75-foot buffer without having a number to replace it. The developers knew that they should have the same buffers as those in a comparable situation. The residents in the apartments that abutted the commercial property should have the same buffers everyone else in the City had. Brown added that there should also be a maintenance fee charged to the businesses on the village signs. Brown also expressed concern about the redesign of the Planterra entrance.

Richard Downing said he was not necessarily opposed to the guidelines. The taxpayers would spend a lot of money on the West Village. He did not want to make the west side a cathedral entrance that made the rest of the City look terrible.

Phyllis Aquayo told Council she had always had a problem with the setbacks and wanted them to be larger than allowed. She saw no cause to remove the setbacks and said maybe some explanation of what would be gained might make people feel better.

The public hearing closed.

Rutherford asked Rast to explain the reduced setback requirements. Rast pointed out that the City had just received a grant for landscaping the east side of the City for approximately $280,000 and village identification signage would be included. As for the setbacks, Rast noted that there were a series of individual property owners for the narrow parcels in the area. Earlier plans showed the typical outparcel development the City did not want to see. Fortunately, one developer had acquired most of the property on the northside of highway and had worked with a citizen group to develop his plan. The depth of the properties did not allow for much except typical outparcel development. The guidelines had a combination of parking in the front of the buildings or placing the buildings next to the highway. A 30-foot landscape strip between the new right-of-way for GA 54 and the buildings was determined early. The setbacks and the abutment of the commercially zoned property to residential zoning created some issues.

Rast continued that the advisory group consensus had been to adopt an overlay district with modified setbacks. Rast said there would be nothing like the area anywhere else. The overlay district was a way to change the outparcel effect and make the area pedestrian-friendly. There would also be a 30-foot landscaped strip between the buildings and GA 54.

Rapson said he also had a problem with eliminating the 75-foot setback and asked if any plans would have to come to Council for approval. He said that would make him feel better, instead of just eliminating the 75-foot setback. Rast said they could look at the property line between the commercial development and Summit Apartments. The road was open most of the way and the road would determine the setback, which was the setback causing the most problem. Rapson said it appeared that only two buildings would be affected and suggested making an exception for those two buildings, rather than eliminating the setback requirement. Rast said that could be considered.

Weed asked Rast if setbacks would be an issue in the future for other developments. He was concerned about maintaining the signs if a business left. Rast said the maintenance responsibility would depend on whether the signs were located on City-owned or privately-owned property. He said there were advantages placing the signs on private property. Maintaining the names on the sign would be the discretion of the property owner.

Rapson asked who would approve the public art to be located in the area. He wanted to ensure the art was in good taste.

Rutherford moved to approve the guidelines minus the setbacks so Rast could work on that portion and get back to Council. Rapson seconded.

Brown asked if the brick colors would be the same on all the village signs and would be selected from the brick palette. Rast said the same brick colors must be used on the signs and on the buildings. Brown asked if the background colors on the signs would be the same. Rast said the efis color would be neutral, but the businesses could use their colors for lettering. The motion carried unanimously.

09-04-04 Consider Landscape and Tree Preservation Ordinance

Rast told Council the ordinance had been completely rewritten, and the process had started months ago. Those involved included the Planning Commission, a citizen advisory group, and a tree advisory group. They had tried to simplify and clarify the existing ordinance. He explained that once landscape plans were approved, there was nothing in the ordinance as far as enforcement when there were problems with the landscaping. They looked at ordinances from 12-15 municipalities, then went over the City's ordinance line by line. The highlights included correcting inconsistencies in definitions and terms, working on terms regarding existing vegetation, clarifying when tree removal permits were needed, changes to caliper requirement of canopy trees, categorization of under-story trees, and changes to parking lot design requirements and parking standards.

Aquayo said she was pleased to see the ordinance buffed up. She continued that the trees were one of the reasons the City was a special place to live and looked so different from other cities. The ordinance was only as good as its enforcement. Everything a person did on their property affected their neighborhood. She said trees were needed in the parking lots for aesthetic value, shade, and the impact on the air.

Bob Brown asked if the ordinance covered removal of dead trees from City property. He noted many pine trees were infected by pine beetles and needed to be taken down to keep them from spreading. He questioned what happened when a developer's landscaping was not implemented according to the plan, or something happened to the landscaping.

Rutherford noted that there was a requirement for professionals who removed trees to have a state license. She asked if the state required a license. Rast said he was not positive, but there were various associations. Brown suggested changing "licensed" to "accredited" since someone could be accredited through various associations. Rast said he would do some research.

Rapson asked about maintenance criteria in Section 115. He understood the need for the developer to take care of things next to the right-of-way, but asked what control the City had. He continued that the areas were not always maintained the way the City wanted and he cited topping trees as an example. Rast said those developments with frontage on the roadways would have to seed, or sod, to the right-of-way. He noted that in some cases the developer had irrigated the areas. Enforcement and monitoring needed to be done more. Rapson said a business would maintain the area more frequently than the City would be able to do so, but questioned if the City should be responsible for the maintenance. His concern was to ensure those developers or property owners could be cited. Rast said if a tree was pruned so that the natural growth habit was affected, then the City would be able to have the developer or property owner replace the tree. Rapson also expressed concern about what could be done when CSX worked on trees adjacent to the railroad tracks. Rapson said he would be happy to have them clean the areas up. Brown said the City had been trying to work with the railroad on several issues. It was difficult because the railroad was under federal jurisdiction.

Kourajian told Rast the ordinance seemed to be geared more toward the commercial side than residential. Kourajian asked if the $25 fee for removal of trees on residential property was new. Rast said it was and explained that staff visited the site, looked at the trees, and talked to homeowners. The process took a considerable amount of time, and the fee would help offset a cost that was already incurred. Last year, there were more than 500 permits issued.

Rast discussed residential lots that abutted City-owned greenbelts. Staff had performed countless inspections where homeowners had cleaned out the greenbelt and limbed up the trees for various reasons. When found out, the property owners took no responsibility because they had hired someone to do the work. Rast said hours of staff time had been spent trying to take those people through the citation and court process. The end result had been that there was nothing in the ordinance to prevent this type of situation. Most people were fined only $200-$300. Rast said each tree would be considered a separate offense, so there would repercussions to cutting trees on City property.

Weed said he was concerned about pruning (Section 1103) and said there needed to be a clear delineation between tree removal and pruning. Weed said there were clear rules on tree removal, but there needed to be an equivalent standard for pruning. Weed said there should be another section specifically for homeowner tree pruning. Rutherford noted that the ordinance said a homeowner had to hire a professional to prune their trees and she had a problem with that.

Rutherford said the ordinance was good, but seemed to go overboard in some areas in regard to homeowners. As an example, she cited senior citizens who might not be able to afford to have a professional prune their trees. Brown said a commercial or industrial property owner would bring in a professional. He suggested striking the paragraph so it would not apply to residential property owners. Weed said he was not sure there was a difference between residential and commercial and industrial requirements.

Rast explained the way the ordinance was structured dealt primarily with retail, commercial, and industrial development, not residential. He said it might not be appropriate to have Section 1103 since it created confusion. The section written and adopted a few years ago, Division 2 of the ordinance, dealt with tree removal on public lands and private property, and Section 1103 might be more appropriate to that section of the ordinance. Weed said he would leave it to Rast's discretion.

Rapson asked if tree removal should be covered in this ordinance. Rast said this ordinance dealt with landscape plans submitted for review. Rast said that there was currently nothing in the ordinances to cover residential tree removal, and that was why it was included. Weed said Council was not against that, but he was concerned about pruning. Brown suggested taking that specific paragraph out. Rapson agreed.

Kourajian noted that the ordinance required all tree debris to be removed. Some residents might want to age the wood to burn in fireplaces. The ordinance also required the debris be removed daily. Brown noted that the ordinance was geared toward new construction. Brown said the ordinance was applicable to new construction, but needed to be clarified for other residential properties. Rapson said they agreed with that, but the section should be clarified. Weed said Section 1103 should be looked at and they should decide how invasive the City wanted be regarding private residential property.

Kourajian referred to Section 1112 Screening and asked if the screening was for residential or commercial properties. Rast said commercial. Kourajian asked if enforcement regarding tree permits would be passive or aggressive, since they knew some residents got the permits. Rast said enforcement would be through Code Enforcement and neighbors. He said staff got calls on a regular basis. Kourajian noted that the City lost 7,500 trees and questioned whether that number included trees planted to replace trees taken down. He questioned if there was a way to determine the net loss of trees. Weed said he would like to see a replacement requirement in the ordinance for people who took down trees on City property.

Brown noted Section 1111, #10, which said the maximum number of parking space should not exceed 125% of the minimum. He said he would like to see something in the ordinance about requiring pervious surfaces for parking. Most of the extra parking would only be used at Christmas. Rast said the design guidelines for GA 54 West addressed pervious pavement. He added that the City did not have any examples either, but would have an example when the library construction/renovation was completed. Pervious pavement would be used for parking on the lower road.

Rutherford moved to table the ordinance until the residential portion could be straightened out. Rapson seconded. The motion carried unanimously.

09-04-05 Public Hearing – Consider Amendments to LUC-16 Zoning Ordinance and Development Agreement for Lexington Circle

Rast said a development agreement between the City and the developer was signed, and there were specific requirements in the Limited Use Commercial (LUC)-16 zoning ordinance for the development. Rast said the amendment concerned lane improvements to Walt Banks Road. Some of the improvements were based on the traffic study done by Street Smarts several years ago, and some recommendations were added based on staff input. Those changes included a right deceleration lane into Southern Trace from Walt Banks Road. Development had moved forward and improvements had been made to the Southern Trace entrance, including cart paths and a new wall. When the engineer laid out the road, the right turn lane would impact the front entrance. The Southern Trace residents asked the City Engineer at that time to remove the turn lane. Because the road improvements were part of the zoning and the development agreement, they had to go through the process again and notify all the homeowners. Rast said staff's recommendation was to allow the project to move forward and remove the turn lane at Southern Trace. A condition to the modification was to require the developer to pave the portion of Walt Banks Road disturbed by the road modifications.

Norm Moore, president of the Southern Trace Homeowners Association, addressed Council. He said there was no physical space to put in a right turn lane due to construction at the school, including the new practice fields and guardrails. The subdivision residents wanted to delete the lane.

Rutherford clarified that the amendment would just remove the turn lane for Southern Trace. Developmental Services Director Clyde Stricklin said staff had looked at the situation, and if a turn lane would be needed in the future, then it could be added without affecting the subdivision entrance. He explained that there would be enough asphalt to change the road and put in a left turn if needed later. Stricklin said there was no need for a right deceleration lane.

Moore said there had been a number of discussions on the matter. He had been involved with the zoning of the property for several years and was confident that removing the turn lane was the right thing to do. The neighbors agreed.

Bob Brown noted that the entrance to McIntosh High School was directly across from Southern Trace. He realized this was a different issue, but said a left turn lane might be needed there to go into the school parking lot, rather than the subdivision. Traffic backing up could impact people trying to travel during school time, especially since there was not a left-turn lane. Mayor Brown clarified that the change before Council had only marked out the words "Southern Trace," and all other improvements related to the school were still in the agreement and ordinance. Bob Brown added that visual aids would help so residents could see what was being discussed.

Rick Schlosser, Metro South Realty, representing Bill Lasseter of Palm Beach Development and Pete Corbett of MetroGroup Development, said they supported the change to the ordinance and the development agreement with the understanding they would resurface Walt Banks Road in lieu of installing the turn lanes at Southern Trace. Schlosser also delivered letters to Council confirming the changes from MetroSouth Realty, Inc., and MetroGroup Development.

Rapson referred to #10 of the Development Agreement, which dealt with left turn lanes and decel lanes on Walt Banks Road and its intersections. He clarified that they were specifically asking to remove the right turn deceleration lane at Southern Trace. Rapson said they could ask the developer to put in a left turn lane at Southern Trace at the end of the project. Meeker said the residents were only asking to remove the Southern Trace element. Rapson said the original understanding was that there was no room for a left turn lane at Southern Trace; however, there would be room if it was determined a left turn lane was needed. He wanted to make sure that was in the record. Rutherford said the agreement now was to pave Walt Banks Road in lieu of installing the turn lanes at Southern Trace. Meeker said yes.

Rapson moved to adopt the proposed amendment to LUC-16 zoning district and the development agreement with Lexington Circle mixed use as outlined. Brown noted there were two letters submitted during the public hearing, one from MetroSouth Realty and one from MetroGroup Development, regarding the amendments. Rapson amended his motion to add that the developer had agreed to resurface Walt Banks Road in lieu of the changes. Kourajian seconded. The motion carried unanimously. Brown said he felt a right lane decel lane would eventually be needed at Southern Trace because of what would eventually develop in the County, and there would be a lot of cut-through traffic.

09-04-06 Public Hearing – Lease Purchase Financing for Satellite Auto Shop
Assistant Finance Director Janet Camburn told Council that, in order to enter into the lease/purchase agreement with the Georgia Municipal Association financing program, it was necessary to hold a public hearing. The City was considering financing the satellite auto shop building construction and equipment for $545,500 through Wachovia Bank at 4.08% interest.

Rapson noted for the record that he had worked with Keisha Cunningham of Wachovia Bank in his capacity with Fulton County. He did not feel he had a conflict of interest, but wanted to state it for the record. Meeker asked Rapson if he would gain financially as a result of the vote. Rapson said no.

No one spoke either for or against the financing method. No action was required.

09-04-07 Consider Intent to Finance Resolution for Satellite Auto Shop
Rapson moved to adopt the resolution for declaration of official intent to finance the satellite auto shop with tax-exempt financing. Kourajian seconded. The motion carried unanimously.

09-04-08 Consider Award of Bid for Library Expansion
Brown noted there was an additional document on the dais – an e-mail from the City Manager dated Wednesday, July 31, Subject: Mr. Mooney: Library Construction Contract.

Leisure Services Director Randy Gaddo told Council that staff recommended Leslie Contracting with a bid of $3,297,500. Gaddo said Leslie's bid was actually the second lowest. He continued that, while the City was not required to go with the lowest bid ($3,144,000), there should be a sound reason for not doing so. Gaddo said the lowest bidder had not included references in their package, which made the package incomplete. Staff contacted the bidder and asked for references and received a list sometime later. Gaddo said there was also a clear pattern showing it was difficult to communicate with the contractor. Both Gaddo and the architects had problems setting up an initial meeting with the bidder, and Gaddo said he still had not met with the contractor. The reference checks were lukewarm. They had also checked on other jobs not included in the references and were told the contractor was not responsive, and punch lists were left undone. In one case, it took 18 months to complete a six-month job.

Gaddo said staff decided they could not deal with those issues. Another important consideration was time. The public expected the library open in a timely manner due to the lease contract. Gaddo said Leslie Contracting had demonstrated a clear desire to do the job. Gaddo said he and Jill Prouty had left the initial meeting with Leslie with a good feeling. Communication would be key in the project, and Leslie's reference checks had been excellent. The company was very successful and was well respected in Fayetteville.

Weed said he had some concerns about the company's previous work for the City and referred to problems at the police station. Weed said the problems appeared to be design problems with the architect, as well as implementation problems. Gaddo said he had discussed those issues with Clyde Stricklin and a meeting had been held. Meetings were also scheduled with the architect. Stricklin was drafting a letter to address those issues, and the company was on the road to rectifying the situation.

Weed asked Wayne Leslie if those problems were on the road to resolution. Leslie told Council he had met with City staff about the problems at the police station, which was built two and one-half years ago. He said communication on that project had broken down and that most of the players were no longer with the City, or with Leslie's company, or the designer. Leslie said proactive conversations had started again. Leslie continued that his firm would help with financial assistance to resolve some of the problems and that they all needed to work together to resolve the problems. He said they would not accept any implication of improper workmanship on his company's part. He was committed to working through the issues with the owner and architect.

Weed asked if Leslie's contribution would resolve the issues. McMullen said it would not be fair to ask Leslie to accept full responsibility. Some of the issues might be the design, and staff had not been able to meet with the architect at this point. McMullen said Leslie had been very cooperative, and they expected a satisfactory resolution.

Weed noted that the difference between the lowest bid and Leslie's was about $59,000. He asked if whatever work needed at the police station would total more than $59,000. McMullen said waterproofing would be less than $2,000. The gates would be less than $17,000, and the cost of the repair of the floors was unknown, but McMullen expected the total to be less than $59,000.

Rutherford asked Meeker if he had seen the contract. Meeker said it was the standard AIA document that had been modified and met the City's needs.

Rapson said the difference between the two lowest bids was 4.9%, which was insignificant in a project this size. The research on the lowest bidder compelled Council to accept the second lowest bid. He understood Weed's concerns, but said McMullen worked with these types of issues prior to becoming City Manager, and he was fine if McMullen was assured.

Rapson moved to accept staff's recommendation and award the library construction contract to Leslie Contracting of Fayetteville in the amount of $3,297,500. Kourajian seconded.

Meeker asked that the motion be amended to give the Mayor authority to sign the contracts. Rapson amended the motion to give the Mayor the authority to sign contracts. Kourajian seconded the amendment.

Weed said he held Leslie and his company and City staff in the highest regard. His concerns were about the ongoing problems with an ongoing project that had not been resolved, regardless of who was at fault. He said this was another opportunity to go forward with the same company. If it were not such a rush job, and if he lacked faith in staff, Weed said he would not vote in favor of the recommendation. Weed said he was disappointed in how everything played out and hoped it would not happen again.

Rapson asked if he should amend his motion to include that the City Manager receive proper notification by letter of how the issue would be resolved. Gaddo said the letter was being prepared and had not been signed yet. Weed said that was acceptable.

Leslie told Council he was excited about the opportunity to build the library, which was a premiere project. He noted that, until recently, there had been no communication with the City on the previous project since a letter he wrote to the City in May 2003. Once he heard from the City, Leslie said he responded immediately. He added that the problems did not include outstanding directives or punch list items. Leslie said he had not been aware of the issues until recently. Leslie said an analysis had been done, but it remained to be seen if the solutions would fix the problems.

The motion carried unanimously.

09-04-09 Consider Annexation Fee

Stricklin asked Council to consider a fee for the first stage of the annexation process – the application. He said they at looked at various processes and suggested a $250 fee, the same fee required for a variance application. The staff time required for a variance and the annexation application was similar. He said the fee covered the time needed for staff review of the application. The fee for Step Two of the annexation process was taken care by the existing sections of the rezoning ordinance in Sections 306 and 307.

Rutherford moved to approve the $250 fee for Step One of the process to initiate an annexation. Kourajian seconded. The motion carried unanimously.

09-04-10 Consider Request from Chamber of Commerce to Use the City Logo

Administrative Services Director/City Clerk Jane Miller addressed Council and explained that the Chamber of Commerce used the old logo as the link from their website to the City's. The Chamber had asked to use the new logo. Staff recommended approval of the request.

Rapson moved to approve the request from the Chamber of Commerce to use the new City logo on their website. Rutherford seconded. The motion carried unanimously.

09-04-11 Discussion of Traffic Flow at the Intersection of GA 74 and Ardenlee Parkway/Georgian Park

Stricklin said there had been discussions on what to do at the intersection while awaiting the installation of the traffic signals. Weed asked when the signals would be installed. Stricklin said staff was working on the matter daily. The owners of the shopping center understood the situation was serious, but were playing the typical "whose responsibility is it?" game. Stricklin said staff assured them they were responsible. Weed asked if they needed to discuss the matter through an attorney. Stricklin said they understood the City was serious and staff was pushing hard. If an attorney was needed, he would let Council know.

Stricklin said he spoke with Keith Rohling at the Georgia Department of Transportation about re-striping the intersection in the meantime. He said there were visibility concerns, and they had considered signage that said only one car was allowed in the intersection at a time. DOT was looking at extending the striping area, but want to look at the area first. DOT did not want to put in signage as yet, except for approved state and federal signage that allowed only one car in the intersection at a time. The state had been willing to stripe the area a few months ago, but the machine broke down. The parts had just come in, and the machine had been repaired the day before this meeting. Rohling advised his staff to complete the striping work as soon as possible.

Weed asked Stricklin to explain what the striping would look like and how the intersection would look. Stricklin showed what should be done on the overhead photograph. Rast noted that the intersection had been re-striped that day. The median had been repainted with no cut-across zones. Rast said they were trying to limit the interaction of cars to dead center of the intersection. Weed asked if there would be instructional signage and said there needed to be a sign to tell people what to do. Weed said he still wanted signage to tell people what to do. Stricklin said signage was under consideration and he would follow up with DOT. The state wanted to try the striping first.

Rapson said to make the issue a staff topic at each meeting so Council would be updated.

<u>Council/Staff Topics</u>

Weed asked if a subcommittee had been set up to look at laptops. McMullen said staff would finalize the economics and bring a recommendation to Council.

McMullen told Council that the millage rate hearings would have to be done again due a problem. The hearings were scheduled Tuesday, September 14, at 7:30 a.m. and 8:30 p.m., and Tuesday, September 21, at 7 p.m.

Rutherford asked when the RFPs for the City's banking would go out. Camburn said the RFPs would go out the next day.

Meeker said there was a matter of future or pending litigation for executive session. Rutherford moved to reconvene in executive session to discuss a matter of pending or threatened litigation. Weed seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Brown seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Rapson seconded. The motion carried unanimously. The meeting adjourned at 11:00 p.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
SPECIAL CALLED MEETING
Minutes of Meeting
September 14, 2004
7:30 a.m.

The City Council of Peachtree City met in a special called meeting on Tuesday, September 14, 2004, in the City Hall Council Chambers. Mayor Brown called the meeting to order at 7:35 a.m. Other Council Members present were: Stuart Kourajian, Steve Rapson, and Murray Weed. Judi Rutherford was unable to attend.

The purpose of the meeting was to hold a public hearing to discuss the 2004 millage rate. No one spoke either in favor, or in opposition to, the millage rate.

There being no further business to discuss, Kourajian moved to adjourn the meeting. Weed seconded. The motion carried unanimously. The meeting adjourned at 7:40 a.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Regular Meeting
September 14, 2004
8:30 p.m.

The City Council of Peachtree City met Tuesday, September 14, 2004, in the City Hall Council Chambers. Mayor Brown called the meeting to order at 8:30 p.m. Other Council Members present were: Stuart Kourajian, Steve Rapson, Judi Rutherford, and Murray Weed.

Announcements, Awards, Special Recognition

Mayor Brown proclaimed September 17-23, 2004, as Constitution Week. October was proclaimed Hispanic Heritage Month. Jennifer Couch of Kedron Elementary School was recognized as the 2004 Fayette County Teacher of the Year. Brown recognized Mike Davis, athletic director at Starr's Mill High School, and the Starr's Mill High School Athletic Department.

Minutes

Rutherford moved to approve the August 11, 2004, Budget Workshop Minutes as amended. Rapson seconded. The motion carried 4-0-1 (Weed).

Consent Agenda

1. **Alcoholic Beverage License – Change in License Representative – Eckerd #3458, City Circle**
2. **Consider Budget Amendments**

Brown noted an additional document on the dais relating to Eckerd #3458 – an e-mail from the City Manager with the subject "Need to Table Agenda Items." Brown said that Eckerd had to regroup on personnel due to the takeover by CVS and Eckerd had requested that Consent Agenda #1 and New Agenda Item 09-04-13 be removed.

Rutherford moved to table Consent Agenda #1 and New Agenda Item 09-04-13 until the next meeting. Kourajian seconded. The motion carried unanimously.

Rutherford moved to approve Consent Agenda #2. Rapson seconded. The motion carried unanimously.

Brown moved to move New Agenda Item 09-04-14 Tax Relief for Seniors with an Annual Household Income of $30,000 or Less to the front of the agenda. Weed seconded. The motion carried unanimously.

09-04-14 Tax Relief for Seniors with an Annual Household Income of $30,000 or Less

Brown noted there were additional documents on the dais – an interoffice memo from the Mayor to the City Manager and City Council dated September 13, 2004, with the subject "Tax Relief for Seniors with an Annual Household Income of $30,000 or Less," two articles from the *Atlanta Journal-Constitution* entitled "Peachtree City Eyes Senior Tax Break" and "Medicare Premiums to Jump 17%," and an e-mail from the City Manager to the Mayor and Council dated September 14, 2004, and with the subject "Agenda Item 09-04-14."

Brown noted that the e-mail clarified the process that would be followed if Council decided to move forward. He explained that a resolution would have to be sent to the Fayette County legislative delegation to ask for legislative approval from the General Assembly. Following the approval of the local legislation, a referendum would be held in November 2005. If approved, the tax relief would be effective for the 2006 tax year.

Betsy Dodds, chairperson of the Senior Adult Council, told Council that the Senior Adult Council unanimously supported the proposed homestead tax relief in addition to the existing exemptions for those 65 years and older with a gross income of $30,000 or less, excluding Social Security benefits. Dodds said the goal was to get the resolution from City Council to the General Assembly in January. Brown noted that Dodds had given Council some materials, including "Senior Tax Relief Opportunities for Peachtree City Residents 65 Years Plus to Save on Taxes," a homestead exemption brochure, a Senior Adult Council brochure, and a list of senior homestead exemptions across the country.

Cora Griffith, Hilda Wright Bordeau, Ruth Schlegel, and Ernest Devereaux spoke in support of the proposed tax relief.

Bob Brown spoke against the proposed tax relief and said that the remaining groups would have to pick up the slack for any relief granted to one group.

Mayor Brown said the total number, as indicated by the census, of seniors over the age of 65 in the City was approximately 1,500 to 1,600. He continued that one problem was that the City could not link the number of people in the census with a specific income, so there was no way to know the exact number of people who would be affected. He said the exemption amount was lowered so it would not adversely affect the City's revenues. He said the exemption would not be negative and would also help identify the demographics.

Rapson asked City Manager Bernard McMullen and Finance Director Paul Salvatore to clarify the next statement. He said there were approximately 35,000 residents, which he divided by the average number of people in a home. The senior population was approximately 8%. McMullen said the City had approximately 11,000 residences. Rapson said his estimate was 11,475, which was close. Eight percent of that number was approximately 918. Rapson assumed most of the seniors, especially in the low-income category, lived together, so he divided 918 by two. Rapson said the effect on the budget, based on those numbers, would be $12,000. Rapson said the $12,000 was probably overstated by half, which meant the impact would be approximately $6,000. Rapson said if he used Brown's number of 250 households, multiplied by the impact of the exemption, he still came up with approximately $6,000. McMullen agreed and said the number would be significantly less than the $40,000 discussed earlier.

Rapson said the proposed tax relief was the right thing to do. He pointed out that the Board of Education and the County did the same thing.

Kourajian said it was an interesting assumption and an interesting topic. He said that the County and City could be separated. Most seniors did not have children in school and should not have to pay school taxes. On the City side, their tax money helped pay for City services such as Fire, emergency medical service, and cart paths. While the seniors might not use many of the recreation amenities, The Gathering Place was dedicated to seniors and funded by taxes. Kourajian said there was a clear distinction, and it was difficult for him to carve out a special niche. There were others in the City who made less than $30,000, whether they were working or not. By carving out seniors in that regard, they became a special interest group. He needed to know more about the impact on the budget before he could support the proposed tax relief. They could guess the impact on the budget, but no one knew the impact.

Kourajian continued that for him to support the proposed tax relief he needed a much better idea of the budget impact. He said the threshold should be lowered or Social Security should be included. He said the tax relief should also be pursued from a County standpoint, not jus the City's.

Brown said the $40,000 figure was used at Council Retreat, which included everyone over 65. Rapson disagreed that they had no idea how the tax exemption would affect the budget. He said both approaches he used were rational and noted that this was what he did for a living. He said the projections would only be off by a few thousand dollars. He said they would not be able to get that information from the County Tax Assessor because the information was immaterial to him. Rapson said he also had a problem with the $40,000 figure. Rapson said seniors drove some City services, but not others.

Kourajian said the difference between his job and Rapson's was that he did not guess for a living and he wanted more information before making a decision. Brown said that was why he went with the lower exemption, so the impact on the budget would be minimal. The key was to identify that specific population.

Kourajian pointed out that $30,000 was the salary of a police officer or firefighter. It was a tangible amount that would be made up somewhere else. He felt $30,000 was high. Brown said the $40,000 tax impact figure was used before the income cap.

Rapson noted there were seniors who made $30,000 a year off investment income alone and did not qualify for Social Security. Rapson said he saw the reasoning for school tax exemption for seniors. The driving factor to him was this was low income, isolated to seniors, and was a matter of perception. If Kourajian wanted to have an exemption for everyone in the City who made below $30,000, then they could talk about that. Kourajian said he did not want to do that.

Weed said he compromised for a living and asked Kourajian what would give him the information that he needed to be comfortable voting in favor of the tax relief. Kourajian said he could not tell that at this point, but he wanted a better guess than something between $6,000 and $40,000. He wanted to know what would be lost in services and how other taxpayers would make up the loss. Weed said they should agree on a methodology.

Rapson noted that he was a CPA and Salvatore was one of four certified finance officers in the state. He asked Kourajian whom he wanted the numbers to come from. Kourajian said he was not ready to vote on the tax relief. Weed said they should agree on a methodology to make the determination. Brown said the only way to determine the exact figures would be to ask everyone over 65 to show an income tax return.

Kourajian said he had not come prepared with a methodology. Weed asked him when he would have a methodology ready. Kourajian said by the next meeting.

Rapson noted that the City of Roswell defined the income limitation as "$40,000 of gross income encompassing all types of income." Rapson said there were a lot of seniors that had passive income and great investments. The exemptions were for the people who made less than $30,000 after all the sources of income were added together.

Weed said Kourajian needed and deserved more time. If Kourajian felt a lower threshold would be more appropriate, then Weed wanted to know that figure. Kourajian said he would come up with something by the next meeting. Weed said he wanted to encourage seniors to live in the City, but not for the economics. He would rather have more seniors move into the City than hire another police officer. All Council could do was pass a resolution. The vote on the resolution had to be 5-0, or the County legislators would not move forward with the legislation. Weed said Kourajian would come to the right decision with the right facts and he wanted to give him the time to do that.

Weed moved to table the discussion until the next meeting. Rutherford seconded. The motion carried unanimously.

VII. Old Agenda Items

08-04-15 Conflicts with Roadside Parking in the Industrial Zoned Area

Fire Marshal John Dailey addressed Council regarding an amendment to the City's traffic ordinance. The amendment would limit parking on D-Bob Industrial, Auburn Court, and Tiger Way.

Rutherford moved to accept the amendment to the traffic ordinance to prohibit parking on D-Bob Industrial, Auburn Court, and Tiger Way. Rapson seconded.

Kourajian asked when the ordinance became effective. City Attorney Ted Meeker said the ordinance would be effective immediately. Rutherford added an amendment that the ordinance be effective as soon as the signage was available and the striping was completed. Rutherford asked if the businesses in the area had been notified about the parking restriction. McMullen said each business had been notified in person.

The motion carried unanimously.

09-04-CA4 Consider Internet Sales of Surplus Property
Assistant Finance Officer Janet Camburn noted that CAR 7-1, Section 5(a)(3) discussed the sale of excess, surplus, or obsolete materials, which could be done through auction or sealed bid. Camburn said staff was asking permission to use e-Bay or other Internet auction services when the situation was warranted.

Rapson said he assumed there needed to be City Manager and Finance Director approval for the sale of those items. Camburn said the items would come to Council as surplus property items, but the items would be sold on the Internet.

Rutherford moved to approve the change to CAR that would allow Internet auctions of surplus property when the use of the service could be offset against the proceeds generated from the sale. Rapson seconded. The motion carried unanimously.

09-04-CA4(a) Consider Ordinance Authorizing Reverse Auctions
Camburn told Council this ordinance dealt with the purchase of goods and services, and anything that cost over $10,000 required sealed bids. The Georgia Municipal Association recently entered into an agreement with a company named Equity to conduct reverse auctions. Several had been held and one was scheduled in Newnan in early October. A staff member would attend that auction.

Camburn said staff wanted to add a section to the ordinance to allow the purchasing agent to use a reverse auction when warranted. There would be no cost except for the time needed to get ready for the reverse auction. Camburn noted that a reverse auction could be useful when the City needed to purchase larger, costlier items such as fire apparatus.

Rapson asked if Council approval would restrict the City to $10,000. Camburn said no. She said a purchase of $10,000 or less probably would not warrant the use of the reverse auction, but she did not know at this point.

Rapson moved to approve the authorization for reverse auctions as outlined. Rutherford seconded.

Kourajian asked if the purchasing agent was a specific person, or a responsibility. Camburn said she was currently the purchasing agent. Kourajian asked if the City could have a reverse auction and accept sealed bids at the same time. Camburn said she could not see using the two in conjunction with each other. There was always the option to reject all of the sealed bids and use the reverse auction. Kourajian said that could cost another month or more in time and questioned if they could be done at the same time. Rapson said vendors would not give competitive pricing for sealed bids if the City used both repetitively.

Bob Brown asked why the City could not take the sealed bids and open them after the reverse auction. He said the City should take every opportunity to get the lowest price.

Kourajian said he was not trying to dictate methodology for purchasing. Since the ordinance read "in lieu of," he wanted to be sure the City could do both if deemed appropriate. He said the way the proposed amendment to the ordinance read was that the City would not do sealed bids anytime the City used a reverse auction. Camburn said she envisioned the amendment giving the purchasing agent the option to use either the sealed bid or the reverse auction. Rapson said the ordinance required sealed bids to be used, but the amendment gave the option to use a reverse auction, or to do both. Meeker said "in conjunction with" could be added to the amendment.

The motion carried unanimously.

VII. New Agenda Items
09-04-12 Consider Request for Change Order for Rink Restroom/Concession
Leisure Services Director Randy Gaddo addressed Council and asked them to approve the change order for $6,727 from Trison Group to allow them to build additional wings to the restroom/concession structure. Gaddo said two sets of circumstances were in their favor. The plan had been to put the restroom/concession in the rear of the rink, but the ground was not right for compaction. The restroom/concession had to be moved to the front of the rink. Unrelated to the construction project, they had received noise complaints and had tried different ways to mitigate the noise, including not allowing the Hockey Association to use loudspeakers for games. The rink was acting as a big resonator. The noise was reflecting off the roof, going out the side, and slamming into the homes nearby. Staff obtained help from a sound expert. Because of the issues with the ground, the best option was to put up a wall as opposed to closing in the rink at a cost of $25,000. Closing in the rink also presented problems with air circulation and the load on the foundation. Gaddo said it would be best to move the restroom/concession building to that side and put in wings, which should take care of most of the noise. Gaddo said the wall would be about eight feet tall and span out on either side. The wall would not enclose the facility, but would go from one end of the rink to the other. If this did not mitigate the noise, staff would look at putting baffling in the roof.

Kourajian agreed that something needed to be done, but found it interesting that a wall would work that well at stopping the noise. Gaddo said the wall would stop a lot of the noise. He added that the City had a similar problem with the sound system at Riley Field. A different type of speaker was put in, and the noise was muffled. He said the neighbors could still hear the sound system, but it was not as loud and no longer bothered the neighbors.

Weed asked how much the restroom/concession facility cost. Gaddo said approximately $149,000. Weed clarified that the change order would just be an additional $7,000 to that cost. Gaddo said yes. Weed asked how many groups used the rink. Gaddo said the rink was used by hockey, lacrosse, and soccer, plus there was open time for the public. Weed asked how much the other associations put any contribution toward the restroom/concession facility. Gaddo said he had not asked for any contribution. Weed pointed out that that was different from the All Children's Playground and the Dog Park. Brown noted that the hockey association made a substantial investment in the new flooring for the rink. Rapson pointed out that the money for the restroom/concession building was coming from the County. Weed asked Gaddo if they intended to ask for money from the other associations. Gaddo said he had not planned on doing so.

Rapson said he had visited the neighborhood and heard the noise from the rink himself. Brown agreed that the topography in the area was the problem and noted similar problems in Planterra Ridge when the fans in the covered tennis facility were turned on.

Rutherford moved to approve the request for the change order for the rink restroom/concession for $6,627 to construct the additional walls needed at the rink. Rapson seconded.

Rapson noted that the City created the problem and the City was stepping up to fix it. He added that if the dogs at the Dog Park made too much noise, then Council would need to do something for that facility as well. Weed said he had been interviewed by the Georgia Municipal Association about the Dog Park. He noted that dog parks were the latest rage in the state and that dog parks were universal. Weed continued that the parks were for human recreation and were universally applicable regardless of race, religion, age, or socio-economic status. Other facilities in the City served specific groups and were entirely paid for by the City. He said that was unfair and the City needed to look at the policies regarding such facilities. Rapson said he wanted to fund the dog park facility entirely, but the dog park people, as a matter of honor, wanted to raise the money.

Kourajian asked if additional foliage would be planted to mitigate the noise. Gaddo said that would be the next step.

The motion carried unanimously.

09-04-13 Alcoholic Beverage License – NEW – Eckerd #6743, Wilshire Pavilion
Tabled per request at the beginning of the meeting.

09-04-15 Consider Use of Laptops for Council Meetings
McMullen reminded Council that the use of laptops had been discussed at Retreat. He noted that he and Council Member Rutherford had been using laptops for a few meetings and found that they worked very well and provided flexibility in terms of availability of ordinances and other documents during meetings. McMullen said it was also a matter of economics. The initial cost for the laptops and software licenses would be $14,130. The annual cost for the current paper agenda system was $3,900. The cost included paper, wear and tear on the copier, and staff time spent copying the agenda packet. The costs to replace laptops would be $9,600.

Kourajian asked why they needed to buy site licenses for two of the programs, Office and Acrobat. Systems Administrator Matt Robinson said the programs had been purchased individually in the past, and individual licenses would be needed for these computers also. He said they were looking at moving toward site licenses in the strategic plan.

Rutherford asked why they would need two power sources for each laptop. Robinson said a power source was needed at City Hall and another was needed for travel and home. Rutherford said Council Members should be responsible to bring the cords back and forth. Robinson said a bag to transport the cords was $80. Rutherford asked if the Acrobat Reader program was a full version. Robinson said yes, that was what allowed Council to make notes. Rutherford added that there were features they could use that would allow them to pin point areas on the City map.

Kourajian asked about other staff time needed to gather the documents and scan them. McMullen said that was done now, and the costs included were only for copying. McMullen noted that staff had given a copy of each agenda packet to the press, but had stopped doing so since the information was available on the website.

Rapson asked how the Council Members would get the packets. Robinson explained that it would depend on the file size of the packet. He said Rutherford was bringing the laptop in, and it took just a few minutes to plug it in and download the packet. Robinson said there were several ways to put the information on the computers, but if Council brought the computers to City Hall it would provide the best possible connection. Rutherford said staff could also e-mail Council information that was now copied and put in their mailboxes.

Weed said the laptops were a luxury items and not something they had to do. He asked if there were other things Council should spend the money on. Rutherford said they were already spending the money on staff time, paper, and copying expenses, but would be spending it upfront for the next three years. Brown said the costs would be close to a wash.

Rapson moved to approve the expenditure for this purpose using Council Contingency and spending it before September 30. Kourajian seconded. The motion carried unanimously.

09-04-16 Public Hearing – Consider 2004 Millage Rate

Brown noted that the City had received incorrect numbers for the tax digest from the County and the millage rate hearings had to be held again. Brown pointed out there were no dramatic changes to the tax digest, but because the numbers were slightly different, the hearings had to be held again. He asked if anyone had any comment on the millage rate. No one spoke either for or against the millage rate. No action was needed.

09-04-17 Consider Extension of Alcohol License for Three Dollar Café

Miller addressed Council and said Council had approved the license in March. She explained to Council that Three Dollar Café had not opened due to issues between leasing and purchasing the building. The alcohol ordinance required businesses to open within six months of receiving the license, or the applicant had to request an extension from Council. Miller said Clyde Cornell, the owner, had requested an extension to the end of the year. The outside of the building was completed, but the interior finish was not.

Rutherford moved to accept Cornell's request and extend the license until December 29, 2004. Rapson seconded. The motion carried unanimously.

Council/Staff Topics

Update on Kedron Phase 1 Traffic Lights

Stricklin updated Council on the progress made since the last meeting and said the current owner of the shopping center, BBT, was working with the developer to get the lights installed. BBT understood the liability for the light belonged to them. Weed said the striping at Ardenlee/Georgian Park/GA 74 had helped, but he still would like signage to explain how the intersection worked.

Rutherford said she had seen that the RFP for health insurance had gone out and asked for an update. Camburn said the deadline had been extended to Wednesday, September 22. McMullen said they were stilling working on whether to go to premiums, or not. He expected to have something ready by the end of the week.

Weed said he had spoken with Connie Haynes of the Clean Air Campaign. The City had suffered from its own success. Haynes was promoting multi-use paths. Weed said he would also discuss the matter with the Tourism Association. He would like for the City to start using the term "multi-use path," rather than "golf cart path," in its publications. It was a multi-use system, and the distinction was important in obtaining funding. Brown asked for clarification from Stricklin, then said the City did use the term "multi-use" path in any official correspondence with the state or federal government.

Meeker said there was a matter of future or pending litigation for executive session. Weed moved to reconvene in executive session to discuss a matter of pending or threatened litigation. Rapson seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Rapson seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Rapson seconded. The motion carried unanimously. The meeting adjourned at 10:25 p.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
SPECIAL CALLED MEETING
Minutes of Meeting
September 21, 2004
7:00 p.m.

The City Council of Peachtree City met in a special called meeting on Tuesday, September 21, 2004, in the City Hall Council Chambers. Mayor Brown called the meeting to order at 7:00 p.m. Other Council Members present were: Stuart Kourajian, Steve Rapson, and Judi Rutherford. Murray Weed could not attend to due a work commitment.

Minutes

Rutherford moved to approve the August 19, 2004, Regular Meeting Minutes. Rapson seconded. The motion carried unanimously.

III. Old Agenda Items

09-04-16 Public Hearing – Consider 2004 Millage Rate

Brown noted that this was the third and final public hearing on the 2004 millage rate. The public hearing opened. Rex Brown, CEO of Alta Refrigeration, and Terry Childers, president of Alta Refrigeration, addressed Council concerning the millage rate.

Rex Brown told Council that there had to be some belt tightening at the local level. He understood that local governments had to live within a budget. His company provided goods and services on a nationwide basis. All the money came into the City and was an absolutely positive cash flow to the City. He had less than 100 employees and wanted to keep people working. He said there had to be a stop to the tax increases somewhere.

Childers noted that property assessments had increased dramatically in the last few years. The company purchased the property in 2001. The assessment went up 28% in 2002 and 35% this year. Brown asked if their company had appealed their assessment. Childers said they had and had been denied. He added that the cost of construction determined the assessment and the price of steel had also gone up considerably. Rapson asked if the company had tried to argue fair market value of the building. Childers said he was concerned that the company might have to sell the building and relocate if assessments and taxes kept going up. The company paid $810,000 for property and it was now valued at $1.3 million. Rapson said he noted that steel prices were 70-75% higher, and fair market value would be a good argument. Rutherford agreed. Childers understood the problem with the assessments was with the County and was surprised the property was reappraised so quickly. Rapson noted that Fulton County was on a yearly assessment system. Rapson explained that the City was not increasing the millage rate, but it had to be advertised as an increase due to the increase in property assessments and the tax digest.

The public hearing closed. No action was taken.

IV. New Agenda Items

09-04-17 Adopt 2004 Millage Rate

Rutherford moved to accept the 2004 millage rate as presented. Kourajian seconded.

Rapson asked if he could vote on the millage rate since a portion was dedicated to the Development Authority. City Attorney Ted Meeker said it was part of the overall budget and Rapson could vote.

Rutherford amended her motion to authorize the Mayor to sign the necessary forms. Kourajian seconded the amendment. The motion carried unanimously.

09-04-18 Appoint City Solicitor

Rutherford, who served on the interview committee, said that the candidate, Marcia Elaine Moran, was very impressive and dynamic. The candidates were very strong and had good backgrounds. The committee's decision was unanimous. Brown added that the City would save approximately $30,000 annually by appointing a full-time solicitor.

Rutherford moved to appoint Marcia Elaine Moran as municipal court solicitor at a salary not to exceed $49,215 and that she report to the City Manager. Rapson seconded.

McMullen noted that Moran had to give three weeks notice at her current job before starting as court solicitor. Rapson asked where the position was budgeted. Administrative Services Director/City Clerk Jane Miller said Finance Director Paul Salvatore was looking into that. Rapson noted that, according to GASB 34, the position had to be budgeted under the court. McMullen said the person was originally to report to Chief Murray, and the position had been included in the police department budget. The position would now come under the Administrative Services budget.

The motion carried unanimously.

09-04-19 Approval of Signage for "The Great Georgia Airshow"

Brown noted that the request was the same as last year, but had been submitted later. Rapson asked if the permit requirements could be amended to include exceptions such as the airshow, so that Council would not have to approve the request each year. Meeker asked Council to go ahead and approve the request this year. He added that staff was currently working on the sign ordinance.

Rapson continued that he would like to see any events similar to the airshow covered under the ordinance. Brown said the City would have to be careful and not give carte blanche. They could look at developing an easier way to get the permit. Meeker said that sometimes creating exceptions led to other problems.

Rapson moved to approve the signage for "The Great Georgia Airshow" as outlined. Rutherford seconded. The motion carried unanimously.

Meeker said there was a matter of pending litigation to discuss during executive session. Rutherford moved to reconvene in executive session for a legal matter. Rapson seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Rapson seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Rapson seconded. The motion carried unanimously. The meeting adjourned at 7:38 p.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

2004 City Event Calendar

October	November	December
10/7 – City Council Meeting, 7 pm 10/9 & 10 – Great Georgia Air Show 10/16 – Peachtree City Classic Road Race, 8:45 am – Team Peachtree City forming for "The Most Physically Fit Organizations" in the "PTC Fitness Challenge" 10/21 – City Council Meeting, 7 pm 10/31 – Halloween	11/4 – City Council Meeting, 7 pm 11/18 – City Council Meeting, 7 pm 11/25 & 26 – Thanksgiving Holiday, City Offices Closed	12/2 – City Council Meeting, 7 pm 12/16 – City Council Meeting, 7 pm 12/23 & 24 – Christmas Holiday, City Offices close at Noon on 12/23 and remain closed on 12/24 12/31 – New Years Holiday, City Offices Closed

2005 City Event Calendar

January	February	March
1/6 – City Council Meeting, 7 pm 1/17 – MLK Day, City Offices Closed 1/20 – City Council Meeting, 7 pm	2/3 – City Council Meeting, 7 pm 2/17 – City Council Meeting, 7 pm	3/3 – City Council Meeting, 7 pm 3/17 – City Council Meeting, 7 pm
April	**May**	**June**
4/7 – City Council Meeting, 7 pm 4/21 – City Council Meeting, 7 pm	5/5 – City Council Meeting, 7 pm 5/19 – City Council Meeting, 7 pm 5/30 – Memorial Day, City Offices Closed	6/2 – City Council Meeting, 7 pm 6/16 – City Council Meeting, 7 pm
July	**August**	**September**
7/4 – Independence Day, City Offices Closed 7/7 – City Council Meeting, 7 pm 7/21 – City Council Meeting, 7 pm	8/4 – City Council Meeting, 7 pm 8/18 – City Council Meeting, 7 pm	9/1 – City Council Meeting, 7 pm **9/5 – Labor Day, City Offices Closed** **9/12-16 – Qualifying for City Election** 9/15 – City Council Meeting, 8:30 pm

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

Updated 9/27/04

ADMINISTRATIVE SERVICES
MONTHLY REPORT

For Month of: August, *2004*

	July-04	**August-04**	**FY 2004 YTD**	**FY 2003 YTD**
Human Resources				
Workers Compensation Claims Filed	4	4	28	29
City Vehicle / Equipment Accidents	1	0	15	18
Lawsuit Legal Fees	$3,070.00	$3,277.50	$44,058.15	$114,918.00
Municipal Court				
Fines Collected	$115,168.00	$149,967.75	$1,337,135.42	$802,007.52
Online Transactions	148	181	1,493	N/A
Citations Closed	684	739	7,866	6,222
Jail Fund Balance	$106.22	$5,371.32	$38,404.33	$23,539.57

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

Public Information				
New Businesses Registered	13	18	277	not available
Public Contacts, Questions & Complaints	58	45	581	not available

This includes 1 complaint against Comcast Cable Company and 4 Open Records Requests.

PEACHTREE CITY BUILDING DEPARTMENT
2004 MONTHLY REPORT

	Jul-04	Aug-04	2004 Y-T-D	2003 Y-T-D
DEVELOPMENT PERMITS:	16	21	279	239
BUILDING PERMITS:				
Single Family Residential	21	8	249	229
Multi-Family Residential	0	0	5	20
Misc.-Pools/fences/additions	45	42	647	613
Commercial/Industrial	6	14	94	98
TOTAL INSPECTIONS:	723	661	8,431	6,895
CERTIFICATE OF OCCUPANCY:				
Residential	25	25	272	193
Commercial	3	3	36	47
Multi-Family Residential	1	0	19	5
CODE ENFORCEMENT:				
Sign Violations	511	271	3,072	1,185
Rehab	29	14	158	184
Notice of Violations	283	328	3,723	3,796
Citations	4	2	34	27
Stop Work Orders	7	20	132	80
Complaints From Citizens	28	19	268	189
PERMIT FEES COLLECTED:	34,962	40,990	549,812	493,475
POPULATION:	35,382	35,434	35,434	34,803

Based on 2.09 of completed occupancy

Financial Services Monthly Report (Unaudited)

STATUS OF FUNDS AS OF AUGUST 31, 2004

Fund		Cash Balance		Total Investment		Total Cash and Investments		YTD Interest
General Fund	$	106,930	$	7,826,650	$	7,933,580	$	91,750
Library Sales Tax Fund		11,055		-		11,055		-
Dare Fund		281		-		281		-
Hazmat Fund		7,206		-		7,206		-
Youth Council Fund		2,725				2,725		-
Hotel/Motel Tax Fund		12,410				12,410		-
Library Construction Fund		81		4,553,799		4,553,880		30,785
Public Improvement Fund		59,988		1,360,511		1,420,499		17,367
Debt Service Fund		13,622		12,896		26,518		-
Municipal Court Fund		152,174		-		152,174		-
Neighborhood Parks/Rec.		50,167		-		50,167		53
Federal Seizures Police		10,072		-		10,072		17
Police Tuition Account		4,311		-		4,311		8
Escrow Account		156,692		-		156,692		190
Grand Total	**$**	**587,714**	**$**	**13,753,856**	**$**	**14,341,570**	**$**	**140,170**

Collateral Analysis as of August 31, 2004

Security Location	Bank		Total Held
Bank of New York	Wachovia	$	902,212
Bank of New York	Peachtree National		7,185,311
Federal Res Bk of Boston	South Trust		14,121,901

Financial Services Monthly Report (Unaudited)

STATUS OF FUNDS AS OF AUGUST 31, 2004

Fund		Cash Balance		Total Investment		Total Cash and Investments		YTD Interest
General Fund	$	106,930	$	7,826,650	$	7,933,580	$	91,750
Library Sales Tax Fund		11,055		-		11,055		-
Dare Fund		281		-		281		-
Hazmat Fund		7,206		-		7,206		-
Youth Council Fund		2,725				2,725		-
Hotel/Motel Tax Fund		12,410				12,410		-
Library Construction Fund		81		4,553,799		4,553,880		30,785
Public Improvement Fund		59,988		1,360,511		1,420,499		17,367
Debt Service Fund		13,622		12,896		26,518		-
Municipal Court Fund		152,174		-		152,174		-
Neighborhood Parks/Rec.		50,167		-		50,167		53
Federal Seizures Police		10,072		-		10,072		17
Police Tuition Account		4,311		-		4,311		8
Escrow Account		156,692		-		156,692		190
Grand Total	**$**	**587,714**	**$**	**13,753,856**	**$**	**14,341,570**	**$**	**140,170**

Collateral Analysis as of August 31, 2004

Security Location	Bank		Total Held
Bank of New York	Wachovia	$	902,212
Bank of New York	Peachtree National		7,185,311
Federal Res Bk of Boston	South Trust		14,121,901

Financial Services Monthly Report (Unaudited)

As of August 31, 2004

Purchasing Monthly Report

For Fiscal Year	2004	2003
Purchase Orders / Requistions Processed	2,117	2,003
City Store Requistions Processed	109	106
Sealed Bids Requested	32	18
Requests for Proposals	12	5
Bids Awarded	28	25
Requests for Proposals Awarded	8	4
Contracts Prepared	15	4
Fixed Assets Purchased	24	49

Information Technology Monthly Report

	Current Month	FY2004 YTD
Work Orders Created	102	1,038
Work Orders Closed	78	877
Work Orders Open	22	65
Corrective Work Orders	88	N/A
Project Work Orders	2	N/A
Technical Support	2	N/A
Website Visits	29,796	N/A

Financial Services Monthly Report (Unaudited)

As of August 31, 2004

General Governmental Funds Budget Comparison

Revenues - By Major Category

Description		2004 Budget		Actual YTD		Difference	%
General Property Taxes	$	8,095,421	$	7,944,177	$	(151,244)	98.13%
Franchise Taxes		1,946,534		1,665,158		(281,376)	85.54%
Local Option Sales Tax		5,959,129		5,780,982		(178,147)	97.01%
Other Sales & Use Taxes		579,872		568,730		(11,142)	98.08%
Business Taxes		1,648,885		1,716,330		67,445	104.09%
Licenses & Permits		756,195		806,658		50,463	106.67%
Grants		253,398		173,117		(80,281)	68.32%
Charges for Services		890,383		897,216		6,833	100.77%
Fines & Forfeitures		746,025		922,653		176,628	123.68%
Investment Income		117,745		91,750		(25,995)	77.92%
Surplus Carryover		707,259		-		(707,259)	0.00%
Other Revenue		7,464		25,784		18,320	345.44%
Other Financing Sources		602,063		274,387		(327,676)	0.00%
Total General Fund	**$**	**22,310,373**		**20,866,942**	**$**	**(1,443,431)**	**93.53%**
Hotel/Motel Tax		849,514		901,944		52,430	106.17%
Total General & Hotel Funds	**$**	**23,159,887**		**21,768,886**	**$**	**(1,391,001)**	**93.99%**

General Governmental Funds Budget Comparison

Expenditures by Division YTD

Percentage into Budget Year *91.67%*

Division		2004 Budget		Actual YTD		Difference	%
Administrative	$	1,467,067	$	1,168,856	$	298,211	79.67%
Developmental		1,385,004		1,122,704		262,300	81.06%
Finance		712,004		559,263		152,741	78.55%
Leisure Services		4,226,639		3,591,948		634,691	84.98%
Public Safety		8,109,821		6,864,932		1,244,889	84.65%
Public Works		4,269,302		3,071,987		1,197,315	71.96%
Council Contingency		5,978		-		5,978	0.00%
Non-Profit Organizations		20,000		15,000		5,000	75.00%
Grant Incentive Program		50,000		-		50,000	0.00%
Transfer to Amphitheater Fund		16,515		-		16,515	0.00%
Transfer to Tennis Ctr Fund		41,222		-		41,222	0.00%
Transfer to PIP		101,453		101,453		-	100.00%
Transfer to Debt Svc		2,156,740		1,652,231		504,509	76.61%
Liability Insurance		68,678		118,016		(49,338)	171.84%
Legal Services		115,000		98,710		16,290	85.83%
Gen'l Admin		89,950		-		89,950	0.00%
Reserve-Insurance		50,000		-		50,000	0.00%
Other		(575,000)		-		(575,000)	0.00%
Total General Fund	**$**	**22,310,373**	**$**	**18,365,100**	**$**	**3,945,273**	**82.32%**
Trfr to PCDA/PCAA		66,716		66,715		1	100.00%
Transfer to General Fund		283,171		274,387		8,784	96.90%
Transfer to Tourism General Fund		499,627		502,141		(2,514)	100.50%
Total General & Hotel/Motel Funds	**$**	**23,159,887**	**$**	**19,208,343**	**$**	**3,951,544**	**82.94%**

Summary of Major Expenditures by City Manager

Description		Budget		Award		Svgs/Short	Date
Sign Plotter	$	12,000	$	11,780	$	220	8/2/2004

PEACHTREE CITY FIRE/EMS DEPARTMENT
2004 MONTHLY REPORT

	Jul-04	Aug-04	2004 Y-T-D	2003 Y-T-D
FIRE/ACCIDENT CALLS				
Residential	4	3	27	25
Business/Industrial	0	0	9	11
[1]**Rescue/EMS Assist**	124	124	508	
[1]**Vehicle/Golfcart Accidents**	23	25	88	
[1]**False Alarms**	15	16	61	
[2]**Other**	24	13	1381	1968
Total Engine Response	**190**	**181**	2074	2004
Dispatched Fire Calls	42	35	489	466
Response Time Fire	4:22	3:12	4:31	4:53
RESCUE/EMS				
Trauma	79	82	573	677
Medical	79	66	741	709
Total # Patients	**158**	**148**	**1314**	1386
Patients Transported	68	56	604	589
Dispatched EMS Calls	151	149	1605	1544
Total Medic Response	181	174	1594	1386
Dispatched Fire/EMS Total	193	184	2094	2010
Response Time EMS	4:24	4:07	4:19	4:20
EMS BILLING				
Patients Billed	50	99	850	818
Revenue Generated	19,393	39,164	327,273	289,213
[3]**Total Revenue Received**	22,162	15,597	251,874	202,291

[1]**Previously categorized as Other**

[2]**Other miscellaneous responses; gas and water leaks, hazmat spills, etc.**

[3]**Revenue Received on All Outstanding Accounts**

RH LEISURE SERVICES
Monthly Report

For the Month of August 2004

Library: 378 new library cards were issued in July, for a total of 23,858 cardholders. The number of books circulated (198,522 compared to 181,675 last year this time) is remaining above average. The Internet stations were used a total of 26,468 times so far this year, compared with 21,003 last year. The Library staff completed the move to the temporary location (Old Gold's Gym on Highway 74) during the 2nd week of September. Demolition has begun at the permanent library site.

Recreation

Leisure Programs:

Classes & Programs: As predicted, programming picked up when school started and has continued to improve. Revenue is now slightly ahead of last year ($57,131 vs $57,023). The increase revenue is also due to the new fee structure being implemented. We have had a number of new instructors expressing interest in offering new programs such as fencing, theater and art.

Special Events: These numbers will become more significant as we begin reporting estimated participation in events such as Last Fling, Shakerag and Memorial Day, which we haven't in the past. Will need a full year history to show significance. Late summer and early fall are heavy in special events. Year to date we show 43 special events held.

Sports and Facilities: Mowing sports fields continued at an increased level, spending 3,263 hours to date versus 2,764 this time last year. Building maintenance (4,875 hours, up from 3,713 last year at this time) increased as we proceed to upgrade facilities. Holding steady on safety inspections by the parks monitor (550 so far), with continued special attention to playgrounds and other structures used by children. New, safer playground equipment has now been installed at every major park and all older pocket parks in the city. This program will be finished out next year, and we will transition into addition of picnic shelters and other amenities at selected parks. However, safety inspections will continue to ensure the equipment is maintained properly.

PEACHTREE CITY POLICE DEPARTMENT
2004 MONTHLY REPORT

	JUL 04	AUG 04	2004 Y T D	2003 Y T D
PART I CRIMES				
Murder	0	0	0	0
Rape	0	0	2	1
Robbery	0	0	0	4
Aggravated Assault	1	0	5	6
Arson	1	0	1	1
Auto Theft	7	8	36	57
Theft	33	26	178	153
Burglary	2	3	15	15
TOTAL PART I CRIMES	**43**	**37**	**237**	**239**
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	26	19	175	125
DUI – ADULT	21	18	150	106
DUI – UNDERAGE	5	1	25	19
MINOR IN POSSESSION OF ALCOHOL	20	7	96	75
DRUG ARRESTS	18	24	132	78
ARRESTS				
PROPERTY CRIMES	15	25	104	81
PERSON CRIMES	5	6	44	46
CITY ORDINANCES	43	45	418	332
OTHER	114	109	783	733
AVERAGE RESPONSE TIME	5.32	5.40	5.41	5.25
CALLS ANSWERED	**6985**	**6416**	**51,524**	**44,451**
TRAFFIC				
CITATIONS ISSUED	756	856	6775	3893
WARNINGS	625	574	5385	3922
ACCIDENTS	96	89	753	752

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / PLANTERRA DR	6
HWY 54 / HWY 74	5
HWY 54 / PEACHTREE PARKWAY	4
HWY 74 / ROCKAWAY RD	4
HWY 54 / HUDDLESTON DR	3

TOP 5 ACCIDENT LOCATION – Y T D

HWY 54 / HWY 74	40
HWY 54 / HUDDLESTON	33
HWY 54 / PLANTERRA DR	32
HWY 74 / CROSSTOWN DR	20
HWY 54 / PEACHTREE PARKWAY	18

PUBLIC SERVICES MONTHLY REPORT

AUGUST 2004

		AUGUST 2004	YEAR TO DATE FY2004	YEAR TO DATE FY2003
Street Patching	(Hrs.)	101	3,137	1,179
Street Crack Sealing	(Hrs.)	0	488	1,206
Drainage Maintenance	(Hrs.)	155	1,838	1,608
Street Sweeping	(Hrs.)	0	367	245
Cart Path Paving	(Ft.)	3,940	21,444	10,313
Cart Path Litter Removal	(Hrs.)	51	696	580
Cart Path Drainage Maint.	(Hrs.)	88	1,605	1,899
R.O.W. Mowing	(Hrs.)	905	4,652	4,097
R.O.W. Litter Removal	(Hrs.)	236	3,624	2,106
Landscape Maintenance	(Hrs.)	949	6,439	6,798
Landscape Planting/Mulch	(Hrs.)	0	2,155	797
Litter Removal	(Hrs.)	0	56	54
Sub-Division Sign Maint.	(Hrs.)	13	733	369
Traffic Sign Maintenance	(Hrs.)	61	1,270	1,190
Vandalism Repairs	(Hrs.)	31	325	2,306
Citizen Complaints Answered	(Num.)	114	747	324
Community Service	(Hrs.)	0	124	228
RECYCLING SITE				
Manhours	(Hrs.)	70	832	806
Participants				
Recycling	(Num.)	252	4,309	3,097
Composting	(Num.)	1,175	12,122	13,491
Mulch Picked-Up	(Num.)	124	2,357	1,101

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard J. McMullen, City Manager

FROM: James V. Murray, Chief of Police

DATE: September 27, 2004

SUBJECT: Request to Extend the Compliance Date for Alcohol Handling Permits

This memo is a request that you extend the compliance date for Alcoholic Beverage Handling Permits from August 30, 2004 to December 1, 2004. This request is necessary because it has taken more time than originally anticipated to receive the computerized equipment to produce the permits. Because of this, it will also take additional time to collect the applications and the fingerprints of the applicants. The equipment was received and installed at the police department on September 22, 2004.

The police department will be notifying, in person, all of the alcohol beverage establishments to advise them of the extension of the deadline for compliance. No enforcement of this ordinance will take place until after the extended deadline of December 1, 2004. If you have any questions, please feel free to contact me.

JMV/rmd

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and Councilmembers

VIA: Bernard J. McMullen, City Manager Bernard McMullen

FROM: Colin W. Halterman, Assistant City Manager CWH
Paul J. Salvatore, Financial Services Director P.S.
Janet I. Camburn, Assistant Finance Director JC

DATE: September 29, 2004

SUBJECT: Donation of Surplus Property
October 7, 2004 City Council Consent Agenda

Recommendation:

That City Council approve the donation of surplus property, specifically Fire Department bunker gear, to the Concord Volunteer Fire Department located in Pike County, Georgia.

Discussion:

As indicated in the attached memorandum from Assistant Fire Chief Eiswerth, the Peachtree City Fire/Rescue Department has surplus bunker gear (24 pair of boots, 20 bunker coats, and 20 bunker pants) that they would like to donate to the Concord Volunteer Fire Department. Most of this gear is between 7 and 20 years old. The gear is now excess to the Peachtree City Fire/Rescue Department, since it was replaced through a federal grant received in 2004. The Concord Department has a need for this equipment and has provided a letter releasing the City of all liability concerning any and all equipment donated to their department (see attached).

Although City Administrative Regulation (CAR) 7-1, Section V, Number A (3), does not specifically address the donation of surplus property, City Council has in the past approved the donation of computer equipment to a not-for-profit entity.

City Staff recommends this donation of surplus property.

Budget Impact:

There is no budget impact.

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: **Janet Camburn**

FROM: **Assistant Chief Eiswerth, Operations**

DATE: **9-16-04**

SUBJECT: **Donation of Old Bunker Gear**

The Department would like to donate 24 pairs of firefighting boots, 20 bunker coats, and 20 bunker pants to Concord Volunteer Fire Department located in Pike County. Chief Jimmy Gilbert (Concord Fire Department) will accept this gear as is, and have provided paperwork required by Peachtree City.

This volunteer department is in desperate need of personnel protection gear. Most of the bunker gear we are donating is 7-10 years old. The boots are 7-20 years old.

The Peachtree City Fire/Rescue no longer needs this bunker gear because of the "grant" we received from the Federal Government. All our bunker gear has been replaced.

The Department has provided to the Peachtree City Fire Department Explorer Post, 32 sets of bunker gear and 30 pairs of firefighting boots. This replaced the 20-25 year old gear they were using. The Explorer's bunker gear will have a distinct "EXPLORER" sewed on the back of their gear to differentiate between the firefighters and the explorers. This will eliminate any issues at the scenes of an emergency. This has greatly increased the morale of the Explorer Post and it's members. This is important for the long run since the Post provides many of the future volunteer members of the Department.

The Department has kept 32 pairs of boots, 29 bunker pants, and 24 bunker coats. This gear will be used to out fit new members during their first year on the department. It will also be used when a firefighter's gear is ripped or torn and must be repaired or replaced.

CITY OF CONCORD
PO Box 175
Concord, Georgia 30206
70 884 5221/FAX 770-884-9666

August 31, 2004

Peachtree City Fire Department
105 North Peachtree Parkway
Peachtree City, Georgia 30269
Attention: Lt. David Williamson

Dear Sir,

This is to certify that the Concord Volunteer Fire Department along with the City of Concord releases the Peachtree City Fire Department of all liability concerning any and all equipment donated to our fire department organization.

We wish to thank you and your organization for any and all support now and in the future.

Sincerely,

Jimmy J. Gilbert

JIMMY J. GILBERT, Fire Chief

Carolyn Oxford

CAROLYN OXFORD
NOTARY PUBLIC
PIKE COUNTY, GEORGIA

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and Councilmembers

VIA: Bernard J. McMullen, City Manager

FROM: Colin W. Halterman, Assistant City Manager
Paul J. Salvatore, Financial Services Director
Janet I. Camburn, Assistant Finance Director

DATE: September 29, 2004

SUBJECT: Auction of Surplus Property
October 7, 2004 City Council Consent Agenda

Recommendation:

That City Council approve the sale of surplus property at an auction conducted by the Fayette County Government on Saturday, October 16, 2004.

Discussion:

The City has surplus property that no longer has any value to the City and is taking up valuable storage space throughout the City. Fayette County is conducting an auction on Saturday, October 16, 2004 to sell surplus property from Fayette County and Tyrone. Peachtree City has been invited to participate in this auction.

Per requirements of City Administrative Regulation (CAR) 7-1, Section V, Number A (3), City Staff must submit to City Council, for approval, a consolidated list of surplus property to be auctioned. Preliminary lists of such property to be auctioned on October 16, 2004 are attached. The Recreation Department continues to inventory surplus property stored at the Recreation Administration Building. A list of this surplus property will be available on the dais at the October 7, 2004 Council meeting. This auction has been given public notice.

Budget Impact:

There is no budget impact. Proceeds from the sale of this property will be placed in the City's General Fund.

Janet Camburn

From: Jane Miller
Sent: Tuesday, September 28, 2004 12:08 PM
To: Janet Camburn
Cc: Gloria Reid
Subject: Administrative Services Surplus Items

Janet, I went to the Recreation Administration Basement to look through the items stored there and marked those items that were from Administrative Services. Following is a list of what I was able to locate:

Approximately 80 stacking chairs that used to be in the Council Chambers
(1) IBM wheelwriter typewriter
(1) Monroe Calculator

I marked the items with a red and white sticker.There may be additional items but I could not locate any. The basement is pretty full.

Please let me know if you need any additional information.

Jane

POLICE DEPARTMENT

350 South Highway 74 • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512

JAMES V. MURRAY
Chief of Police

TO: R. M. DUPREE, MAJOR

FROM: ROB TODD, SERGEANT

DATE: SEPTEMBER 03, 2004

SUBJECT: AUCTION LIST

The following are items identified as surplus and available for auction:

2 four-shelf bookshelves
1 half-bookshelf cabinet
1 round table with metal legs
2 folding tables (tops separating from supports)
1 maroon chair (seat fabric separating)
1 blue rolling chair (arm separating from chair)
1 four-drawer vertical file cabinet (dents and drawer fronts bent)
1 steel toilet (old PD booking)
4 steel sinks (old PD booking)
5 S&W model 5906 holsters
6 Cap Stun OC holders
1 Digatox Portable Breath Test (outdated)
5 Riot Helmets (worn)
1 Decatur Radar Unit SRN 31434 A
1 Kustom Trooper Radar Unit SRN K 15958
1 Kustom Trooper Radar Unit SRN K 30513
2 K Lockset Security Kits
2 Patrol Car Security Cages
1 Plastic Patrol Car rear seat
2 Rear window screens
1 Blue Haro Bicycle
1 Silver Mosh Bicycle
1 Silver Oxygen Bicycle
1 Blue Sunfire/Pacfic Bicycle
1 Women's Roadmaster
1 Blue/Black Trek Mountain Bike

POLICE DEPARTMENT
350 South Highway 74 • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512

JAMES V. MURRAY
Chief of Police

1 Clarion Cassette Player
3 Knwood Speakers
1 Ford Speaker
1 Sherwood Ampliphier
1 Sony Play Station
1 Panasonic PV-8450 VCR
1 RCA VHS Camera
1 Black Maglite Flashlight
1 Black "Crosspeen" Hamer
1 Phillips CD/Tape/Radio Player
1 Deluxe Tool Setw/12 tools
1 Hammer
1 Wire Brush
1 Pitchfork

In addition 43 expired patrol vests, 1 tactical vest, and 9 inserts need to be condemned for donation to the U.S. Army. An additional list of items will be available on 9/27/04 once the Evidence Room has been examined for items that can be included. If you have any questions contact me.
CC: Capt. Pye

/rbt

FIRE/EMS DIVISION
SURPLUS PROPERTY
SEPTEMBER 20, 2004

Location	Qty.	Description	Serial / Identification Numbers
Station 81 / Hose room	5 Sections	2 1/2" Firehose - Damaged / Unusable	77210, 82204, 92206, 77207, 77203
Station 81 / Hose room	9 Sections	1 3/4" Firehose - Damaged / Unusable	92413, 01417, 96403, 92402, 92418, 92405, 94405, 89404, 00403,
Station 81 / Hose room	4 Sections	3" Firehose - Damaged / Unusable	84326, 84336, 89329, 91314,
Station 81 / Hose room	5 Sections	1 1/2" Firehose - Damaged / Unusable	85110, 85108, 75101, 76104, 78101,
Station 82 / Training Room	1ea	Cannon 35 mm SLR Camera in Grey Plastic Case	AE1 w/ 35-70mm lens
Station 82 / Training Room	1ea	Air-touch handheld cell phone w/ charger	n/a
Station 82 / Training Room	7ea	Motorola Minitor II Pagers Freq 154.2350	646xxh243b, xvn26fc, xwg2f66, xvn26f6, xvn26f9, xvn26fd, xwg2f62,
Station 82 / Training Room	7ea	Motorola Minitor II Chargers w/ 2 power supplies	all MLN3823A/NLN3824A
Station 82 / Training Room	4ea	Bag Style Cell Phones w/ Modem and Car Charger	771f2182asy b28, fca11607aaj194, msn313gxqq294y, msn313gxqq293y
Station 82 / Training Room	1ea	Cannon Printer K10156 w/ Power Supply	xdl65609
Station 82 / Training Room	1ea	Physio Control Battery Support System, Battery Charger/Tester	Part # 801807-12: Serial # 00011872
Station 82 / Training Room	13 ea	A/C Adapters	Model # AD 0620
Station 82 / Training Room	5ea	A/C Adapters	Model # 2562601a03
Station 82 / Training Room	1ea	Microphone, Series B, Federal Signal Corp.	Model MNC
Station 82 / Training Room	4ea	Motorola Syntor FM 2-way Radios w/ Speaker, Microphone, Wiring Harnes and Mounting Bracket	483hpj1091: 483hpl0851: 483hnw1009: 483hkc0273
Station 82 / Training Room	1ea	Encoder	n/a
Station 82 / Training Room	1ea	Physio Control Cellular Modem	n/a
Station 82 / Training Room	1ea	A/C Adapters power supply 13.8v dc, 1.5 amp	n/a
Station 82 / Training Room	4ea	Motorola Minitor III Radio Pagers with chargers, Freq 154.2350	253bzj249l, 253ban2chf, 253bzj24b4, 253bzg24lm

FIRE/EMS DIVISION
SURPLUS PROPERTY
SEPTEMBER 20, 2004

Location	Qty.	Description	Serial / Identification Numbers
Station 82 / Training Room	2ea	Motorola Minitor II Pagers Freq 154.2350 w/ chargers and power supply	15EO5067MO4K, 646xxh2439
Station 82 / Training Room	1ea	tan office chair on wheels	Model 4002GG
Station 82 / Training Room	1ea	gray office chair on wheels w/ wooden arms	n/a
Station 82 / Training Room	1ea	High Band Radio 2 channel w/ microphone and power supply and wiring harness	GEMOS
Station 82 / Training Room	1ea	Motorola HT600 w/ charger	651aps4370 w/ ntn6433b charger
Station 82 / Training Room	2ea	Motorola MT500 radios w/ chargers	230amc1086, 230amc1087, chargers model # mln4569b
Station 82 / Training Room	6ea	GE Radio Pagers PBB09 Series	794318108, 794314308, 4 others w/ unknown serial numbers
Station 82 / Training Room	5ea	Shinwa Pagers w/ chargers	Model S0721aw, no serial numbers available
Station 81 CONEX	1 ea	Elkhart Variable Gallonage Nozzle	n/a
Station 81 CONEX	1 ea	35 foot Extension Ladder	
Station 81 CONEX	1 ea	White Board w/cabinet	
Station 81 CONEX	1 ea	Metal Desk single pedestal	
Station 81 CONEX	1 ea	Metal Desk double pedestal	
Station 81 CONEX	1 ea	GE Dryer	
Station 81 CONEX	1 ea	Roper Washer	
Station 81 CONEX	1 ea	15 Gal Hot Water Heater	
Station 81 CONEX	1 ea	Frigidaire Gas Range	
Station 81 CONEX	1 ea	Conference Table	
Station 82 / Printing Room	2 ea	LEXMARK BLACK Toner	
Station 82 / Printing Room	2 ea	LEXMARK CYAN Toner	
Station 82 / Printing Room	1 ea	LEXMARK MAGENTA Toner	
Station 82 / Printing Room	1 ea	LEXMARK YELLOW Toner	

FIRE/EMS DIVISION
SURPLUS PROPERTY
SEPTEMBER 20, 2004

Location	Qty.	Description	Serial / Identification Numbers
Station 82 / Printing Room	1 ea	Photoconductor Kit	
Station 82 / Printing Room	9 ea	XEROX Thermal FAX Paper	
Station 82 / Printing Room	3 ea	Canon GP 200 Black Toner	
Station 82 / Printing Room	1 ea	LEXMARK Toner	
Station 82 / Printing Room	2 ea	MISC Drivers and Windows for Workstations	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Janet Camburn, Assistant Financial Director**
FROM:	**Scott Hicks, Superintendent of Public Works** S.H.
DATE:	**September 28, 2004**
SUBJECT:	**Surplus List from Public Works**

Attached is a list of items that Public Works has for the annual Surplus sale. Thank you.

SH/ly

CITY OF PEACHTREE CITY, GEORGIA
PUBLIC WORKS DIVISION
EQUIPMENT SURPLUS

Public Works Department

Item	Description	Manufacturer	CITY ID #	Model	VIN-SERIAL Number
1	mower	John Deere	5311	LD935	MO1935X130669
2	weed eater	echo	5131	srm3100	4839
3	weed eater	echo	5036	srm3000	50587
4	blower	Husqavarna	3507	225hbv	3700147
5	trailer		3429		
6	trailer		3329		
7	trailer	olathe	5120		600227
8	trailer	better built	5121		1FTBR10C6DUB61837
9	weed eater	Husqavarna	3368	325lx	
10	blower	b & stratton	1163		3579
11	weed eater	Husqavarna	3510	325lx	
12	weed eater	echo	5144	srm3100	544027
13	weed eater	echo	3443	srm2501	144503
14	weed eater	echo	5150	srm3100	544835
15	weed eater	echo	3226	srm3100	
16	weed eater	echo	3459	srm3100	
17	weed eater	echo	3444	srm2501	130615
18	weed eater	Husqavarna	3355	232r/l	7070149
19	weed eater	Husqavarna	3354	232R/L	5340498
20	weed eater	Husqavarna	3353	232R/L	7070144
21	weed eater	echo	3226	14330	
22	LAWN MOWER	John Deere	3367	14PZ	GX14PZC140105

23	LAWN MOWER	John Deere	3336	14PZ	GX14PZB087844
24	LAWN MOWER	John Deere	3349	14PZ	GX14PZC140104
25	LAWN MOWER	John Deere	3334	14PZ	GX14PZC113431
26	CHAIN SAW	POULAN	3323	cv4000	b3185632
27	CHAIN SAW	POULAN	3324	cv4000	B3185549
28	blower	echo	3351		8389
29	blower	echo	3316		41599
30	PUSH EDGER	John Deere	3304	E35	FA130D-A5-19
31	2 BOBCAT STABILIZERS				
32	BACKHOE BUCKET	Bobcat		12"	
33	Landscape Bucket	Bobcat	3218		
34	BOBCAT TRACKS		3122		
35	FIRE HOSE X 7				
36	SIX DOOR METAL LOCKER				
37	RUBBER POLE STAND X 11				
38	TRASH CAN W/ LID	BLACK			
39	Spring Sign Holder x 4				
40	DOT TRAFFIC CONTROL BOX (Eagle, small)				
41	3 OIL CONTAINMENT TRAYS				
42	LIGHT COVER				
43	POLAROID CAMERA				
44	SHARP CALCULATOR-QS-2660				
45	POLAROID SUN 660				
46	POLAROID AUTO FOCUS SYSTEM				
47	PLASTIC STICK FOR COPIER MACHINE				
48	STAMP HOLDER				
49	TAPE HOLDER - DISPENSER				
50	COPIER MACHINE PART				

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Assistant Finance Director

FROM: Developmental Services Director

DATE: September 28, 2004

SUBJECT: Fayette County Auction

The following items have been designated for surplus from the indicated departments:

Planning:

One (1)	Keyboard Drawer with hardware (does not lock)
One (1)	Desk Organizer (burgundy)
One (1)	Copy Holder
One (1)	Calendar Base
One (1)	Black Vinyl Ledger Binder (15.5. x 12)
Two (2)	15" x 22.25" walnut finish drawer units, one complete, one missing shelf
One (1)	9.625" x 18.5" light oak wood shelf
Two (2)	15" x 22.25" walnut finish shelves
One (1)	12" x 21.25" walnut
One (1)	67" x 30" mahogany credenza

Legal size manila alphabetical dividers

Building:

One (1)	Victor 1560 Adding Machine, Serial # 710-39020354
One (1)	IBM Selectric II Typewriter, PTC Serial # 0017
One (1)	Canon MP12DH Adding Machine, Serial # 214215

Thank you.

jir

Recreation Department

ITEMS FOR AUCTION

One swivel desk chair
Three padded office chairs
Four round tables
Two Echo weed trimmers
One rose cloth padded wing chair
One light blue cloth padded wing chair
One metal magazine rack
Three orange plastic chairs with no arms
Four athletic field lights
Two weedeaters
Two field paint marker machines
One broken 6' or 8' folding table
Two armless blue padded chairs
One armed gray padded chair
Five maroon padded, armless, chairs
One wooden, portable, magazine rack
Two handicap swimming pool lifts
Two basketball goals with stands
Two orange vacuum cleaners
Six gray padded office dividers
One Panasonic Television
One television
One brown padded desk chair

Janet Camburn

From: Charlotte Burns
Sent: Wednesday, September 22, 2004 9:19 AM
To: Janet Camburn
Subject: FW: Auction

-----Original Message-----
From: Jim Miller
Sent: Wednesday, September 22, 2004 8:13 AM
To: Charlotte Burns
Cc: Becky Kimble
Subject: Auction

Kedron has the following items available to be auctioned:

1 air hockey table
1 foosball table
1 stereo set

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

VIA: **City Manager**
Assistant City Manager

FROM: **City Clerk**

DATE: **September 29, 2004**

SUBJECT: **Alcohol License – Change in License Representative – Eckerd #3458**
October 7, 2004, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a change in the alcoholic beverage license.

Discussion:
Eckerd Drugs #3458, 101 City Circle, has submitted an application for a change in License Representative. Mr. Scott Leone has requested he be appointed as the License Representative. Mr. Leone will attend the October 7th meeting to answer any questions you may have.

Budgetary Impact:
The change in License Representative will have no impact on the budget.

JM:pd

Attachment

CITY OF PEACHTREE CITY
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
(770) 487-7657

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Business Name: Eckerd Corporation Eckerd Drugs #3458	**Business Location:** 101 City Circle Peachtree City GA 30269	770-486-9776
Nature of Business: Retail Drug Store	**Mailing Address:** 8333 Bryan Dairy Road Largo FL 33777	**Business Phone Number:** 727-395-3535
Name of Licensee: Eckerd Corporation Michael Thomas Lops	**Home Address:** 8333 Bryan Dairy Rd Largo, FL 33777	**Home Phone Number:** 727-395-6321
Name of License Representative: Scott Leone	**Home Address:** 105 Sara Cove Fayetteville, GA 30214	**Home Phone Number:** 770-719-3557

Please indicate type of license(s) applying for.

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
	Malt Beverage	✓	Malt Beverage		Malt Beverage
	Wine	✓	Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

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

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	**ADDRESS** Please provide Home Addresses for the individuals listed:	**PHONE NUMBERS** Please provide Home and Business Phone Numbers for individuals listed:
See attached		

Is any person who owns an interest in the license an employee of the City of Peachtree City? No

ECKERD CORPORATION CORPORATE OFFICERS

SENIOR VICE PRESIDENT/GENERAL COUNSEL/SECRETARY
Robert E. Lewis

Social Security #:	267-43-4452
Date of Birth:	11/27/60
Place of Birth:	Winchester, Massachusetts
Driver's License #:	FL200-765-60-427-0
% of Stock:	NONE
Home Address:	3321 Elizabeth Court Tampa, Florida 33629

VICE PRESIDENT COMPLIANCE/REGULATORY COUNSEL
Michael T. Lops

Social Security #:	266-92-9077
Date of Birth:	06/22/47
Place of Birth:	Norfolk, Virginia
Driver's License #:	FL120-558-47-222-0
% of Stock:	NONE
Home Address:	3327 Pattie Place Palm Harbor, Florida 34685

POLICE DEPARTMENT
350 South Highway 74 • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512

JAMES V. MURRAY
Chief of Police

State of Georgia

City of Peachtree City:

I, Robert M. DuPree, Major of Police for the City of Peachtree City, do hereby certify that:

Scott Leone
Name

105 Sara Cove Fayetteville, GA 20214
Address

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

Robert M. DuPree
Signature

9/29/04
Date

Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

VIA: **City Manager**
Assistant City Manager

FROM: **City Clerk**

DATE: **September 29, 2004**

SUBJECT: **Alcohol License – NEW – Eckerd #6743**
October 7, 2004, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a new alcoholic beverage license.

Discussion:
Eckerd Drugs #6743, 1232 South Highway 74 (Wilshire Pavilion), has submitted an application for a new alcoholic beverage license. Mr. Michael Thomas Lops has requested he be appointed as the Licensee and Mr. Scott Leone has requested he be appointed as the License Representative. Mr. Leone will attend the October 7th meeting to answer any questions you may have.

Budgetary Impact:
The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for beer and wine sales, which is currently $625 for beer and $425 for wine.

JM:pd

Attachment

CITY OF PEACHTREE CITY
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
(770) 487-7657

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Business Name: Eckerd corporation Eckerd Drugs #6743	**Business Location:** 1232 South Highway 74 Peachtree city, GA 30269	
Nature of Business: Retail Drug Store	**Mailing Address:** 8333 Bryan Dairy Rd Largo, FL 33777	**Business Phone Number:** 727-395-3535
Name of Licensee: Eckerd Corporation/ Michael Thomas Lops	**Home Address:** 8333 Bryan Dairy Rd Largo, FL 33777	**Home Phone Number:** 727-395-3535
Name of License Representative: Scott Leone	**Home Address:** 105 Sara Cove Fayetteville, GA 30214	**Home Phone Number:** 770-719-3557

Please indicate type of licenses applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
	Malt Beverage	✓	Malt Beverage		Malt Beverage
	Wine	✓	Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

Please complete information below (use separate sheet if necessary)

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	**ADDRESS** Please provide Home Addresses for the individuals listed:	**PHONE NUMBERS** Please provide Home and Business Phone Numbers for individuals listed:
See attached		

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

ECKERD CORPORATION CORPORATE OFFICERS

SENIOR VICE PRESIDENT/GENERAL COUNSEL/SECRETARY
Robert E. Lewis

Social Security #:	267-43-4452
Date of Birth:	11/27/60
Place of Birth:	Winchester, Massachusetts
Driver's License #:	FL200-765-60-427-0
% of Stock:	NONE
Home Address:	3321 Elizabeth Court Tampa, Florida 33629

VICE PRESIDENT COMPLIANCE/REGULATORY COUNSEL
Michael T. Lops

Social Security #:	266-92-9077
Date of Birth:	06/22/47
Place of Birth:	Norfolk, Virginia
Driver's License #:	FL120-558-47-222-0
% of Stock:	NONE
Home Address:	3327 Pattie Place Palm Harbor, Florida 34685

POLICE DEPARTMENT
350 South Highway 74 • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512

JAMES V. MURRAY
Chief of Police

State of Georgia

City of Peachtree City:

I, Robert M. DuPree, Major of Police for the City of Peachtree City, do hereby certify that:

Scott Leone
Name

105 Sara Cove Fayetteville, GA 20214
Address

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

Robert M. DuPree
Signature

9/29/04
Date

Witness

CITY OF PEACHTREE CITY

TO: Mayor and Council

FROM: City Manager

DATE: October 1, 2004

SUBJECT: Homestead Exemption for Senior Citizens
October 7, 2004 Council Agenda

Recommendation:

That the City Council define qualifications for a $5,000 homestead exemption for Peachtree City senior citizens as 1) any homeowner who has reached the age of 65 on or before January 1 of the current taxable year and 2) the combination of the homeowner and spouse's annual "total income," as defined by the Internal Revenue Service (IRS), is less than $30,000 for the calendar year immediately preceding the current taxable year. The $30,000 total income would exclude non-taxable social security.

Discussion:

It has been suggested for sometime that the City of Peachtree City adopt a homestead exemption for senior citizens. A $5,000 exemption has been discussed publicly for individuals age 65 and older with an income of less than $30,000. It is relatively easy to define the age 65 qualification, but a bit more difficult to define "income." At the Mayor's request, the City of Roswell and the Counties of Hall, Cobb, and Cherokee were contacted regarding their definition of "income." Attempts were also made to contact the City of Atlanta.

Each of the entities contacted have different methods to determine "income" for qualification for a senior homestead exemption. The City of Roswell defines their $40,000 income limit as "gross income" encompassing all types of income including pensions and social security.

Hall County has two requirements related to the "income" test. The first indicates, "a combination of you and your spouse's income from social security and pension does not exceed $43,800 for the prior calendar year." Second, "a combination of you and your spouse's earned income from sources such as interest, rental property, wages, etc. does not exceed $10,000 for the prior calendar year." Those applying for the senior homestead exemption in Hall County must meet both of these criteria.

Cobb County's $10,000 income limit is "net income" and includes interest, income from rental property, wages, etc. It does not include any revenue sources such as social security or pension payments.

Finally, Cherokee County does not have a senior homestead exemption from County taxes. The only exemption in Cherokee County relates to school taxes.

If the City of Peachtree City were to define the proposed publicized $30,000 income limit as "gross income" that includes social security, pension, interest, rental income, wages, etc., that would place the City at a lower income limit than the $40,000 required by the City of Roswell.

If the City were to define the proposed publicized $30,000 income as "net income" that includes only interest, rental income, wages, etc., that would be considerable more generous than the $10,000 limit of either Cobb or Hall County.

Staff suggests defining the $30,000 income limit as "total income" as defined by the IRS or either the current line 22 of Form 1040 or the current line 15 from on Form 1040A (Form 1040EZ cannot be used by individuals over age 65). "Total income" as defined by the IRS would include such income as wages, interest, dividends, business income, rental income, and "taxable" amounts of IRA distributions, pensions, and social security (see copies of 2003 Forms 1040 and 1040A).

Budget Impact:

If all those 65 years of age and older qualified for this homestead exemption, it is expected that the reduction in property tax revenue in fiscal year 2006 would be approximately $40,000. Staff estimates that no more than 20% of seniors would meet the criteria for the exemption and that the total reduction in tax revenue would be less than $8,000 for fiscal year 2006. There will be some administrative costs in processing the 200 to 300 estimated exemptions. This cost is unknown at this time.

Attachments

City of Peachtree City
Calculation of Estimated Revenue Loss
Homestead Exemption for Over 65 Property Owners
Option B - $5K Exemption

U.S. Census (2000) Population Data:	Total	
65 to 75 Years	1,315	
75 to 84 Years	930	
85 Years and Over	267	
Total:	2,512	
Less single seniors:	(628) *	
Total Seniors living together	1,884	
divided by 2 =		942
Plus single seniors		628
Total Est. Households eligible:		1,570
Total property exemptions @ $5,000	$7,850,000	
Tax Amount at 5.283	**$41,472**	

Estimated tax revenue loss with income eligibility requirement

If 15% meet eligibility requirement:	$6,220.73
If 20% meet eligibility requirement:	$8,294.31
If 25% meet eligibility requirement:	$10,367.89
If 30% meet eligibility requirement:	$12,441.47

Assumptions:

* Three fourths of the residents over 65 have spouses still living with them

Form **1040** Department of the Treasury—Internal Revenue Service
U.S. Individual Income Tax Return **2003** (99) IRS Use Only—Do not write or staple in this space.

For the year Jan. 1-Dec. 31, 2003, or other tax year beginning , 2003, ending , 20 OMB No. 1545-0074

Label

(See instructions on page 19.)

Use the IRS label. Otherwise, please print or type.

LABEL HERE

Your first name and initial	Last name	Your social security number
If a joint return, spouse's first name and initial	Last name	Spouse's social security number
Home address (number and street). If you have a P.O. box, see page 19.	Apt. no.	
City, town or post office, state, and ZIP code. If you have a foreign address, see page 19.		

▲ **Important!** ▲
You **must** enter your SSN(s) above.

Presidential Election Campaign (See page 19.)

Note. Checking "Yes" will not change your tax or reduce your refund.
Do you, or your spouse if filing a joint return, want $3 to go to this fund? ▶ You ☐ Yes ☐ No Spouse ☐ Yes ☐ No

Filing Status

Check only one box.

1 ☐ Single
2 ☐ Married filing jointly (even if only one had income)
3 ☐ Married filing separately. Enter spouse's SSN above and full name here. ▶
4 ☐ Head of household (with qualifying person). (See page 20.) If the qualifying person is a child but not your dependent, enter this child's name here. ▶
5 ☐ Qualifying widow(er) with dependent child. (See page 20.)

Exemptions

6a ☐ **Yourself.** If your parent (or someone else) can claim you as a dependent on his or her tax return, **do not** check box 6a
b ☐ **Spouse**

No. of boxes checked on 6a and 6b ____

c **Dependents:**

(1) First name Last name	(2) Dependent's social security number	(3) Dependent's relationship to you	(4) ✓ if qualifying child for child tax credit (see page 21)
			☐
			☐
			☐
			☐
			☐

If more than five dependents, see page 21.

No. of children on 6c who:
- **lived with you** ____
- **did not live with you due to divorce or separation (see page 21)** ____

Dependents on 6c not entered above ____

Add numbers on lines above ▶

d Total number of exemptions claimed

Income

Attach Forms W-2 and W-2G here. Also attach Form(s) 1099-R if tax was withheld.

If you did not get a W-2, see page 22.

Enclose, but do not attach, any payment. Also, please use **Form 1040-V.**

7	Wages, salaries, tips, etc. Attach Form(s) W-2	7	
8a	**Taxable** interest. Attach Schedule B if required	8a	
b	**Tax-exempt** interest. **Do not** include on line 8a — 8b		
9a	Ordinary dividends. Attach Schedule B if required	9a	
b	Qualified dividends (see page 23) — 9b		
10	Taxable refunds, credits, or offsets of state and local income taxes (see page 23)	10	
11	Alimony received	11	
12	Business income or (loss). Attach Schedule C or C-EZ	12	
13a	Capital gain or (loss). Attach Schedule D if required. If not required, check here ▶ ☐	13a	
b	If box on 13a is checked, enter post-May 5 capital gain distributions — 13b		
14	Other gains or (losses). Attach Form 4797	14	
15a	IRA distributions — 15a — b Taxable amount (see page 25)	15b	
16a	Pensions and annuities — 16a — b Taxable amount (see page 25)	16b	
17	Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E	17	
18	Farm income or (loss). Attach Schedule F	18	
19	Unemployment compensation	19	
20a	Social security benefits — 20a — b Taxable amount (see page 27)	20b	
21	Other income. List type and amount (see page 27)	21	
22	Add the amounts in the far right column for lines 7 through 21. This is your **total income** ▶	22	

Adjusted Gross Income

23	Educator expenses (see page 29)	23	
24	IRA deduction (see page 29)	24	
25	Student loan interest deduction (see page 31)	25	
26	Tuition and fees deduction (see page 32)	26	
27	Moving expenses. Attach Form 3903	27	
28	One-half of self-employment tax. Attach Schedule SE	28	
29	Self-employed health insurance deduction (see page 33)	29	
30	Self-employed SEP, SIMPLE, and qualified plans	30	
31	Penalty on early withdrawal of savings	31	
32a	Alimony paid **b** Recipient's SSN ▶	32a	
33	Add lines 23 through 32a	33	
34	Subtract line 33 from line 22. This is your **adjusted gross income** ▶	34	

Tax and Credits

Standard Deduction for—
- People who checked any box on line 36a or 36b or who can be claimed as a dependent, see page 34.
- All others:

Single or Married filing separately, $4,750

Married filing jointly or Qualifying widow(er), $9,500

Head of household, $7,000

35 Amount from line 34 (adjusted gross income) . . . 35

36a Check if: ☐ **You** were born before January 2, 1939, ☐ Blind. ☐ **Spouse** was born before January 2, 1939, ☐ Blind. **Total boxes checked** ▶ **36a** ☐

b If you are married filing separately and your spouse itemizes deductions, or you were a dual-status alien, see page 34 and check here . . . ▶ **36b** ☐

37 **Itemized deductions** (from Schedule A) **or** your **standard deduction** (see left margin) . . 37

38 Subtract line 37 from line 35 . . . 38

39 If line 35 is $104,625 or less, multiply $3,050 by the total number of exemptions claimed on line 6d. If line 35 is over $104,625, see the worksheet on page 35 . . . 39

40 **Taxable income.** Subtract line 39 from line 38. If line 39 is more than line 38, enter -0- . 40

41 **Tax** (see page 36). Check if any tax is from: a ☐ Form(s) 8814 b ☐ Form 4972 . . . 41

42 **Alternative minimum tax** (see page 38). Attach Form 6251 . . . 42

43 Add lines 41 and 42 . . . ▶ 43

44 Foreign tax credit. Attach Form 1116 if required . . . 44

45 Credit for child and dependent care expenses. Attach Form 2441 45

46 Credit for the elderly or the disabled. Attach Schedule R . . 46

47 Education credits. Attach Form 8863 . . . 47

48 Retirement savings contributions credit. Attach Form 8880 . 48

49 Child tax credit (see page 40) . . . 49

50 Adoption credit. Attach Form 8839 . . . 50

51 Credits from: a ☐ Form 8396 b ☐ Form 8859 . . . 51

52 Other credits. Check applicable box(es): a ☐ Form 3800 b ☐ Form 8801 c ☐ Specify ______ . . 52

53 Add lines 44 through 52. These are your **total credits** . . . 53

54 Subtract line 53 from line 43. If line 53 is more than line 43, enter -0- . . . ▶ 54

Other Taxes

55 Self-employment tax. Attach Schedule SE . . . 55

56 Social security and Medicare tax on tip income not reported to employer. Attach Form 4137 . . 56

57 Tax on qualified plans, including IRAs, and other tax-favored accounts. Attach Form 5329 if required . 57

58 Advance earned income credit payments from Form(s) W-2 . . . 58

59 Household employment taxes. Attach Schedule H . . . 59

60 Add lines 54 through 59. This is your **total tax** . . . ▶ 60

Payments

If you have a qualifying child, attach Schedule EIC.

61 Federal income tax withheld from Forms W-2 and 1099 . . 61

62 2003 estimated tax payments and amount applied from 2002 return . 62

63 **Earned income credit (EIC)** . . . 63

64 Excess social security and tier 1 RRTA tax withheld (see page 56) 64

65 Additional child tax credit. Attach Form 8812 . . . 65

66 Amount paid with request for extension to file (see page 56) 66

67 Other payments from: a ☐ Form 2439 b ☐ Form 4136 c ☐ Form 8885 . 67

68 Add lines 61 through 67. These are your **total payments** . . . ▶ 68

Refund

Direct deposit? See page 56 and fill in 70b, 70c, and 70d.

69 If line 68 is more than line 60, subtract line 60 from line 68. This is the amount you **overpaid** 69

70a Amount of line 69 you want **refunded to you** . . . ▶ 70a

▶ b Routing number ☐☐☐☐☐☐☐☐☐ ▶ c Type: ☐ Checking ☐ Savings

▶ d Account number ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

71 Amount of line 69 you want **applied to your 2004 estimated tax** ▶ 71

Amount You Owe

72 **Amount you owe.** Subtract line 68 from line 60. For details on how to pay, see page 57 ▶ 72

73 Estimated tax penalty (see page 58) . . . 73

Third Party Designee

Do you want to allow another person to discuss this return with the IRS (see page 58)? ☐ **Yes.** Complete the following. ☐ **No**

Designee's name ▶ Phone no. ▶ ( ) Personal identification number (PIN) ▶ ☐☐☐☐☐

Sign Here

Joint return? See page 20. Keep a copy for your records.

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Your signature	Date	Your occupation	Daytime phone number ( )
Spouse's signature. If a joint return, **both** must sign.	Date	Spouse's occupation	

Paid Preparer's Use Only

Preparer's signature ▶	Date	Check if self-employed ☐	Preparer's SSN or PTIN
Firm's name (or yours if self-employed), address, and ZIP code ▶		EIN	
		Phone no. ( )	

Form **1040A** — Department of the Treasury—Internal Revenue Service

U.S. Individual Income Tax Return (99) 2003

IRS Use Only—Do not write or staple in this space.

OMB No. 1545-0085

Label

(See page 19.)

Use the IRS label. Otherwise, please print or type.

LABEL HERE

Your first name and initial	Last name	Your social security number
If a joint return, spouse's first name and initial	Last name	Spouse's social security number
Home address (number and street). If you have a P.O. box, see page 20.	Apt. no.	
City, town or post office, state, and ZIP code. If you have a foreign address, see page 20.		

▲ Important! ▲
You **must** enter your SSN(s) above.

Presidential Election Campaign (See page 20.)
Note. Checking "Yes" will not change your tax or reduce your refund.
Do you, or your spouse if filing a joint return, want $3 to go to this fund? . . . ▶
You ☐ Yes ☐ No — Spouse ☐ Yes ☐ No

Filing status

Check only one box.

1 ☐ Single
2 ☐ Married filing jointly (even if only one had income)
3 ☐ Married filing separately. Enter spouse's SSN above and full name here. ▶
4 ☐ Head of household (with qualifying person). (See page 20.) If the qualifying person is a child but not your dependent, enter this child's name here. ▶
5 ☐ Qualifying widow(er) with dependent child (See page 21.)

Exemptions

6a ☐ **Yourself.** If your parent (or someone else) can claim you as a dependent on his or her tax return, **do not** check box 6a.
b ☐ **Spouse**

No. of boxes checked on 6a and 6b ____

c **Dependents:**

If more than six dependents, see page 21.

(1) First name Last name	(2) Dependent's social security number	(3) Dependent's relationship to you	(4) √ if qualifying child for child tax credit (see page 23)
			☐
			☐
			☐
			☐
			☐
			☐

No. of children on 6c who:
• lived with you ____
• did not live with you due to divorce or separation (see page 23) ____
Dependents on 6c not entered above ____

d Total number of exemptions claimed.

Add numbers on lines above ☐

Income

Attach Form(s) W-2 here. Also attach Form(s) 1099-R if tax was withheld.

If you did not get a W-2, see page 24.

Enclose, but do not attach, any payment.

7 Wages, salaries, tips, etc. Attach Form(s) W-2. — 7
8a **Taxable** interest. Attach Schedule 1 if required. — 8a
b **Tax-exempt** interest. **Do not** include on line 8a. — 8b
9a Ordinary dividends. Attach Schedule 1 if required. — 9a
b Qualified dividends (see page 25). — 9b
10a Capital gain distributions (see page 25). — 10a
b Post-May 5 capital gain distributions (see page 25). — 10b
11a IRA distributions. — 11a — 11b Taxable amount (see page 25). — 11b
12a Pensions and annuities. — 12a — 12b Taxable amount (see page 26). — 12b
13 Unemployment compensation and Alaska Permanent Fund dividends. — 13
14a Social security benefits. — 14a — 14b Taxable amount (see page 28). — 14b
15 Add lines 7 through 14b (far right column). This is your **total income.** ▶ 15

Adjusted gross income

16 Educator expenses (see page 28). — 16
17 IRA deduction (see page 28). — 17
18 Student loan interest deduction (see page 31). — 18
19 Tuition and fees deduction (see page 31). — 19
20 Add lines 16 through 19. These are your **total adjustments.** — 20
21 Subtract line 20 from line 15. This is your **adjusted gross income.** ▶ 21

Tax, credits, and payments

Standard Deduction for—
- People who checked any box on line 23a or 23b **or** who can be claimed as a dependent, see page 32.
- All others:

Single or Married filing separately, $4,750

Married filing jointly or Qualifying widow(er), $9,500

Head of household, $7,000

22	Enter the amount from line 21 (adjusted gross income).		22
23a	Check if: ☐ **You** were born before January 2, 1939, ☐ Blind; ☐ **Spouse** was born before January 2, 1939, ☐ Blind. **Total boxes checked** ▶	23a ☐	
b	If you are married filing separately and your spouse itemizes deductions, see page 32 and check here ▶	23b ☐	
24	Enter your **standard deduction** (see left margin).		24
25	Subtract line 24 from line 22. If line 24 is more than line 22, enter -0-.		25
26	Multiply $3,050 by the total number of exemptions claimed on line 6d.		26
27	Subtract line 26 from line 25. If line 26 is more than line 25, enter -0-. This is your **taxable income.** ▶		27
28	**Tax,** including any alternative minimum tax (see page 33).		28
29	Credit for child and dependent care expenses. Attach Schedule 2.	29	
30	Credit for the elderly or the disabled. Attach Schedule 3.	30	
31	Education credits. Attach Form 8863.	31	
32	Retirement savings contributions credit. Attach Form 8880.	32	
33	Child tax credit (see page 37).	33	
34	Adoption credit. Attach Form 8839.	34	
35	Add lines 29 through 34. These are your **total credits.**		35
36	Subtract line 35 from line 28. If line 35 is more than line 28, enter -0-.		36
37	Advance earned income credit payments from Form(s) W-2.		37
38	Add lines 36 and 37. This is your **total tax.** ▶		38
39	Federal income tax withheld from Forms W-2 and 1099.	39	
40	2003 estimated tax payments and amount applied from 2002 return.	40	
41	**Earned income credit (EIC).**	41	
42	Additional child tax credit. Attach Form 8812.	42	
43	Add lines 39 through 42. These are your **total payments.** ▶		43

If you have a qualifying child, attach Schedule EIC.

Refund

Direct deposit? See page 50 and fill in 45b, 45c, and 45d.

44	If line 43 is more than line 38, subtract line 38 from line 43. This is the amount you **overpaid.**		44
45a	Amount of line 44 you want **refunded to you.** ▶		45a
▶ b	Routing number ☐☐☐☐☐☐☐☐☐ ▶ c Type: ☐ Checking ☐ Savings		
▶ d	Account number ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐		
46	Amount of line 44 you want **applied to your 2004 estimated tax.**	46	

Amount you owe

47	**Amount you owe.** Subtract line 43 from line 38. For details on how to pay, see page 51. ▶		47
48	Estimated tax penalty (see page 52).	48	

Third party designee

Do you want to allow another person to discuss this return with the IRS (see page 52)? ☐ **Yes.** Complete the following. ☐ **No**

Designee's name ▶ Phone no. ▶ ( ) Personal identification number (PIN) ▶ ☐☐☐☐☐

Sign here

Joint return? See page 20. Keep a copy for your records.

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and accurately list all amounts and sources of income I received during the tax year. Declaration of preparer (other than the taxpayer) is based on all information of which the preparer has any knowledge.

Your signature	Date	Your occupation	Daytime phone number ( )
Spouse's signature. If a joint return, **both** must sign.	Date	Spouse's occupation	

Paid preparer's use only

Preparer's signature ▶	Date	Check if self-employed ☐	Preparer's SSN or PTIN
Firm's name (or yours if self-employed), address, and ZIP code ▶		EIN :	Phone no. ( )

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

FROM: **City Manager**

DATE: **September 29, 2004**

SUBJECT: **Resolution on Homestead Exemption for Seniors**
October 7, 2004, Council Agenda

Recommendation:

Consider adoption of the attached Resolution to create a homestead tax exemption for senior citizens.

Discussion:

Council has been considering providing tax relief to senior citizens who are age 65 and older with a limited household income. In order to grant this tax relief, the state legislature must introduce local legislation, which enables the City to call for an election to put the question to the voters of Peachtree City. Approval of the resolution will allow the legislation to be forwarded to our state representatives for introduction during the 2005 legislative session. The question would then be placed on the ballot for the City's 2005 general election.

Budget Impact:

If every citizen 65 years of age or older owned their home, met the income limits and filed the application for exemption, the reduction in tax revenue would be approximately $40,000. Staff estimates that no more than 20% of seniors would meet the criteria for the exemption and that the total reduction in tax revenue would be approximately $8,000 for fiscal year 2006. There will be some administrative cost in processing the 200 to 300 estimated exemptions. This cost is unknown at this time.

BJM/jsm

Attachment

City of Peachtree City
Calculation of Estimated Revenue Loss
Homestead Exemption for Over 65 Property Owners
Option B - $5K Exemption

U.S. Census (2000) Population Data:	Total	
65 to 75 Years	1,315	
75 to 84 Years	930	
85 Years and Over	267	
Total:	2,512	
Less single seniors:	(628) *	
Total Seniors living together	1,884	
divided by 2 =		942
Plus single seniors		628
Total Est. Households eligible:		1,570
Total property exemptions @ $5,000	$7,850,000	
Tax Amount at 5.283	**$41,472**	

Estimated tax revenue loss with income eligibility requirement

If 15% meet eligibility requirement:	$6,220.73
If 20% meet eligibility requirement:	$8,294.31
If 25% meet eligibility requirement:	$10,367.89
If 30% meet eligibility requirement:	$12,441.47

Assumptions:

* Three fourths of the residents over 65 have spouses still living with them

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION No. ____

A RESOLUTION TO APPROVE THE PROPOSED LEGISLATION TO BE INTRODUCED IN THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA SO AS TO CREATE A HOMESTEAD TAX EXEMPTION FOR SENIOR CITIZENS IN THE CITY; TO REPEAL CONFLICTING LAWS AND RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Peachtree City, Fayette County, Georgia, was duly incorporated by an act appearing at 1959 Ga. Laws, p. 2049, as amended by Ordinance No. 770, adopted September 6, 2001, et. seq.; and

WHEREAS, the City Council of the City of Peachtree City desires to afford ad valorem tax relief for certain citizens of the City, and has determined such relief to be in the best interest of the citizens of the City of Peachtree City.

THEREFORE, BE IT RESOLVED that the City Council of the Peachtree City Council do hereby express their desire that the City's elected representatives in the General Assembly seek legislation which is similar to the proposed legislation attached hereto as Exhibit "A".

IT IS SO RESOLVED, this _____ day of October, 2004.

ATTEST:

____
Jane Miller, City Clerk

____
Steve Brown, Mayor

____
Judi-ann Rutherford, Mayor Pro-Tem

____
Stuart Kourajian, Council-member

Steve Rapson, Council-member

Murray Weed, Council-member

CLERK'S CERTIFICATION

I, JANE MILLER, City Clerk of the City of Peachtree City, do hereby certify that I am the keeper of the seal, minutes, and records of said City; that the attached is a true, correct, and exact copy of the original Resolution Number ________ as the same appears on record in the office of the City Clerk of the City of Peachtree City, Georgia; adopted October 7, 2004.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of the City this the ____ day of ___________________, 2004.

____

Jane Miller, City Clerk
City of Peachtree City, Georgia

Exhibit A

A BILL TO BE ENTITLED
AN ACT

To provide for a homestead exemption from certain City of Peachtree City ad valorem taxes for municipal purposes in the amount of $5,000.00 of the assessed value of the homestead for certain residents of the City of Peachtree City who are senior citizens and whose income does not exceed $30,000.00; to provide for definitions; to specify the terms and conditions of the exemption and the procedures relating thereto; to provide for applicability; to provide for a referendum, effective dates, and automatic repeal; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

(a) As used in this Act, the term:

(1) "Ad valorem taxes for municipal purposes" means all municipal ad valorem taxes for municipal purposes, levied by, for, or on behalf of the City of Peachtree City, except for taxes to pay interest on and to retire municipal bonded indebtedness.

(2) "Homestead" means homestead as defined and qualified in Code Section 48-5-40 of the O.C.G.A.

(3) "Income" means federal adjusted gross income determined pursuant to the Internal Revenue Code of 1986, as amended, for federal income tax purposes.

(4) "Senior citizen" means a person who is 65 years of age or over on or before January 1 of the year in which application for the exemption under this Act is made.

(b) Each resident of the City of Peachtree City who is a senior citizen is granted an exemption on that person's homestead from all City of Peachtree City ad valorem taxes for municipal purposes in the amount of $5,000.00 of the assessed value of that homestead. The value of that property in excess of such exempted amount shall remain subject to taxation. The exemption under this subsection shall only be granted if that person's income, together with the income of the spouse who also occupies and resides at such homestead does not exceed $30,000.00 for the immediately preceding year.

(c) A person shall not receive the homestead exemption granted by subsection (b) of this section unless the person or person's agent files an application with the governing authority of the City of Peachtree City, or the designee thereof, giving such information relative to receiving such exemption as will enable the governing authority of the City of Peachtree City, or the designee thereof, to make a determination as to whether such owner is entitled to such exemption. Such application shall be filed on an annual basis, and shall also include an affidavit of the age of the applicant.

(d) The governing authority of the City of Peachtree City, or the designee thereof, shall provide application and affidavit forms for the exemptions granted by this section which shall require such information as may be necessary to determine the initial and continuing eligibility of the owner for the exemption under subsection (b) of this section.

(e) The exemption under subsection (b) of this section shall be claimed and returned as provided in Code Section 48-5-50.1 of the O.C.G.A. The exemption under subsection (b) of this section shall be renewed each year. It shall be the duty of any person granted the homestead exemption under subsection (b) of this section to notify the governing authority of the City of Peachtree City, or the designee thereof, in the event that person for any reason becomes ineligible for that exemption.

(f) The exemption granted by this Act shall not apply to or affect state ad valorem taxes, county ad valorem taxes for county purposes, or school district ad valorem taxes for educational purposes. The homestead exemption granted by subsection (b) of this section shall be in addition to and not in lieu of any other homestead exemption applicable to municipal ad valorem taxes for municipal purposes.

(g) The exemption granted by subsection (b)of this section shall apply to all taxable years beginning on or after January 1, 2006.

SECTION 2.

Unless prohibited by the federal Voting Rights Act of 1965, as amended, the municipal election superintendent of City of Peachtree City shall call and conduct an election as provided in this section for the purpose of submitting this Act to the electors of the City of Peachtree City for approval or rejection. The municipal election superintendent shall conduct that election on the date of the November, 2005, municipal election, and shall issue the call and conduct that election as provided by general law. The municipal superintendent shall cause the date and purpose of the election to be published once week for two weeks immediately preceding the date thereof in the official organ of Fayette County. The ballot shall have written or printed thereon the words:

"( ) YES ( ) NO	Shall the Act be approved which provides a homestead exemption from certain City of Peachtree City ad valorem taxes for municipal purposes in the amount of $5,000.00 of the assessed value of that homestead for residents of the City of Peachtree City who are 65 years of age or older, if that person's income, together with the income of the spouse who also occupies and resides at such homestead does not exceed $30,000.00 for the immediately preceding year?"

All persons desiring to vote for approval of the Act shall vote "Yes," and those persons desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on such question are for approval of the Act, Section 1 of this Act shall become of full force and effect on January 1, 2006. If the Act is not so approved or if the election is not conducted as provided in this section, Section 1 of this Act shall not become effective and this Act shall be automatically repealed on the first day of January immediately following that election date.

The expense of such election shall be borne by the City of Peachtree City. It shall be the municipal election superintendent's duty to certify the result thereof to the Secretary of State.

SECTION 3.

Except as otherwise provided in Section 2 of this Act, this Act shall become effective upon its approval by the Governor or upon its becoming law without such approval.

SECTION 4.

All laws and parts of laws in conflict with this Act are repealed.

aberdeen woods
Conference Center

RECEIVED
SEP 30 2004
PEACHTREE CITY
CITY HALL

September 30, 2004

201 Aberdeen Parkway
Peachtree City
Georgia 30269-1422

The Honorable Steve Brown
Mayor of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Dear Steve,

It was a pleasure meeting with you today and I appreciate your incite regarding the upcoming renovation of our training facility. As we discussed, Aberdeen Woods would like to be added to the City Council agenda for October 7, 2004 to discuss our upcoming renovation. I would like to provide a brief overview of Phase III, explain why it is the most critical element of this project as well as how we are working with the surrounding neighborhoods in a cooperative effort to complete the final phase of the Aberdeen Woods renovation. I would not expect this informational presentation to take more than 5 minutes. I certainly will be happy to answer any questions that may arise. Please let me know if you need any additional information.

Tel 770.487.2666
Fax 770.487.1063
Web www.awcc.com

Sincerely,

Glenn Wallberg
President, Sales & Service Training
Pitney Bowes/Aberdeen Woods Conference Center

GMW:ds

Peachtree City
Georgia

TO: Mayor & Council Members

FROM: City Planner/ Zoning Administrator David

VIA: City Manager
Developmental Services Director

DATE: September 30, 2004

SUBJECT: Request to table review of Step One submittal from John Wieland Homes
October 7, 2004 City Council Agenda

Recommendation:

John Wieland Homes (JWH) has requested that City Council table their request to review the information they submitted as a part of Step One of the recently adopted Annexation Review Process until further notice. It is our understanding that JWH may request that City Council conduct a workshop in order to review this information and to discuss the results of the recently held charrettes prior to taking action on Step One of this process.

153 Willowbend Road, Peachtree City, GA 30269 (770) 487-5731 FAX (770) 631-2552

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager** Bernard McMullen
Financial Services Director P.S.

FROM: **Developmental Services Director** DWP

DATE: **September 30, 2004**

SUBJECT: **TDK Preliminary Re-Engineering**
City Council Agenda October 7, 2004

Recommendation:
Staff is recommending approval of the attached agreement with the Peachtree City Airport Authority to provide funding for the preliminary redesign of the TDK Extension. Additionally, Staff requests authorization to expend up to $8,000 for appraisals required for additional right-of-way (ROW) acquisition.

Discussion:
For the past year City Staff has been working with the Airport Authority, FAA, Pathway Communities, Sequoia Golf, Fayette County and the Engineering consultants to identify an alternative route for the TDK Extension that will resolve issues identified with the existing design. The existing design routed the TDK Extension through the Airport Safety Zone that was shown on historical Airport Master Plan documents. When this plan was submitted to the FAA for their review, they could not support this routing due to current FAA regulations. URS, the design firm on this project, originally submitted a cost of $44,000 for the additional design work. Staff negotiated a revised cost of $14,565 since it was Staff's position that URS should have coordinated with the FAA at an earlier time in the design process. The Airport Authority had previously planned in their Master Plan to relocate the TDK Extension at some point in the long term. Since this new route will support their long-range plans, the Airport Authority has tentatively agreed to participate in funding both the design and acquisition of the new ROW. The parties have come to a <u>conceptual</u> agreement on a plan for a relocated section that will accomplish the following goals:

- Remove the roadway entirely from the airport safety zone.
- Allow the golf course to operate continuously with minimal disturbance.
- Minimize the cost of ROW acquisition.

Budget Impact:

Preliminary Design Phase

• Engineering re-design (Airport Authority funding)	$10,000
• Appraisal of three sites to finalize land agreements (City funding)	8,000
Current Request	**$18,000**

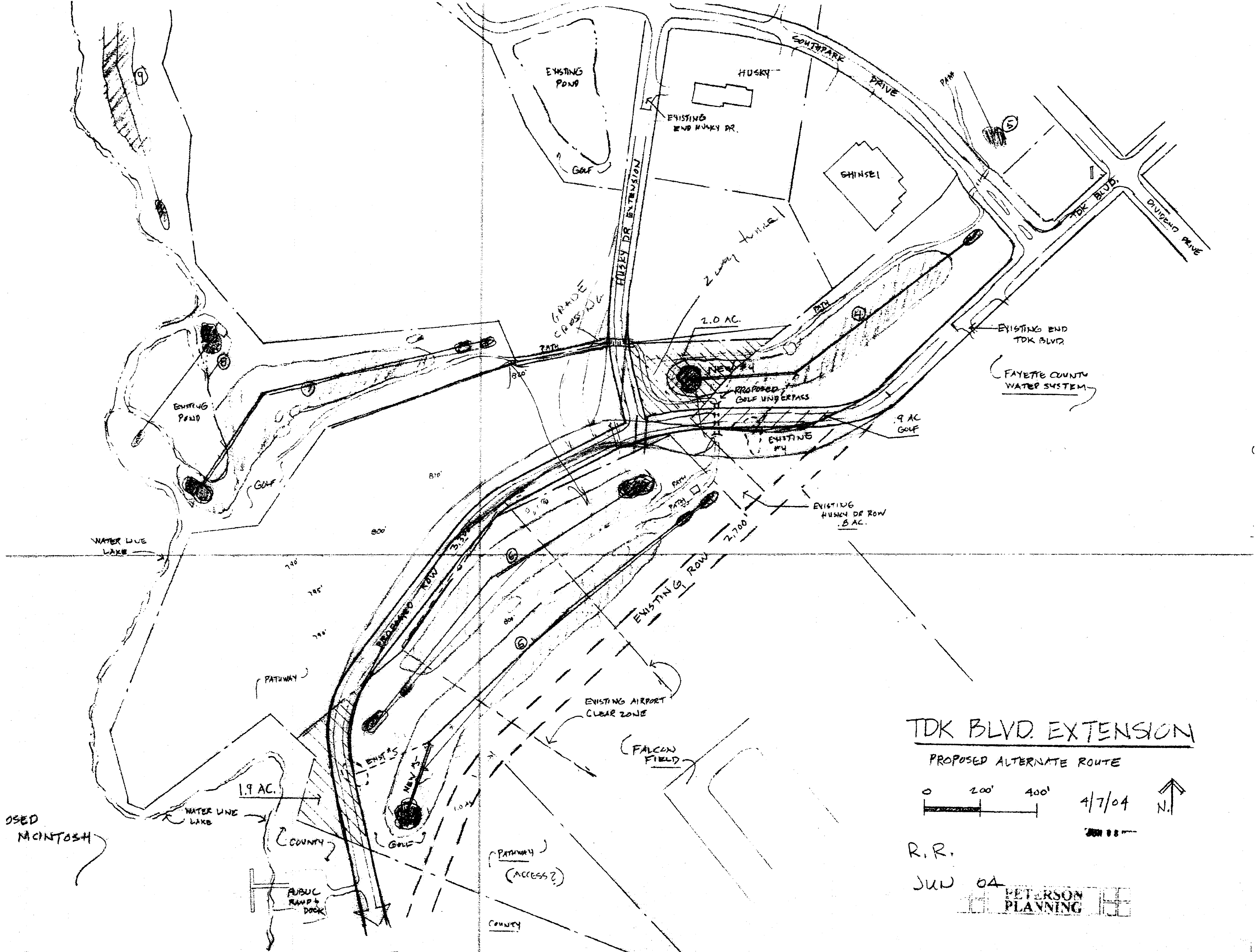
Final Design Phase (anticipated as part of future FAA grant request)

• Mandatory environmental review for new alignment	$ 6,000
• Geotechnical soils testing for new alignment	12,745
• Complete final construction bid set design drawings	4,565
• Surveyor to stake centerline, right-of-way, and slope easements	7,500
• **Final design total**	$32,810

The $8,000 required for the preliminary phase will be funded from the PIP Contingency Account.

CWS/jir

Attachment



TDK BLVD. EXTENSION
PROPOSED ALTERNATE ROUTE
0
200'
400'
4/7/04
N.
R.R.
JUN 04
PETERSON PLANNING
EXISTING POND
HUSKY
EXISTING END HUSKY DR.
SOUTHPARK DRIVE
SHINSEI
TDK BLVD.
DIVIDEND DRIVE
HUSKY DR EXTENSION
GRADE CROSSING
2 way tunnel
2.0 AC.
NEW #4
PROPOSED GOLF UNDERPASS
EXISTING #4
.9 AC GOLF
EXISTING END TDK BLVD.
FAYETTE COUNTY WATER SYSTEM
EXISTING HUSKY DR ROW .8 AC.
2,700'
EXISTING ROW
PROPOSED ROW
3,300'
EXISTING AIRPORT CLEAR ZONE
FALCON FIELD
PATHWAY
(ACCESS?)
COUNTY
GOLF
NEW #5
EXIST #5
1.9 AC.
WATER LINE LAKE
COUNTY
PUBLIC RAMP + DOCK
MCINTOSH
PATH
820'
810'
800'
790'
795'

INTERGOVERNMENTAL AGREEMENT FOR TDK REDESIGN

This Agreement , entered into on ______________________,2004, by and between the City of Peachtree City ("City") and Peachtree city Airport Authority ("Airport Authority") as follows:

WHEREAS, the City is responsible for the costs associated with the redesign of the TDK extension; and,

WHEREAS, funding for the redesign is limited by budget constraints; and,

WHEREAS, the redesign is critical in determining other issues, including but not limited to, appraisals, land acquisition, right of way constraints, golf hole movement and design, and airport operational issues; and,

WHEREAS, the Airport Authority must meet FAA funding deadlines; and,

WHEREAS, the City has requested the Airport Authority assist the City in sharing in the costs associated with redesign;

WHEREAS, the Airport Authority has agreed to cooperate with the City in the costs of redesign as more fully described herein below.

NOW, THEREFORE, for and in consideration of One ($1.00) dollar in hand paid, the receipt of which is hereby acknowledged, the Airport Authority and City have agreed as follows:

1. The Airport Authority will provide the City with a $10,000, lump sum payment to assist with the TDK redesign. Payment to be made at the time of execution of this agreement by the parties hereto.
2. For this consideration, the City agrees to proceed with the total redesign of the TDK extension without delay at their next regularly scheduled City Council Meeting.
3. If, for any reason, the City decides not to proceed with the TDK extension design project, the City agrees to reimburse the Airport Authority the $10,000 payment contained herein.

IN WITNESS WHEREOF, the parties have affixed their hands the date first set forth above.

PEACHTREE CITY AIRPORT AUTHORITY	**CITY OF PEACHTREE CITY**
By:______________________________	By:_________________________
Catherine M. Nelmes, Chairman	Stephen D. Brown, Mayor
______________________________	______________________________
Witness	Witness

Peachtree City
Georgia

TO: Mayor & Council Members

FROM: City Planner/ Zoning Administrator

VIA: City Manager
Developmental Services Director

DATE: September 30, 2004

SUBJECT: **Approval of site plan for expansion of Kedron Village retail center**
October 7, 2004 City Council agenda

Recommendation:
At present, Staff is unable to provide a recommendation to City Council regarding this project. Once all comments have been received from City Staff and the plans have been revised accordingly, we will provide an updated memorandum to City Council.

Discussion:
This last Friday (September 24), Faison submitted the final site plan for the expansion of the Kedron Village retail center. This information completed the submittal of all documentation required by the Consent Order and allowed us to begin our review of this project.

Staff is currently reviewing the final site plan, which encompasses approximately sixty (60) pages and includes the demolition plan, site plan, grading plan, stormwater pollution prevention plan, sanitary sewer profiles, stormwater sewer profiles, construction details, landscape plan, irrigation plan and lighting plan. Additionally, we are reviewing the hydrology study, architectural concept, signage program and traffic study. Electronic copies of the traffic study and selected site plan and landscape plan drawings have been forwarded to City Council for review.

Because the language within the Consent Order stipulates that Council will take action on the final site plan in twelve (12) days, we have expedited our review process and are planning to have a formal recommendation to you no later than the end of business on Monday of next week.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

FROM: **City Manager**

DATE: **September 20, 2004**

SUBJECT: **LETTER TO CHAIRMAN GREG DUNN REFERENCE SPECIAL SERVICES TAX DISTRICT FOR EMERGENCY MEDICAL SERVICES (EMS)**
October 7, 2004, City Council Agenda

Recommendation:
Staff requests that the Mayor and Council sign the attached letter to Chairman Greg Dunn, which requests that the Fayette County Board of Commissioners establish a Special Service Tax District for EMS.

Discussion:
Peachtree City currently provides EMS services for residents of Peachtree City and these services are funded through the City's general fund. Fayette County provides EMS services through their Emergency Services Department to unincorporated areas of Fayette County and the municipalities of Brooks, Fayetteville, Tyrone, and Woolsey. The Fayette County Emergency Services Department is funded through their General Fund. Since this service is funded through the General Fund, all citizens of the County pay for the service based on the value of their property even though the service is not provided throughout the County.

The Fayette County Fire Services Department provides fire/rescue services to the unincorporated Fayette County and the municipalities of Brooks, Tyrone, and Woolsey. The Fayette County Fire Services Department is funded through the County's Fire Services Special Revenue Fund. Since this service is funded through the Fire Services Special Revenue Fund, only those citizens who receive services are paying for the services. The proposed change will eliminate the double taxation for EMS for residents of Peachtree City.

Budget Impact:
This change will not affect the City's budget. Property owners within Peachtree City should see a tax savings on their County tax bill.

BJM:pd

Attachment

SUBJECT: **<u>Fayette County Emergency Medical Service Tax Burden on Peachtree City Residents</u>**

- Both Peachtree City Fire Department and Fayette County Emergency Services Departments provide emergency medical services.

- The FY 2004 Fayette County budget for emergency medical services was $2,182,592; of this $1,332,592 were General Fund contributions and $850,000 was budgeted EMS ambulance charges revenue.

- The FY 2004 Fayette County General Fund budgeted revenue was $41,369,599; of this $21,291,200, or 51.5percent was from property taxes. 51.5 percent of $1,332,592 equals $686,284.88.

- The Peachtree City portion of the 2003 net Fayette County tax digest was 37.32 percent. 37.32 percent of $686,284.88 equals $256,121.52.

- Therefore, Peachtree City residents, companies and corporations paid $256,121.52 in General Fund taxes for emergency medical services; a service that is provided by the Peachtree City Emergency Medical Service.

PEACHTREE CITY
PLAN TO STAY™

OFFICE OF THE MAYOR
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

October 7, 2004

The Honorable Greg Dunn, Chairman
Fayette County Board of Commissioners
140 Stonewall Avenue, West
Suite 100
Fayetteville, GA 30214

Dear Greg:

The City Council of Peachtree City requests that the Fayette County Board of Commissioners establish a Special Service Tax District for Emergency Medical Services (EMS) similar to that which you previously established for fire services.

This change would eliminate the double taxation issue for EMS for residents of Peachtree City that have previously been identified by a mutually selected consultant and continue to exist (see the attached point paper). This change could be done via amending and incorporating EMS as part of the Special Fire Service Tax District or by a separate, but similar, EMS Special Service Tax District.

The requested change is authorized by Article IX, Section II, Paragraph III (a) and Paragraph VI of the Georgia Constitution, is consistent with House Bill 489, and has been utilized to resolve other service issues by other municipal and county jurisdictions in Georgia.

We are hopeful that this change can be implemented in the near term for the benefit of the citizens of Peachtree City, whom you and your fellow members of the Fayette County Board of Commissioners are elected to represent. Thank you.

Sincerely,

Stephen D. Brown
Mayor

Judi-ann Rutherford Mayor Pro-tem	Stuart Kourajian Council Member
Steve Rapson Council Member	Murray Weed Council Member

SDB:gr

Attachment

cc: Fayette County Commissioners
Chris Cofty, County Administrator

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager**
Assistant City Manager

FROM: **Administrative Services Director / City Clerk**
Financial Services Director P.S.

DATE: **September 29, 2004**

SUBJECT: **Employee Medical Insurance**
October 7, 2004, Council Agenda

Recommendation:

Consider award of employee group medical insurance program to United Healthcare and name a broker to monitor the account.

Discussion:

The City has had a self-insured medical insurance program with American Medical Security (AMS) since 1998. AMS has provided claims administration as our third party administrator (TPA) and also provided excess insurance coverage for any claims over $50,000. The preferred provider network utilized by AMS is PHCS, and all in-network claims are paid based on the rates that PHCS has negotiated with medical providers. The City has been pleased with the service provided by AMS and by the quality and quantity of medical providers in the PHCS network. Recently, the City sent out RFP's for employee medical insurance to determine if there was another company that could save the City money by providing TPA services and excess insurance coverage at a lower rate and also save the City money by having a preferred provider network with lower negotiated rates.

The City received twenty-one responses to the RFP. Clark Weeks, the City's actuarial consultant, has evaluated the responses and advises that United Healthcare has the lowest cost proposal. He estimates a savings of approximately $500,000 next year by changing from AMS to United Healthcare (see attachment). Most of the savings will come from the lower negotiated rates that United Healthcare is able to offer. Staff has reviewed the United Healthcare preferred provider network and has determined that most of the desired providers listed by employees on a recent survey are in the United Healthcare network.

There were six different brokers that submitted United Healthcare proposals. Staff is in the process of interviewing three of these brokers and will forward their recommendation to you prior to the Council meeting. The Plan year for our medical coverage starts November 1, 2004, and making a change at this time will cause minimal disruption for employees. A copy of the RFP, United Healthcare's price proposal and a comparison of the top four (4) respondents are attached.

Budget Impact:

It is anticipated that the savings for next year would be approximately $500,000.

Attachment

ACTECH, INC.

September 29, 2004

Mr. Paul J. Salvatore
Director of Financial Services
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

RE: Medical Vendor Recommendation

Dear Paul,

Our recommendation for your new Medical vendor is United HealthCare. The following are the primary reasons for making this recommendation.

Cost Savings:

Peachtree City is self-insured, however different network providers receive varying discounts from participating physicians and hospitals. Due to these differences, changing from American Medical Security (AMS) to United HealthCare will result in an estimated cost reduction of more than $500,000 during the next fiscal year. This is based on the cost estimates of the insurance companies and the fact that medical claims cost 28.4% less in United HealthCare's network. There is more detail in the attached financial exhibits.

Network Compatibility:

United HealthCare has the same hospitals as AMS, and the networks share roughly 80% of the doctors. This means a change to this vendor will not be highly disruptive to your employees.

Fully Insured versus Self Insured:

Our recommendation at this time is to remain self-insured. Peachtree City's medical claims for the 2002/2003 plan year appear to be unusually high. Current actuarial estimates of medical costs factor in the last several years of claims. As such the current cost estimates are in part based on the 2002/2003 plan year even though claims in the past 12 months have been substantially lower. Presuming that 2002-2003 was an exceptionally bad year, it is unlikely that your claims this year will exceed the estimated cost. Another vendor who bid both a fully insured policy and a self insured policy charged roughly 5.5% more than the expected costs, so in general a fully insured product should be more expensive than a self insured one, with an even higher relative cost if claims trend favorably.

Sincerely,

Clark Weeks, A.S.A, E.A.
Principal

cweeks@actech-atlanta.com
Tel (404) 252-7080

3530 Ashford Dunwoody Road, #188
Atlanta, Georgia 30319

Cell (404) 840-8548
Fax (404) 252-9586

Comparison of United Healthcare and American Medical Security Quotes

	Per Policy		In Total	
	United	American	United	American
Enrollment	200	197		
Admin Fee(s)	39.22	30.27	94,128	71,858
Individual Stop Loss	75.23	114.28	180,552	270,155
Monthly Stop Loss	9.80	8.41	23,520	19,881
Expected Claims Costs	466.34	651.20	1,119,216	1,539,429
Maximum Claims Costs	565.44	814.00	1,357,056	1,924,286
		Expected Total Cost	1,417,416	1,901,323
		Maximum Total Cost	1,655,256	2,286,180
		Expected with 204 (Actual Average Enrollment)	**1,445,764**	**1,968,883**
		Maximum with 204	1,688,361	2,367,415
		Expected Savings with United	**523,118**	
		Maximum Savings with United	679,054	
		Claims Cost Ratio	71.6%	

City of Peachtree City
Comparison of Major Vendors
Medical RFP 9/30/04

	Per Policy					In Total			
	UnitedHealthcare	AMS	Aetna	Blue Cross		United	AMS	Aetna	Blue Cross
Enrollment	200	197	178	202					
Admin Fee(s)	39.22	30.27	59.42	41.77		94,128	71,858	126,921	101,259
Individual Stop Loss	75.23	114.28	70.87	68.81		180,552	270,155	151,374	166,791
Monthly Stop Loss	9.80	8.41	9.23	4.66		23,520	19,881	19,719	11,284
Expected Claims Costs	466.34	651.20	596.16	595.95		1,119,216	1,539,429	1,273,398	1,444,583
Maximum Claims Costs	565.44	814.00	648.96	744.94		1,357,056	1,924,286	1,386,179	1,805,735
Load for Fixed Premium				5.26%	Expected Total Cost	1,417,416	1,901,323	1,571,412	1,723,917
					Maximum Total Cost	1,655,256	2,286,180	1,684,193	2,085,069
					With 204 Enrollment				
					Expected Total Cost	**1,445,764**	**1,968,883**	**1,800,945**	**1,740,986**
					Maximum Total Cost	1,688,361	2,367,415	1,930,199	2,105,713
					Relative to AMS				
					Expected Total Cost Savings:	**(523,118)**	0	(167,938)	(227,897)
					Maximum Total Cost:	(679,054)	0	(437,216)	(261,702)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager**
Assistant City Manager

FROM: **Financial Services Director** P.S.

DATE: **September 30, 2004**

SUBJECT: **401/457 Plan Vendor Recommendation**
October 7, 2004 City Council Meeting

Recommendation:
Approve SouthTrust as the new vendor for the City's 401 and 457 defined contribution pension plans. Authorize Mayor to sign resolution and plan documents, pending City Attorney's approval.

Discussion:
Requests for proposal were sent to various vendors in hopes of finding a qualified vendor that would provide reduced fees and good customer service for the employees participating in these plans. The vendors' ability to provide a wide variety of investment options with good investment returns was also evaluated. Pension consultant Clark Weeks of Actech, Inc. evaluated the proposals that were submitted and prepared the attached recommendation and financial analysis. Staff agrees with Mr. Weeks' analysis and recommendation.

The City attorney is in the process of reviewing the documents and is expected to complete this review prior to the Council meeting.

Budgetary Impact:
This change would not impact the City budget.

ACTECH, INC.

September 29, 2004

Mr. Paul J. Salvatore
Director of Financial Services
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

RE: 457 Plan Vendor Recommendation

Dear Paul,

Our recommendation for your new 457 plan vendor is SouthTrust. The following are the primary reasons for making this recommendation.

Plan Fees:

SouthTrust charges fees in a way that more appropriately assigns expense to the participants. Most administrative costs for a 457 plan are per participant. The costs for statements that are sent to each participant quarterly are the same regardless of asset balance. Likewise, it takes about the same amount of time to talk to a participant who is reinvesting a $4,000 portfolio as it does one with a $100,000 portfolio. Your current vendor, ICMA, charges purely asset related fees. This tends to penalize people with large account balances. In addition, a five-year projection shows that overall fees by SouthTrust should be $50.00 per participant lower.

Investment Returns:

SouthTrust had higher overall investment returns in both the 3-year and 5-year periods for equities. Their lagging performance in the most recent calendar year confirms that they did not cherry pick investment managers to show superior returns. SouthTrust exceeded the stock returns of ICMA by roughly 3% over the last 5 years. While this does not prove their offered selections are superior, they are certainly equivalent.

Even more significantly the fixed income returns have been consistently superior for SouthTrust. It is very important to provide an excellent fixed income option in a 457 plan to allow your participants to reduce risk as they approach retirement, and SouthTrust appears to offer better products in this area.

Investment Options:

ICMA and SouthTrust both offer a large variety of equity choices in large, mid, and small cap stocks both in the value and growth disciplines. Several bond choices and foreign equities are also available. There is no significant difference between the vendors in this area.

cweeks@actech-atlanta.com
Tel (404) 252-7080
3530 Ashford Dunwoody Road, #188
Atlanta, Georgia 30319
Cell (404) 840-8548
Fax (404) 252-9586

Administration:

Both vendors offer on site visits, and 800 number access. Overall the available services from SouthTrust are equivalent and we hope to improve the overall level of customer service.

Sincerely,

Clark Weeks, A.S.A, E.A.
Principal

City of Peachtree City
457 Plan RFP

Comparison of Two Finalists

Plan Fees:

	Transition	Total First Year	Total Fifth Year	---- First Year Fees ---- Account	Participant	Asset	---- Fifth Year Fees ---- Account	Participant	Asset
ICMA	-	18,615	33,846	-	-	18,615	-	-	33,846
SouthTrust	270	18,825	25,575	-	10,575	8,250	-	10,575	15,000
Relative Cost		101%	76%			44%			44%

Investment Returns:

	----- Stocks -----				----- Bonds -----			
Vendor	**1 Year**	**3 Years**	**5 Years**	**Expenses**	**1 Year**	**3 Years**	**5 Years**	**Expenses**
ICMA	32.4%	-2.9%	1.6%	1.3%	3.0%	6.6%	5.3%	1.0%
SouthTrust	28.1%	1.1%	4.4%	0.8%	5.1%	7.9%	6.8%	0.9%
Difference	-4.3%	4.0%	2.8%	-0.5%	2.1%	1.3%	1.5%	-0.1%

Note: ICMA fees are after the ~12,000 reduction offered during the RFP process.

Resolution for Approval
From City Council

RESOLUTIONS OF A MEETING BY THE LEGISLATIVE BODY RELATING TO the City of Peachtree City 457 Deferred Compensation Plans, City of Peachtree City 401a / Senior Management Pension Plans (THE "EMPLOYER") HELD on the ________ day of ____________________, 2004. ______________________ presided as Mayor of the meeting and _________________________ acted as City Clerk of the meeting.

It was stated that the purpose of the meeting was to consider the appointment of **SouthTrust Bank** as Successor Trustee of the **City of Peachtree City 457 Deferred Compensation Plans, City of Peachtree City 401a / Senior Management Pension Plans,** also the merger of the two 457 plans; removal of ICMA Retirement Corporation as the Administrator of the Plan and, amendment and restatement of each Plan.

Upon motion duly made, seconded, and carried, the following resolutions were approved:

WHEREAS, the Employer has heretofore established the **City of Peachtree City 457 Deferred Compensation Plans, City of Peachtree City 401a / Senior Management Pension Plans** (the "Plans") for the benefit of its eligible employees;

WHEREAS, there are a total of two 457 Plans; One plan covers voluntary employee contributions and the second (which will be merged with the first) covers the employer matches prior to the institution of one of the 401(a) plans;

WHEREAS, the assets of the Plans are held in a trust fund (the "Trust") by the Trustee appointed by the City Council and these Trustees are currently the Employer;

WHEREAS, the City Council determined that it would be appropriate for the Current Trustees to be removed as Trustees under the Plan and to name and appoint **SouthTrust Bank,** ("SouthTrust") as Successor Trustee thereof;

WHEREAS, this will be accomplished by executing and delivering a "Successor Trustee Agreement" by and between the Employer, and SouthTrust; and

WHEREAS, the City Council has further determined that it would be appropriate to amend and restate the Plans using the SouthTrust Bank, Prototype Plan (the "Prototype Plan");

NOW, THEREFORE, BE IT RESOLVED, that **SouthTrust Bank,** is hereby affirmed as the trustee of the Trust, such appointment to be effective as soon as administratively feasible.

RESOLVED FURTHER, that the Current Trustees are hereby authorized and directed to transfer the trust fund to SouthTrust as soon as practicable following the date of this meeting.

RESOLVED FURTHER, that the Financial Services Director, City Manager and Administrative Services Director be, and they hereby are, authorized and directed to execute the Successor Trustee Agreement and the Adoption Agreement for the Prototype Plan, the provisions of the Prototype Plan to be effective as soon as administratively feasible, and to take such other and further actions as may be necessary to desirably carry out the intentions of this Board of Directors as herein expressed.

The undersigned hereby certifies that he/she is the Secretary of the Employer that the foregoing resolutions were duly adopted at a meeting of the Legislative Body of Directors of the Employer as aforesaid, and that said resolutions are still in full force and effect as of the date hereof.

YEAS: _____
NAYS: _____
ABSENT: _____

By: ______________________________

Its: City Clerk

[CORPORATE SEAL]

CITY OF PEACHTREE CITY

MEMO TO:	Mayor and City Council Members
FROM:	Bernard J. McMullen, City Manager
VIA:	Colin W. Halterman, Assistant City Manager Paul J. Salvatore, Financial Services Director Janet I. Camburn, Assistant Finance Director
DATE:	October 1, 2004
SUBJECT:	Banking Services October 7, 2004 Council Agenda

Recommendation:

That City Council award a one-year contract to SouthTrust Bank for comprehensive banking services for the City of Peachtree City, with two one-year automatic renewals; and authorize the Mayor or City Manager, after review by the City Attorney, to sign all contracts and/or agreements required for these services.

Discussion:

On September 2, 2004, the City mailed requests for proposals (RFP) to local banking institutions and placed the RFP on the City's web site. The request required those banking institutions interested in these services to attend a pre-proposal meeting that was held in City Council Chambers on Tuesday, September 14, 2004. Fifteen (15) individuals representing eight (8) banking institutions attended the pre-proposal meeting. The Financial Services Director, the Assistant Finance Director, the Budget Analyst and the Account Specialist represented the City at the meeting. An addendum to the original RFP was issued to those attending the pre-proposal meeting on Monday, September 20, 2004. Proposals were due by 5:00 p.m. local time on Friday, September 24, 2004.

The City received proposals from seven (7) banking institutions – SunTrust Bank, Regions Bank, RBC Centura Bank, Bank of America, SouthTrust Bank, United Community Bank, and Wachovia Bank. The proposals were evaluated on the following criteria:

Qualifications/Experience	20%
Approach/Implementation	20%
Relationship Support	15%
References	10%
Cost Proposal	35%

The preliminary review looked at all items except the cost proposal portion and narrowed the search to four (4) banking institutions. A second review looked at the cost proposals that included the cost of the requested banking services (both current and new services), the required monthly compensating balance to support $1.00 of services), and the total required monthly compensating balance. Of the four (4) remaining banks, two (2) proposed monthly compensating balance in excess of $1,000,000. The two remaining banks – Wachovia and SouthTrust – were further evaluated. Although, SouthTrust's required monthly compensating balance was higher than Wachovia's, SouthTrust offered two unique proposals.

The first proposal would require the City to maintain at least $800,000 in a compensating balance account that would earn interest based on the average 90-day T-Bill rate, coupon equivalent (as published in the Wall Street Journal), plus 10 basis points. The August 2004 rate for this was 1.608%. Monthly services fees of approximately $1,100.00 would be deducted from those interest earnings, resulting in an approximate breakeven on a monthly basis.

The second proposal would require the City to maintain at least $2,000,000 in compensating balance account that would earn interest, as indicated in the first proposal, but with no monthly deduction for services fees.

Although not required in the SouthTrust proposal, the City is expecting to continue to maintain the Jumbo Money Market account at SouthTrust. SouthTrust's proposal continues to offer a rate equal to the Fed Funds rate plus 20 basis points on collected balances in excess of compensating balances. This rate was 1.95% in the month of August.

No other banking institution proposed paying interest on the required compensating balance, as did SouthTrust.

Based on the evaluation of the proposals, Staff recommends that the City award a one-year contract with two one-year automatic renewals to SouthTrust Bank at the October 7, 2004 City Council meeting. Due to the pending merger with Wachovia Bank, SouthTrust must act on this agreement by October 15, 2004. Pricing on the contract with SouthTrust will not be impacted by the merger.

Tina Hunter, representing SouthTrust Bank, will be available at the October 7, 2004 Council meeting to answer any questions that you may have.

Budget Impact:

There is no specific budget impact for this action, however, it is expected that the City will generate additional interest income under an agreement as proposed by SouthTrust.

Attachment

JIC/COUNCIL – BANKING SERVICES

CITY OF PEACHTREE CITY
BANKING SERVICES
COST PROPOSAL COMPARISON
SOUTHTRUST BANK AND WACHOVIA BANK
OCTOBER 1, 2004

SouthTrust Bank (assumes average collected balances of $9,000,000)

Option 1			August Interest Rate	August Calculations
Jumbo Money Market	$	8,200,000.00	1.950%	$ 13,325.00
SuperNow Compensating Balance		800,000.00	1.608%	1,072.00
				14,397.00
Estimated Monthly Charges				(1,074.37)
Estimated Average Monthly Earnings				$ 13,322.63

Option 2 (Recommended)

Jumbo Money Market	$	7,000,000.00	1.950%	$ 11,375.00
SuperNow Compensating Balance		2,000,000.00	1.608%	2,680.00
				14,055.00
Estimated Monthly Charges				-
Estimated Average Monthly Earnings				**$ 14,055.00**

Wachovia Bank (assumes average collected balances of $9,000,000)

Option 1

Government Advantage Account	$	9,000,000.00	1.735%	$ 13,262.05
Estimated Monthly Service Charges				(948.35)
Estimated Average Monthly Earnings				$ 12,313.70

Option 2

Government Advantage Account	$	8,150,000.00	1.735%	$ 12,009.53
Compensating Balance		850,000.00	0.000%	-
				12,009.53
Estimated Monthly Service Fees				-
Estimated Average Monthly Earnings				$ 12,009.53