

City Council of Peachtree City
Agenda
September 7, 2000
7:00 p.m.

ABBREVIATED MINUTES

- I. Pledge of Allegiance
- II. Announcements, Awards, Special Recognition
 - Mark Bunker – Awards of Recognition
- III. Minutes
- IV. Monthly Reports
- V. Consent Agenda
 - 1. Consider Bids - FY2000 LARP Street Resurfacing Program - Awarded
 - 2. Consider Ambulance Bids - Awarded
- VI. Old Agenda Items
 - 08-00-05 Appeal – Wal-Mart – Conceptual Site Plan - Tabled
 - 08-00-04 Consider Jail Impact Fees – Approved Fee Schedule
 - 08-00-10 Consider Employee Pay Plan – Gave Conditional Approval
- VII. New Agenda Items
 - 09-00-01 Consider Ordinance – Outside Storage Display – Continued to Next Meeting
 - 09-00-02 Public Hearing – FY 2001 Budget - Discussed
- VIII. Council/Staff Topics
- IX. Executive Session – No Action

Members Present – Mayor Bob Lenox, Councilmembers Annie McMenamin, Bob Brooks, and Carol Fritz

Notice: This agenda is subject to change up to 24-hours prior to the meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: August 31, 2000
SUBJECT: AUGUST 17TH CITY COUNCIL MINUTES

The minutes for the August 17th City Council meeting have not been prepared. They should be available for review and adoption at the September 20th Council meeting.

JB:gr

BUILDING DEPARTMENT

2000 MONTHLY REPORTS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2000 YEAR-TO-DATE	1999 YEAR-TO-DATE
<u>DEVELOPMENT PERMITS:</u>	12	21	14	17	12	11	9	12	14	10	21	6	159	309
<u>BUILDING PERMITS:</u>														
Single Family Residential	14	11	11	14	10	8	5	16	12	3	17	8	129	264
Multi-Family Residential	0	0	0	0	399	0	0	0	0	0	192	0	591	0
Misc.-Pools/fences/additions	45	69	85	72	68	85	45	61	52	42	38	43	705	684
Commercial/Industrial	8	5	13	15	7	11	4	11	8	17	14	23	136	116
<u>TOTAL INSPECTIONS:</u>	454	400	420	439	482	367	437	488	291	425	416	726	5,345	8,847

CERTIFICATE OF OCCUPANCY:

Residential	11	17	20	18	16	16	16	19	8	11	11	5	168	301
Commercial	3	2	4	1	1	2	2	2	1	4	2	2	26	18
Multi-Family Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	6

CODE ENFORCEMENT:

Complaints	264	241	356	285	545	564	485	417	240	317	298	228	4,240	3,692
Warning	297	250	425	244	470	353	258	339	366	405	332	244	3,983	4,245
Stop Work Orders	2	4	10	6	4	8	5	4	5	3	6	3	60	66
Citations	0	2	1	1	2	0	1	4	4	2	0	2	19	39
<u>PERMIT FEES COLLECTED:</u>	15,942	19,967	21,656	35,629	68,857	66,772	20,975	28,954	56,212	53,978	22,158	29,729	440,829	327,368

POPULATION: Based on

2.9 of completed occupancy

	33,340	33,392	31,580*	31,633	31,679	31,725	31,771	31,826	31,849	31,881	31,913	31,928	31,928	33,306
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*Revised to reflect
2000 Census figures

BUILDING DEPARTMENT

2000 MONTHLY REPORTS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2000 YEAR-TO-DATE	1999 YEAR-TO-DATE
DEVELOPMENT PERMITS:	12	21	14	17	12	11	9						93	226

BUILDING PERMITS:

Single Family Residential	14	11	11	14	10	8	5						73	192
Multi-Family Residential	0	0	0	0	399	0	0						399	0
Misc.-Pools/fences/additions	45	69	85	72	68	85	45						469	443
Commercial/Industrial	8	5	13	15	7	11	4						63	75

TOTAL INSPECTIONS:

	454	400	420	439	482	367	437						2,999	5,150
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CERTIFICATE OF OCCUPANCY:

Residential	11	17	20	18	16	16	16						114	160
Commercial	3	2	4	1	1	2	2						15	10
Multi-Family Residential	0	0	0	0	0	0	0						0	6

CODE ENFORCEMENT:

Complaints	264	241	356	285	545	564	485						2,740	2,122
Warning	297	250	425	244	470	353	258						2,297	2,704
Stop Work Orders	2	4	10	6	4	8	5						39	35
Citations	0	2	1	1	2	0	1						7	33

PERMIT FEES COLLECTED:

	15,942	19,967	21,656	35,629	68,857	66,772	20,975						249,798	220,023
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POPULATION: Based on

3.05 of completed occupancy

	33,409	33,461	33,522	33,577	33,626	33,675	33,724						33,724	32,876
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Financial Services Monthly Report

STATUS OF FUNDS AS OF JULY 31, 2000					Purchasing Monthly Report				
Fund	Cash	Total	Total Fund	YTD	2000				
	Balance	Investment	Balance	Interest	TOTAL YTD	TOTAL YTD	1999	PERCENT INC/(DEC)	
#1 General Fund	\$62,059	\$2,475,878	\$2,537,937	\$132,493	Purchase Requisitions Processed	986	1,077	-5.09%	
Council Reserve Fund	\$373,755	\$249,111	\$622,866	\$27,331	City Store Requisitions Processed	124	124	-10.64%	
Library Sales Tax Fund	\$58,238	\$0	\$58,238	\$2,086	Sealed Bids Requested >\$10,000	21	24	-11.63%	
Public Improvement Fund	\$37,636	\$1,993,635	\$2,031,271	\$94,110	Written Quotes Req \$5,000-10,000	55	146	-58.15%	
Police Station Lease	\$0	\$2,343,537	\$2,343,537	\$88,892	Verbal Quotes Reques	151	202	6.43%	
Self Insurance Fund	\$188,927	\$871,499	\$1,060,426	\$36,735	Total # Purchase Orders Issued	1,181	1,186	-15.33%	
Debt Service Fund	\$27,018	\$0	\$27,018	\$2,948	Total # of Bids Awarded	14	17	-6.45%	
Bond Fund	\$0	\$0	\$0	\$0	Contracts Required >\$10,000	6	12	5.88%	
Municipal Court Fund	\$64,459	\$0	\$64,459	\$1,810	# of Fixed Assets Purchased >\$500	48	52	-34.08%	
Develop & Impact Fees	\$531,271	\$374,756	\$906,027	\$14,931	Total \$ of Fixed Assets Purchased	\$514,908	\$221,596	-27.03%	
Neighborhood Parks/Rec.	\$14,916	\$0	\$14,916	\$93					
Federal Seizures Police Fd	\$252	\$0	\$252	\$9					
Confiscated Fund	\$7,441	\$0	\$7,441	\$0					
Police Tuition Account	\$3,025	\$0	\$3,025	\$51					
Escrow Account	\$149,275	\$126,798	\$276,073	\$9,328					
Grand Total	\$1,518,271	\$8,435,215	\$9,953,486	\$410,819					
#1 Includes investments of \$250,000 for 54/Railroad Cartpath Overpass Project.							\$15,665,836		
Budget Comparison Revenues - By Major Category					Collateral Analysis as of July 30, 2000				
Description	2000 Budget	Actual YTD	Difference	%	Security Location	Bank	Total Held		
General Property Taxes	\$4,438,049	\$4,468,222	\$30,173	100.68%	Administrative	\$1,030,267	\$864,537	\$165,730	84%
Franchise Taxes	\$1,771,233	\$1,473,956	(\$297,277)	83.22%	Developmental	\$711,079	\$529,369	\$181,710	74%
Local Option Sales Tax	\$5,135,529	\$4,462,210	(\$673,319)	86.89%	Finance	\$454,711	\$350,339	\$104,372	77%
Other Sales & Use Taxes	\$1,047,781	\$833,582	(\$214,199)	79.56%	Leisure Services	\$2,574,391	\$2,031,966	\$542,425	79%
Business Taxes	\$1,048,419	\$993,124	(\$55,295)	94.73%	Public Safety	\$4,308,620	\$3,432,270	\$876,349	80%
Business Permits	\$395,717	\$398,779	\$3,062	100.77%	Public Works	\$2,053,288	\$1,612,367	\$440,921	79%
Non-Business Permits	\$15,346	\$14,940	(\$406)	97.35%					
Charges for Services	\$501,016	\$418,002	(\$83,014)	83.43%	Total	\$11,132,356	\$8,820,848	\$2,311,508	79%
Fines & Forfeitures	\$1,012,311	\$691,186	(\$321,125)	68.28%					
Investment Income	\$109,999	\$132,493	\$22,494	120.45%					
Rents & Royalties	\$163,558	\$127,606	(\$35,952)	78.02%					
Other Revenue	\$6,273	\$6,138	(\$135)	97.85%					
Total	\$15,645,231	\$14,020,237	(\$1,624,994)	89.61%					
Budget Comparison Expenditures by Division YTD					Summary of Major Expenditures by City Manager				
Division	2000 Budget	Actual YTD	Difference	%	Description	Budget	Award	Svgs/Short	Date
Library Storage	\$5,625	\$5,625	\$0	7/24/00					

**2000 Monthly Report
Fire/EMS Department**

	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	2000 Y-T-D	1999 Y-T-D
Fire/Accident Calls														
Residential	4	1	2	2	0	2	4						15	17
Business/Industrial	1	0	2	1	0	1	0						5	4
Other	109	91	116	109	107	112	110						754	717
Total Engine Response	114	92	120	112	107	115	114						774	738
Dispatched Fire Calls	59	33	51	41	34	48	60						326	297
Response Time Fire	4:44	4:47	4:06	4:44	4:34	4:15	3:59						4:27	5:00
Rescue/EMS														
Trauma	46	57	55	65	79	84	74						460	505
Medical	78	86	83	65	85	73	86						556	549
Total # Patients	124	143	138	130	164	157	160						1016	1054
Patients Transported	78	77	77	60	83	80	68						523	546
Dispatched EMS Calls	113	127	128	109	145	125	131						878	842
Total Medic Response	155	149	151	146	186	182	182						1151	1002
Dispatched Fire/EMS Total	172	160	179	150	179	173	191						1204	1139
Response Time EMS	4:16	3:50	4:23	3:52	4:17	4:03	4:13						4:07	4:43
EMS BILLING														
Patients Billed	93	76	73	49	59	112	40						502	548
Revenue Generated	19,699	15,463	15,140	9,473	11,872	23,452	8,402						103,501	110,260
*Total Revenue Received	22,142	17,442	12,864	7,192	7,987	6,955	878						75,460	84,523

*Revenue Received On All Outstanding Patient Accounts

LEISURE SERVICES MONTHLY REPORT 2000

ACTIVITY DESCRIPTION	UNIT	January	February	March	April	May	June	July	August	September	October	November	December	2000 Year to Date	1999 Year to Date
LIBRARY															
1. Books Circulated	Num.	10,975	11,907	12,831	11,396	13,091	17,277	15,804	0	0	0	0	0	93,281	169,075
2. Average Daily Traffic															
a. Monday - Saturday	Num.	539	623	565	520	507	626	633	0	0	0	0	0	539	545
b. Sunday	Num.	288	385	423	289	222	205	220	0	0	0	0	0	288	307
3. Story Time Participants	Num.	85	150	182	185	174	1,015	975	0	0	0	0	0	2,766	2,598
4. Revenue from Overdue Books	Dis.	313	1,128	1,456	1,456	1,747	1,349	1,348	0	0	0	0	0	8,791	11,637
5. Revenue from Copy Machine	Dis.	465	1,105	1,492	540	564	378	349	0	0	0	0	0	4,893	5,858
6. Reference Assistance	Num.	842	976	958	1,015	987	960	871	0	0	0	0	0	6,609	4,857
7. Internet Usage	Num.	754	837	833	867	978	1,021	1,045	0	0	0	0	0	6,335	1,296
8. Renewals by Phone	Num.	756	812	832	918	902	780	642	0	0	0	0	0	5,642	5,276
*FY99 Circulation totals skewed due to glitch in old AS400 system.															
RECREATION															
Leisure Programs															
1. Adult Athletics															
a. Ongoing Programs	Num.	1	1	2	2	2	2	2	0	0	0	0	0	12	11
b. New Programs	Num.	0	0	0	0	1	1	0	0	0	0	0	0	2	1
c. Participants	Num.	285	285	1,215	1,122	1,217	570	910	0	0	0	0	0	5,604	3,496
d. Revenues	Dis.	0	0	28,065	0	35	1,764	12,581	0	0	0	0	0	42,445	42,350
e. Expenses	Dis.	146	32	6,979	4,225	3,939	1,568	1,727	0	0	0	0	0	18,618	27,539
f. Refunds	Dis.	0	0	0	657	0	0	533	0	0	0	0	0	1,190	659
g. Balance (+ or -)	Dis.	-146	-32	21,086	-4,862	-3,904	196	10,322	0	0	0	0	0	22,640	\$14,152.00
* Some figures for Jan/Feb were erroneously reported as Adult Athletics as well as Classes															
RECREATION															
Leisure Programs															
1. Classes/Programs															
a. Classes/Programs	Num.	99	98	96	102	103	100	96	0	0	0	0	0	694	742
b. Participants	Num.	2,055	2,139	3,794	2,143	2,562	1,189	1,715	0	0	0	0	0	15,597	12,521
c. Revenues	Num.	16,503	17,753	24,016	18,520	17,217	34,298	19,284	0	0	0	0	0	147,588	137,890
d. Expenses	Dis.	12,908	13,480	19,088	14,629	13,395	25,466	16,053	0	0	0	0	0	114,999	111,120
e. Refunds	Dis.	180	777	64	11	0	255	513	0	0	0	0	0	1,801	365
f. balance (+ or -)	Dis.	3,415	3,516	4,863	3,880	3,822	8,576	2,717	0	0	0	0	0	\$30,788.62	\$26,405.20
2. Special Events															
a. Events	Num.	0	0	3	7	6	3	0	0	0	0	0	0	19	20
b. Participants	Num.	0	0	493	1,045	76	10,006	0	0	0	0	0	0	11,820	12,531
c. Revenues	Dis.	0	0	25	0	0	1,500	255	0	0	0	0	0	1,780	4,980
d. Expenses	Dis.	0	0	220	1,541	365	175	0	0	0	0	0	0	2,301	4,878
e. Refunds	Dis.	0	0	25	0	0	0	255	0	0	0	0	0	280	35
f. balance (+ or -)	Dis.	0	0	-220	-1,541	-365	1,325	0	0	0	0	0	0	(\$801.00)	\$67.05
Sports and Facilities															
1. Playing Surface Mowing	Hrs.	0	112	239	315	260	253	287	0	0	0	0	0	1,466	1,530
2. Playing Field Preparation	Hrs.	339	690	897	518	552	528	252	0	0	0	0	0	3,576	3,395
3. Building Maintenance	Hrs.	240	199	168	32	80	112	64	0	0	0	0	0	895	974
4. Parks/Pools/Tennis Courts															
a. Safety Inspections	Num.	0	0	0	0	40	40	40	0	0	0	0	0	120	36
b. General Repairs/Maint.	Hrs.	292	210	100	48	64	64	24	0	0	0	0	0	802	1,080
c. Grounds/Landscape Maint.	Hrs.	308	176	96	0	48	64	48	0	0	0	0	0	740	991
5. Litter Removal	Num.	128	128	128	128	88	56	104	0	0	0	0	0	760	866
6. Vandalism Repairs	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Complaints Answered	Num.	0	0	0	0	0	0	0	0	0	0	0	0	0	8

PERSONNEL DEPARTMENT

2000 MONTHLY REPORT

REPORT PERIOD	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	2000 YTD TOTAL	1999 YTD TOTAL
1. Authorized Permanent Positions	211	211	211	211	211	211	211						211	202
2. Positions Open	16	13	11	12	11	10	10						-----	-----
3. Workers Comp. Claims Filed	3	5	0	3	3	1	4						19	20
4. City Veh./Equip. Accidents	1	0	0	0	0	3	3						7	5
5. Health Insurance Claims	\$51,319	\$101,195	\$92,721	\$76,285	\$ (3,446) *	\$ 100,460	\$ (54,830) *						\$ 363,704	\$ 265,032
6. Law Suit Legal Fees	\$ 598	\$ 646	\$18,378	\$ 188	\$ 1,679	\$ 170	\$ -						\$ 21,659	\$ 5,080

2. Police Officer/Police Department (6); Assistant Building Official/Building (1); Building Inspector/Building (1); Maintenance Worker I/Public Works (1); Maintenance Worker I/Recreation (1).
3. Employees injured in vehicle accident (2) Public Works; Employee struck by tree branch, causing corneal abrasion (1) Public Works; Firefighter twisted right leg/ankle during fire suppression (1) Fire.
4. Employee damaged truck upon striking mailbox (1) Public Works; Officer damaged patrol car upon striking pole and sign (1) Police; Employee damaged citizen's car while backing up in parking lot (1) Recreation.
5. Balance remaining in health insurance account: \$73,249.60.

* Excess insurance reimbursement was greater than claims expense during month.

CRIME REPORT - JULY 2000

PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD 2000	YTD 1999
MURDER	0	0	0	0	0	0	0						0	0
RAPE	0	0	0	0	1	0	0						1	1
ROBBERY	0	1	0	0	0	0	0						1	2
AGGRAVATED ASSAULT	0	3	1	0	1	0	1						6	5
ARSON	0	0	0	0	0	1	0						1	0
AUTO THEFT	2	0	1	7	10	5	21						46	16
THEFT	11	18	16	18	29	18	10						120	159
BURGLARY	0	2	1	1	2	0	0						6	6
TOTAL PART I CRIMES	13	24	19	26	43	24	32						181	190
ALCOHOL/DRUG ARRESTS														
DUI - TOTAL	19	16	14	6	13	18	17						103	75
DUI - ADULT	14	14	13	4	10	17	16						88	62
DUI - UNDERAGE	5	2	1	2	3	1	1						15	13
OTHER UNDERAGE														
ALCOHOL ARRESTS	7	25	24	8	7	27	25						123	106
DRUG ARRESTS	10	12	14	8	16	9	8						77	46
ARRESTS														
PROPERTY CRIMES	7	5	4	4	8	10	4						42	48
PERSON CRIMES	4	7	8	5	6	4	7						41	28
CITY ORDINANCES	41	48	51	44	59	60	42						345	234
*OTHER	126	145	127	89	135	162	126						910	808
ADMINISTRATIVE AVERAGE RESPONSE TIME	5.15	5.35	5.31	5.45	5.49	5.38	5.28						5.34	3.78
CALLS ANSWERED	3595	3637	5133	4965	5134	4957	4765						32,186	18,849
TRAFFIC CITATIONS ISSUED	673	604	576	441	634	722	711						4361	3797
WARNINGS ISSUED	611	443	403	256	558	594	535						3400	2866
ACCIDENTS - TOTAL	60	63	85	69	71	82	67						497	619

TOP 5 ACCIDENT LOCATIONS - MONTH	TOTAL #	TOP 5 ACCIDENT LOCATIONS - YEAR	TOTAL #
1. HWY 54/HWY 74	5	1. HWY 54/HWY 74	34
2. HWY 74/CROSSTOWN RD.	4	2. HWY 54/PEACHTREE PARKWAY	23
3. HWY 54/PLANTERRA WAY	3	3. HWY 54/WALT BANKS RD.	19
4. HWY 74/ROCKAWAY RD.	3	4. HWY 74/CROSSTOWN DR.	17
5. HWY 54/WILLOWBEND RD.	2	5. HWY 54/COMMERCE DR.	11

2000 MONTHLY REPORT
PUBLIC SERVICES DIVISION

Activity Description	Unit	2000												1999											
		January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE	YEAR-TO-DATE	YEAR-TO-DATE	YEAR-TO-DATE								
CART PATHS																									
1. Const./Reconst./Overlay	Ft.	50	0	2,086	560	2,710	0	3,415					8,821	10,240											
2. Drainage Maintenance	Hrs.	83	105	113	114	40	83	60					598	786											
3. General Maintenance	Hrs.	180	414	361	114	143	61	83					1,356	1,388											
4. Mowing	Hrs.	0	0	0	135	171	144	75					525	818											
5. Litter Removal	Hrs.	68	45	90	53	30	75	64					425	527											
FLEET MANAGEMENT																									
1. Equipment Maintenance	Hrs.	43	39	43	12	15	19	3					174	155											
2. Equipment Repairs	Hrs.	121	171	154	167	128	152	113					1,006	1,135											
3. Vehicle Maintenance	Hrs.	76	118	133	104	133	177	108					849	554											
4. Vehicle Repairs	Hrs.	237	256	283	229	243	213	210					1,671	1,713											
5. Fleet Down Time	Hrs.	482	542	620	521	526	563	441					3,695	7,881											
GROUNDS																									
1. Litter Removal	Hrs.	321	257	464	380	217	325	347					2,311	3,038											
2. Right-of-Way Mowing	Hrs.	0	0	331	653	945	792	653					3,374	3,597											
3. General Maintenance	Hrs.	874	752	797	431	445	552	462					4,313	3,730											
LANDSCAPE																									
1. Litter Removal	Hrs.	20	32	70	68	102	115	164					571	365											
2. Mowing (Sub. Entrances)	Hrs.	0	0	226	625	780	624	647					2,902	2,477											
3. General Maintenance	Hrs.	657	689	544	264	196	135	143					2,628	1,751											
4. Planting	Hrs.	100	0	0	23	0	53	0					176	339											
RECYCLING SITE																									
1. City Employees Hours	Hrs.	151	110	69	142	66	59	111					708	887											
2. City Employees Salaries	Dis.	1,188	866	544	1,120	528	472	888					5,606	8,175											
3. Revenues	Dis.	731	515	740	754	573	644	589					4,546	4,055											
4. Participants																									
a. Recycling	Num.	546	659	570	680	892	611	748					4,706	4,938											
b. Composting	Num.	1,296	1,084	1,159	1,446	1,625	1,003	1,061					8,674	9,047											
c. Mulch (Pick Up)	Num.	68	112	187	261	361	254	178					1,421	891											
SIGN MAINTENANCE																									
1. Building Maintenance	Hrs.	20	21	23	20	22	22	21					149	145											
2. Subdivision Sign Maintenance	Hrs.	81	102	172	93	87	79	70					684	568											
3. Traffic Sign Maintenance	Hrs.	148	143	82	141	162	130	143					949	952											
STREETS																									
1. Street Sweeping	Hrs.	8	40	16	70	55	0	8					197	244											
2. Pavement Patching	Hrs.	0	213	147	154	0	670	154					1,338	741											
3. Drainage Maintenance	Hrs.	0	102	210	117	128	128	90					775	978											
4. General Maintenance	Hrs.	576	356	399	258	199	174	79					2,041	2,511											
MISCELLANEOUS																									
1. Vandalism	Dis.	139	79	161	89	81	79	57					685	558											
2. Complaints Answered	Num.	90	38	24	34	29	22	24					261	306											
3. Wash Police Cars	Hrs.	8	83	68	15	38	0	18					230	211											

July

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

FROM: Director of Public Services *CWS*
Director of Financial Services *P.S.*

VIA: City Manager *Jen*

DATE: August 24, 2000

SUBJECT: Bid Opening – 2000 Street Resurfacing Program

The City solicited bids from eight (8) qualified paving contractors for the 2000 Street Resurfacing Program. Two (2) firms responded to this request as follows:

I. LARP Funded Streets
LAU28-8530-86 (113)

- | | | |
|----|--|--------------|
| 1. | Riverdale Paving Company, Inc.
Stockbridge, Georgia | \$113,940.00 |
| 2. | APAC-Georgia, Inc.
Tyrone, Georgia | \$121,803.29 |

II. City Funded Streets

- | | | |
|----|--|-------------|
| 1. | Riverdale Paving Company, Inc.
Stockbridge, Georgia | \$ 3,659.60 |
| 2. | APAC-Georgia, Inc.
Tyrone, Georgia | \$ 6,293.40 |

TOTAL BASE BID I & BASE BID II

- | | | |
|----|--|----------------------|
| 1. | Riverdale Paving Company, Inc.
Stockbridge, Georgia | \$ 117,599.60 |
| 2. | APAC-Georgia, Inc.
Tyrone, Georgia | \$ 128,096.69 |

Page 2

Bid Opening – 2000 Street Resurfacing Program

August 24, 2000

Staff recommends that the contract for the 2000 Street Resurfacing Program be awarded to ***Riverdale Paving Company, Inc. of Stockbridge, Georgia*** for their bid of ***\$117,599.60*** for the combination of Base Bid I and Base Bid II.

There are adequate funds available in the 2000 Public Improvement Program Fund line item, Street Repair for the 2000 Street Resurfacing Program.

CWH/ac

Attachments

cc: File

2000
STREET RESURFACING PROGRAM

LARP FUNDED STREETS LAU 28-8530-86 (113)

Brook Court
Camp Creek Trail
Chipstone Court
Creekbed Court
Creekside Way
Dogwood Court
Pat Mell Drive
Perch Point

CITY FUNDED STREETS

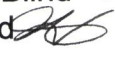
Camp Creek Court

BID TITLE: 2000 STREET RESURFACING PROGRAM
DATE: AUGUST 23, 2000
BUDGET: \$107,000
BIDS OPENED BY: MARCEE LEONID
WITNESSED BY: COLIN W. HALTERMAN
TIME COMPLETED: 3:10 PM

[illegible]

CITY OF PEACHTREE CITY
INTER-OFFICE MEMORANDUM

TO: Mayor Lenox and Members of Council

VIA: City Manager, ATTN: Mr. Jim Basinger 
Director of Financial Services, ATTN: Paul Salvatore 
Purchasing Agent, ATTN: Marcie Blind 
Fleet Manager, ATTN: Tony Wood 

FROM: 
Stony Lohr
Acting Fire Chief

DATE: August 31st, 2000

SUBJECT: Review of Ambulance Bids

The ambulance Committee and the Department have reviewed the bids submitted for a new ambulance and recommend that Council authorize the purchase of a 2000 model Ford E-450 Road Rescue ambulance from PeachState Ambulance in Tyrone, Georgia, at a cost of \$89,950.00. PeachState Ambulance submitted the lowest non-contingent bid, offers the shortest delivery time, has a local dealer in Tyrone, Georgia, with the closest and most responsive maintenance support, and offers an excellent product with a higher level of performance clearly documented by the experience of our patients and our medical personnel on a similar unit. The Road Rescue unit includes after-market Velvac remote electric mirrors. Wheeled Coach does not include electric mirrors. These mirrors provide a significant safety advantage and cost more than the \$530.00 price differential of Wheeled Coach. Based on their personal testing and experience on both Wheeled Coach and Road Rescue, Committee members determined that the Road Rescue unit was smoother and quieter than a Wheeled Coach unit. The Fleet Manager's inspection indicates that the Road Rescue unit would be quicker, easier and less expensive to diagnose, repair and maintain. While the vehicle is available immediately, this is an FY2001 acquisition. Staff requests that Council authorize transmittal of a letter of intent to purchase to PeachState Ambulance that would facilitate expedited delivery following final approval in October 2000.

Bids from three vendors were submitted for bid opening on August 22, 2000. The low bid was \$89,420.00, contingent upon the availability of the stated product and with a 75-90 day delivery time. The lowest non-contingent bid was \$89,950.00 with immediate availability. The high bid was \$100,480.00. Program funding in PIP 01-16 is \$96,165.00. The bids are summarized below.

Bidder	Location	Cost	Model
Braun Industries	Oakwood, OH	\$90,260.009(includes \$600 delivery fee)	2001 Standard Model
Braun Industries	Oakwood, OH	\$100,480.00(includes \$600 delivery fee)	2001 Model Chief XL
PeachState Ambulance	Tyrone, GA	\$89,950.00	2000 Road Rescue (in stock)
PeachState Ambulance	Tyrone, GA	\$96,950.00	2000 Road Rescue
Wheeled Coach	Winter Park, FL	\$89,420.00	2000 Fire Medic
Wheeled Coach	Winter Park, FL	\$90,818.00	2001 Fire Medic

Our recommendation is based upon consideration of the following factors.

- Increased safety of patients and crew provided by structural integrity of the module and other safety features.
- Increased patient comfort and diagnostic accuracy due to less vibration, bumps and noise.
- Quality and reliability of the manufacturer.
- Proximity and reliability of the dealer.
- Standardization of the ambulance fleet to a unit with proven operational and maintenance characteristics.
- Documented availability and time required for delivery of the unit.
- Degree of compliance with specifications
- Overall life cycle value received for our dollar.

This ambulance is programmed to provide service as Medic 83, and the existing 1993 Ford F-350 built by Southern will become our reserve ambulance.

**CITY OF PEACHTREE CITY
BID TABULATION SHEET**

BID TITLE: E-450 People III Ambulance BIDS OPENED BY: Matthew Oliver

DATE: August 22, 2000

WITNESSED BY:

BUDGET: PROPOSED FOR 2001 \$96,165.00

TIME COMPLETED:

Wed 8:8

[illegible]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: City Manager 
FROM: Director of Developmental Services 
DATE: August 31, 2000
SUBJECT: Wal-Mart Appeal

The Wal-Mart appeal is scheduled for the Council meeting on September 7, 2000. The staff previously prepared a memo recommending denial of the appeal based on non-conformance with the Traffic Ordinance.

Our attorney and traffic engineers are scheduled to meet with the Wal-Mart attorney and traffic engineer on Tuesday, September 5. If anything happens at that meeting to affect the Staff position, we will notify you at once.

JBW/jir

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Director of Developmental Services 

DATE: August 8, 2000

SUBJECT: Wal-Mart Appeal

The developer of the proposed Wal-Mart store presented his conceptual site plan to the Planning Commission at its meeting on July 24, 2000. The Commission denied approval of the plan at that time because the project did not comply with the requirements of the City's Traffic Impact Ordinance. The developer appealed the Commission's decision, and the appeal was scheduled for a hearing before Council on August 17, 2000. Attached for your review are the following documents that pertain to this appeal:

1. A copy of the portion of the Planning Commission minutes for the meeting on July 24, 2000, that pertains to Wal-Mart (Attachment "A");
2. A copy of a memo dated July 21, 2000, from the City Planner to the Planning Commission recommending denial of site plan approval (Attachment "B");
3. A copy of a letter dated July 24, 2000, from the City's traffic consultant, Dames & Moore, stipulating that the proposed Wal-Mart project would not meet the requirements of the Traffic Impact Ordinance (Attachment "C");
4. A copy of a letter dated July 19, 2000, from the developer's attorney, Dillard & Galloway, requesting a determination by the City Attorney as to whether or not the Traffic Impact Ordinance applies to the proposed Wal-Mart project (Attachment "D");
5. A copy of a letter dated July 27, 2000, from the developer's attorney arguing that the Wal-Mart project should not be subject to the requirements of the Traffic Impact Ordinance (Attachment "E");

Wal-Mart Appeal
August 8, 2000
Page 2

6. A copy of a letter dated August 8, 2000, from the City Attorney stipulating that, in his opinion, the proposed Wal-Mart project must comply with the City's Traffic Impact Ordinance (Attachment "F");
7. A copy of the Project Data Sheet for the proposed Wal-Mart project (Attachment "G"); and
8. A copy of the conceptual site plan for the proposed Wal-Mart project (Attachment "H").

The staff recommends that Council deny the Wal-Mart appeal and affirm the decision of the Planning Commission to deny approval of the conceptual site plan because it does not meet the requirements of the Traffic Impact Ordinance.

JBW/jir

Attachments "A" – "H"

**EXCERPT FROM MINUTES
OF PLANNING COMMISSION MEETING**

JULY 24, 2000

07-00-09 Conceptual Site Plan, Wal-Mart SuperCenter

Mr. Bill Lincicome, Executive Vice President of Post Landscape Group, the consulting architect for this project, was in attendance to represent RAM Development, Home Depot, and Wal-Mart.

Mr. Lincicome noted that this plan had been submitted last October and that the Planning Commission had seen the plan several times previously. He stated that all of the conditions pertinent to the approved Home Depot project including the buffer along Highway 54, the berming and proposed landscaping, and the proposed boulevard were included on the plan. The pattern of the parking lot followed the same pattern set by Home Depot. One hundred percent of the tree replacement would be on the Wal-Mart site in the parking area, the major detention/retention facility, and in the perimeter buffering to the north and the east.

Mr. Lincicome stated that the elevation of the building resembled other retail centers in Peachtree City which would help reduce the scale of the building. Also, in an effort to keep architectural continuity, the colors and materials proposed were the same as Home Depot's with the exception of the corporate colors.

Mr. Butch Terry from Greenberg Farrow was in attendance to explain the stormwater detention proposed for this facility. He described the system that would be used to create a wetland and water feature that would treat the stormwater that would come off the site and return it to "drinking water standards." Mr. Terry stated that since all of the methods to be used had proven to be about 85 percent effective, essentially every conceivable amount of run-off should meet Georgia drinking water standards after passing through all of the checkpoints.

In response to a question from Mr. Ames regarding the maintenance of the pond, Mr. Terry stated that he understood the property owner had agreed to be responsible for annual clean-out of the oil-water separators. At the same time, the larger vegetation in the wetlands would be examined and possibly replaced; and the limestone would be inspected for any damage. Mr. Lincicome added that with the plantings they were proposing, this area of almost five acres could become a very aesthetic habitat for wildlife.

Dr. Schumacher understood that the pond on the northwestern corner of the property had been drained and was designated wetlands. Mr. Lincicome stated that it had been determined that area was not jurisdictional.

Mr. Louis Chalmers of Lowe and Associates stated that they had completed a traffic impact study for this property as required by the City's Traffic Impact Ordinance. In his opinion, the Phase II recommendations, which included improvements at the Huddleston and Planterra Way intersections, coupled with the improvements associated with Phase I would bring this site into compliance with the Ordinance.

Mr. Doug Dillard of Dillard and Galloway was in attendance to address the legal issues associated with this project. He stated that because this application was pending prior to adoption of the Traffic Ordinance, the Ordinance could not be the basis for denial of the plan. He added that Georgia Law was very clear in stating that an applicant was entitled to have his plans processed in accordance with those rules and regulations that existed as of the date he applied. He contended that this plan was submitted in August of 1999 and the Ordinance was not adopted until November 4, 1999. In addition, he reminded the Commission that he had previously challenged the validity of the Ordinance both to this body and to City Council.

Mr. Dillard reiterated Mr. Chalmers' conclusion that they had satisfied the intent of the Traffic Ordinance, and they had applied the proper methodology as outlined in the Highway Capacity Manual, as updated in 1994. Mr. Dillard also made reference to a previous lawsuit based on the increased traffic that would be generated by the Merchandise Mart in downtown Atlanta. The Georgia Court of Appeals and the Georgia Supreme Court had stated that traffic alone could not be used as a justification for denial of a plat, permit, or rezoning application.

Mr. Dillard also pointed out that the State DOT had not prohibited any local government from approving any use of property, only from building additional road capacity. Consequently, the State moratorium should not be used as a basis for denying this plan. He further stated that the addition of another lane to the bridge over the railroad was an off-site improvement that should not be an obligation of this applicant, particularly in light of the existing impact fee structure in Peachtree City.

In conclusion, Mr. Dillard stated that it was the opinion of the staff that the conceptual site plan met the conditions necessary for conceptual site plan approval although it did not yet meet the requirements of the Traffic Ordinance. He added that to use the Traffic

Ordinance and the State road improvement moratorium as a basis for denying this plat would take a valuable property right from the applicant, ignore their vested rights under Georgia Law, and violate the due process and equal protection provisions of both the Georgia Constitution and the Constitution of the United States of America.

Mr. Williams stated that based on the requirements of the Traffic Ordinance, the staff felt the only choice was to deny approval of the site plan. He added that the City's traffic consultant had verified that this project did not meet the requirements of the Ordinance. He also stated that the City Attorney had assured him that the only decision that could be made at this time would be to deny approval of the conceptual site plan for Phase II.

After discussion and based on the opinion of the City Attorney and the report from Dames and Moore, a motion was made by Mr. Granger, seconded by Dr. Schumacher, and unanimously adopted to deny approval of the conceptual site plan.



Peachtree City

Georgia

Date: July 21, 2000

To: Planning Commission
Applicant

From: David E. Rast, ASLA *David*
City Planner

Re: West Village retail center – Phase Two (Wal-Mart Supercenter)
Conceptual site plan review

The conceptual site plan for Wal-Mart, Phase II of the West Village Retail Center, was submitted last October. Since that time, staff has worked with the applicant on preparing the site plan for Planning Commission review. It is the opinion of the staff that the conceptual site plan now meets the conditions of our codes and ordinances necessary for conceptual site plan approval. However, it does not yet meet the requirements of our Traffic Ordinance; and, in the opinion of our traffic consultant, it will not be able to meet those requirements until the moratorium is lifted on new road construction and another traffic lane is added to the railroad bridge.

In view of this deficiency, and the apparent inability of the applicant to overcome it in the near future, the staff feels it has no choice but to recommend that the Commission not approve the conceptual site plan for Phase II at this time.

Attachments

Attachment "B"



DAMES & MOORE

A DAMES & MOORE GROUP COMPANY

235 Peachtree Street, N.E.
North Tower, Suite 2000
Atlanta, Georgia 30303-1405
404 577 2122 Tel
404 577 5120 Fax

July 24, 2000

Mr. James B. Williams
Director of Development Services
City of Peachtree City
151 Willowbend Avenue
Peachtree City, GA 30269

RE: Wal-Mart Shopping Center – S.R. 54

Dear Jim:

A 204,000 square foot Wal-Mart Supercenter is proposed for the West Village Shopping Center. Because this development is adjacent to State Route (SR) 54 its effect on traffic operations within the SR 54 corridor must be analyzed according to the traffic ordinance.

In addition to the Wal-Mart, the West Village Shopping Center is proposed to consist of a 137,000 square foot Home Depot, a 7,500 square foot quality restaurant, and a 4,000 square foot service station with convenience mart. Previously, the proposed Home Depot was analyzed and approved, contingent on several roadway improvements, according to the traffic ordinance. An analysis has not been performed to include the effect of the restaurant and service station.

Based on the addition of the Wal-Mart traffic and the improvements proposed by the developer, the intersection of SR 54 and Huddleston Road does not meet the requirements of the traffic ordinance. This is a result of the distance and interaction between the railroad bridge and Huddleston Road, which constrains the westbound capacity. It is our opinion that the scenarios performed by the developer's traffic engineer do not sufficiently account for the interaction between the railroad bridge and the Huddleston Road intersection.

Sincerely,

Ryan A. Elliott, E.I.T
Assistant Project Manager

G. Edward Ellis, Jr., P.E.
Vice President

\\DM_ATN4\TRAFFIC\44279-001 Ptree City SR 54\Developments\Wal-Mart\060200 Wal-Mart ltr.doc

Offices Worldwide

Attachment "C"

DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

1500 MONARCH PLAZA
3414 PEACHTREE ROAD, N.E.
ATLANTA, GEORGIA
30326

G. DOUGLAS DILLARD

TELEPHONE
(404) 965-3680
FACSIMILE
(404) 965-3670

Direct Dial Number:

(404) 965-3682

July 19, 2000

Via Facsimile

Mayor Robert L. Lenox
City Hall of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Re: West Village Retail Center

Dear Mayor Lenox:

This firm represents RAM Development Group, Inc., the applicant for approval of the conceptual Site Plan, West Village Retail Center - Phase II (Wal Mart), GA 54, Huddleston Property (the "Application").

The conceptual site plan, which included Phase I and II, was submitted to the Peachtree City Planning Department on August 19, 1999 prior to the November 4, 1999 enactment of the Traffic Impact Ordinance for the GA 54 Corridor between GA 74 and Coweta County. Even though we assert that this Ordinance does not apply to this Application, we have agreed to certain traffic improvements to assist in the solution to certain city-wide issues along the GA 54 Corridor. RAM agreed to a phasing plan at the request of Mr. Williams in order to assist the planning board in better assessing the Application.

We ask that you request the city attorney to research this issue and determine whether the Traffic Impact Ordinance applies to the conceptual site plan RAM Development Group, Inc. submitted in August, 1999. The Phase II matter is to be heard Monday, July 24, 2000 by the Planning Commission and we request a determination by that date.

Very truly yours,

DILLARD & GALLOWAY, LLC


G. Douglas Dillard

cc: Mr. Doug McMurray (via Facsimile)
Richard P. Lindsey, Esquire (via Facsimile)
Mr. James B. Williams (via Facsimile)
Mr. Jim Basinger (via Facsimile)

Attachment "D"

REC'D 7/20/00

DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

1500 MONARCH PLAZA
3414 PEACHTREE ROAD, N.E.
ATLANTA, GEORGIA
30326

G. DOUGLAS DILLARD

Direct Dial Number:
(404) 965-3682

TELEPHONE
(404) 965-3680
FACSIMILE
(404) 965-3670

July 27, 2000

VIA FACSIMILE AND HAND DELIVERY

Rick Lindsey, Esq.
Webb Stuckey & Lindsey
400 Westpark Court
Suite 220
Peachtree City, GA 30269

Re: RAM Development Group, Inc. ("RAM") Application for Conceptual Site Plan
Approval - West Side Village Retail Center, Phase II

Dear Rick:

The Planning Commission, at its regularly scheduled meeting on Monday July 24, 2000, denied the above-captioned matter. Attached is a copy of the letter which I have filed today, requesting that this matter be appealed to the City Council at their next available meeting.

Pursuant to our meeting on Monday, prior to the Planning Commission action, I am enclosing herein a time-line of the events which, in our opinion, clearly establishes that the above-mentioned conceptual site plan was pending before Council prior to their adoption of the Traffic Ordinance on November 4, 1999.

I will outline the sequence of events in numerical order and will attach, for your reference, all memorandum, letter and the like which were exchanged between the parties during this period. Our review of our files and correspondence indicates that the following has occurred in reference to the West Side Village Retail Center's approval:

1. Original talks between the City and Doug McMurrain began in July of 1999;
2. On August 19, 1999, RAM filed a conceptual site plan for the West Village Retail Center which showed a Phase I and a Phase II, Phase I being Home Depot and Phase II a Wal-Mart Super Center with certain out parcels;

DILLARD & GALLOWAY, LLC

Rick Lindsey, Esq.

July 27, 2000

Page Two

-
3. On August 25, 1999, the staff returned the Application for additional comments (this happens to be the same date that Notice was published for a new Traffic Ordinance);
 4. On August 27, 2000, Mr. McMurrain and others met with Jim Williams and the staff in response to their August 25, 1999 letter;
 5. On September 3, 1999, the Applicant submitted a revised conceptual site plan with changes in accordance with the August 25, 1999 letter and the meeting on August 27, 1999;
 6. On September 14, 1999, the Applicant received comments from the staff (these comments clearly referenced both Phases for a total of 333,588 sq. ft. development);
 7. On September 16, 1999, a letter was sent from me, stating that the West Side Village was exempt from the new ordinance;
 8. On September 27, 1999, we had a meeting with the Planning Commission and staff to discuss the Home Depot and the West Village Retail Center;
 9. On September 29, 1999, we received a letter from staff which references the Planning Commission and staff meeting on September 27, 1999;
 10. On October 6, 1999, we received a letter from staff in response to previous meetings which referenced "Two (2) large anchor tenants and two out parcels";
 11. On October 7, 1999, we filed a constitutional challenge to the Traffic Ordinance;
 12. On October 11, 1999, we met with the Planning Commission at a public hearing. Also on this date, we received a letter from Lowe Engineers relative to the traffic impact, which referenced both the Phase I and Phase II of the conceptual site plan;
 13. On October 13, 1999, we received a letter from the staff where the Planning Commission tabled consideration of the conceptual plan for Home Depot at their meeting held on October 11;
 14. On October 22, 1999, we sent another letter, addressing the October 13, 1999 letter from the Staff, and reaffirmed that the Traffic Ordinance does not apply to this Application;
 15. On November 4, 1999, the Council adopted the new Traffic Ordinance;

DILLARD & GALLOWAY, LLC

Rick Lindsey, Esq.
July 27, 2000
Page Two

16. On November 19, 1999, there was a response by staff to the additional information supplied by us subsequent to the October 11, 1999 referral of this Application in responding to the October 13 letter from staff. The recommendation from staff was approval to the Planning Commission for this conceptual site plan, Phase I;
17. On November 22, 1999, the Planning Commission denied the plan;
18. On November 24, 1999, the Applicant filed an appeal to the City Council.
19. On December 16, 1999, we filed constitutional challenges and also challenged both facially and as applied to the new Traffic Ordinance; and
20. On December 16, 1999, the Council approved the Home Depot, Phase I, of the West Village Retail Center.

Subsequent to the approval, there has been a Development Agreement fully negotiated and is ready for execution between Home Depot, RAM and the City. Immediately following the approval, RAM began to seek approval for Phase II of the pending conceptual site plan, this being for a Wal Mart Super Center. There have been many meetings between the Applicant and staff relative to this second Phase. All of the conditions of the Development Code, Zoning Ordinance and the like, have been satisfied as set forth in the July 21, 2000 recommendation from planning staff. However, planning staff has recommended denial because of our inability to comply with the Traffic Ordinance. As you know, we feel that this new ordinance doesn't apply to us for a number of reasons:

1. Our Application was pending prior to it's adoption, therefore, under previous cases cited, it doesn't apply. Banks County v. Chambers, 264 Ga. 421, 444 S.E.2d 783 (1994).
2. The Applicant has satisfied the requirements of the new Traffic Ordinance in accordance with the traffic study done by Lowe & Associates and the opinion of Mr. Louis Chalmers;
3. The new Traffic Ordinance is facially defective and unconstitutional violative of the Due Process, Equal Protection and Compensation provisions of the 5th and 14th Amendments of the State of Georgia and the United States Constitution as previously stated in various letters to Council in this matter.
4. The State moratorium does not prohibit approval by Council; it only prohibits any new road construction. Therefore, the Consent Order, which prohibits new construction in the State, does not apply to this Applicant. The attempt to require that this property be held up because of improvements to an off-site railroad bridge cannot be a justification for denying this application.

DILLARD & GALLOWAY, LLC

Rick Lindsey, Esq.
July 27, 2000
Page Two

5. Georgia law does not authorize a denial of a rezoning or a permit because the use of the property might increase traffic. This is particularly true where property has been zoned for the use requested for many, many years.

We would appreciate your looking at this matter and getting back to me. I would suggest that you and I have a meeting with Ed Ellis and our traffic engineers to see if there is not some compromise that could be reached. We obviously want to try to have this matter heard at the August 3, 2000 Council meeting, so time is of the essence. I would appreciate your early response. I will be out of the office all day today, but will be available on Friday, July 28, to meet with you. I would appreciate hearing from you as soon as possible. You may call my assistant, Dotty Duarte, to schedule the meeting should you be available tomorrow.

Very truly yours,

DILLARD & GALLOWAY, LLC



G. Douglas Dillard

GDD/drd

cc: Mr. James B. Williams
Mr. Doug McMurrain
Mr. Chuck Tremel

DILLARD & GALLOWAY, LLC

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FACSIMILE
(404) 965-3670

Direct Dial Number:
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July 27, 2000

Mayor Robert L. Lenox
and Members of the Peachtree City Council
City Hall of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Via Facsimile and Hand Delivery

Re: Application of RAM Development Group, Inc., West Village Retail Center,
Phase II (conceptual site plan approval)

Dear Mayor Lenox and Members of the Council:

The above-captioned matter was heard by the Planning Commission on July 24, 2000. After conducting a public hearing and hearing from the Applicant, staff and those in opposition, the Planning Commission denied the approval of the conceptual site plan in accordance with staff's recommendation dated July 21, 2000.

The Applicant wishes to appeal the decision of the Planning Commission and asks that this matter be put on the next available agenda of the City Council. This Appeal is requested in accordance with the current rules, regulations and ordinances of Peachtree City and we ask that the Applicant be notified of the date this matter will be heard in order that it might be properly represented at the public hearing.

As always, we appreciate the courtesies which you extend to us. If there are any questions or anything we need to do in this regard, please do not hesitate to so advise.

Very truly yours,

DILLARD & GALLOWAY, LLC



G. Douglas Dillard

GDD/drd

cc: Mr. James B. Williams
Mr. Doug McMurrain
Mr. Chuck Tremel
Rick Lindsey, Esq

WEBB, STUCKEY & LINDSEY, LLC**Attorneys-At-Law**

James H. Webb Jr. *
John M. Stuckey Jr. **
Richard P. Lindsey
H. Clay Collins
Carlton H. Jones III
Jonathan J. Wade

Susan M. Brown
Stacey M. Jenkins ††
Christy R. Jindra †
Martin C. Jones
Stefanie T. McHugh
William M. McHugh *

400 Westpark Court
Suite 220
Peachtree City, Georgia 30269

Telephone: (770) 631-1811
Facsimile: (770) 631-1771

E-mail:
postmaster@wsl-law.com

Web Site:
www.wsl-law.com

Other Offices
Atlanta, Georgia
Fairburn, Georgia
McDonough, Georgia

Other licenses:
* Florida
**Tennessee & District of Columbia
† Illinois
†† Texas

August 8, 2000

Mr. Jim Williams
Director, Developmental Services
City of Peachtree City
151 Willowbend Drive
Peachtree City, GA 30269

re: Applicability of the Traffic Impact Ordinance to Proposed Wal-Mart Project

Dear Jim:

After a thorough review of the law regarding vested landowner development rights and a similar review of the facts surrounding the application of RAM Development Group, Inc. (RAM) for the construction of a Super Wal-Mart store in Peachtree City, I have concluded that the Traffic Impact Ordinance does apply to this application. Although the law is not as clear as I would prefer, the facts are overwhelmingly in support of the proposition that RAM did not file a proper application before the City Council began deliberations concerning the adoption of a Traffic Impact Ordinance. Viewing the evidence in the light most favorable to RAM, it is apparent that by the time RAM filed a proper application, the Council was already deep into these deliberations. Therefore, any rights RAM may have had to develop the property outside of the constraints of the Traffic Impact Ordinance were lost because a proper application was not received prior to the discussions of the proposed ordinance and arguably was not received until after the Traffic Impact Ordinance was adopted. Likewise, I have not seen any evidence that anyone acting on behalf of the City ever provided any assurances to RAM that the Super Wal-Mart or Home Depot would not be subject to the Traffic Impact Ordinance.

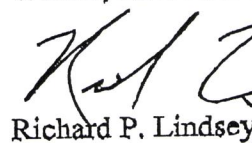
Therefore, it is my conclusion that RAM's application to develop a Super Wal-Mart store falls within the constraints of the Traffic Impact Ordinance and the development must meet those requirements in order to receive the approval of the Planning Commission or the City Council.

Mr. Jim Williams
August 8, 2000
Page 2

Best regards.

Sincerely,

WEBB, STUCKEY & LINDSEY, LLC



Richard P. Lindsey

RPL:

PEACHTREE CITY
CONCEPTUAL SITE PLAN
PROJECT DATA SHEET

WEST VILLAGE SHOPPING CENTER PHASE II

DATE OF SUBMITTAL:
July 20, 2000

NATURE OF PROJECT:

PHASE II: A phased, commercial development consisting of single anchor tenant fronting on Hwy. 54.

DEVELOPER: RAM Development Group, Inc.

Name	RAM Development Group, Inc.
Address	1874 Piedmont Rd. Suite D-420 Atlanta, GA 30324
Contact Person	Doug McMurray
Phone	(404) 607-7997

GENERAL LOCATION OF SITE:

North side S.R. 54 between Line Creek Parkway and the railroad bridge overpass.

SIZE OF SITE: Total Parcel 42.3 acres
Phase II Parcel 20.64 acres

ZONING CLASSIFICATIONS: General Commercial

SETBACKS:	Front:	N/A
	Side:	East 10', West 75'
	Rear:	75'

SIZE OF EXISTING BUILDING:	N/A	Total square feet
		Footprint
		Seating

All existing structures to be demolished

SIZE OF PROPOSED BUILDINGS:

Total square feet	204,167 (Gross)
Tire/Lube Express:	6,378 square feet
Garden Center:	4,898 square feet

BUILDING TYPE: Commercial / Retail

EXISTING EMPLOYEES: 0

PROPOSED NEW EMPLOYEES: 300

EXISTING PARKING: 0

PROPOSED NEW PARKING: Anchor Tenant A - 963 spaces

DEVELOPED AREA: Anchor Tenant A- 20.64 acres

LANDSCAPE BUFFERS: 75' rear setback and west side yard setback, 10' east side setback

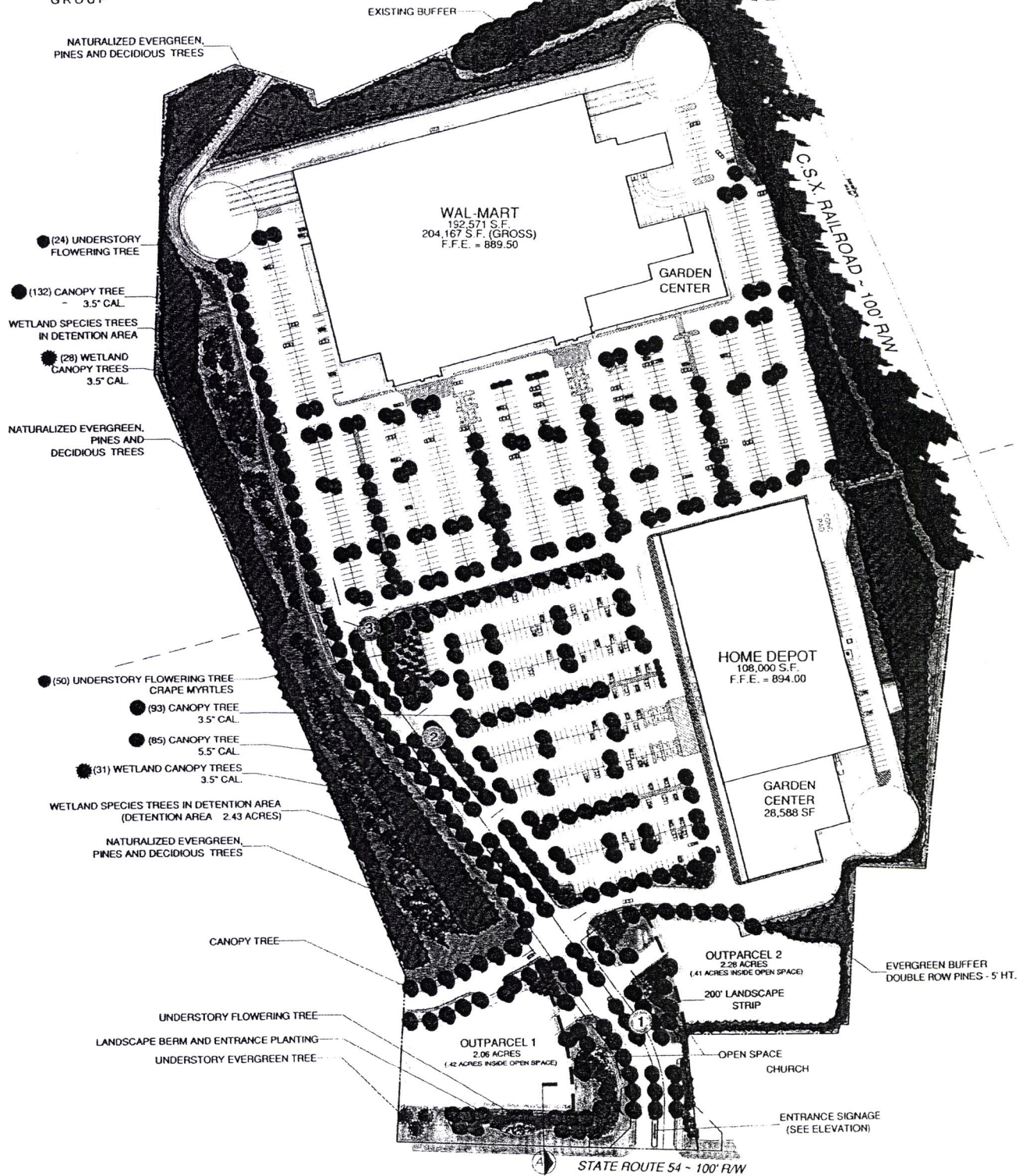
ADJACENT PROPERTY ZONING: General commercial, multi-family, church, rail- road right-of-way

GREENBELTS: None

CART PATH CONNECTION: See site plan

ENTRANCE TO SITE: See site plan – Main entrance will be on Highway 54

STORMWATER RETENTION: Proposed dry detention pond



PEACHTREE CITY - DEVELOPMENT

HOME DE

WEBB, STUCKEY & LINDSEY, LLC

Attorneys-At-Law

James H. Webb Jr. *
John M. Stuckey Jr. **
Richard P. Lindsey
H. Clay Collins
Carlton H. Jones III
Jonathan J. Wade

Susan M. Brown
Stacey M. Jenkins ††
Christy R. Jindra †
Martin C. Jones
Stefanie T. McHugh
William M. McHugh *

400 Westpark Court
Suite 220
Peachtree City, Georgia 30269

Telephone: (770) 631-1811
Facsimile: (770) 631-1771

E-mail:
postmaster@wsl-law.com

Web Site:
www.wsl-law.com

Other Offices
Atlanta, Georgia
Fairburn, Georgia
McDonough, Georgia

Other licenses:
* Florida
**Tennessee & District of Columbia
†Illinois
††Texas

August 31, 2000

Mr. Jim Basinger
City Manager
City of Peachtree City
151 Willowbend Drive
Peachtree City, GA 30269

RE: Proposed Jail Impact Fee

Dear Jim:

I have received and reviewed the latest jail impact fee schedule proposed by the County. I have also reviewed the County's new CIE. The CIE is much broader than we require because of the fire safety element that will not pertain to Peachtree City. Therefore, it is my recommendation that we focus our attention solely to the proposed jail impact fee schedule.

The fee schedule has greatly improved and I believe that both the residential and non-residential components are good attempts to distribute the tax burden equitably amongst all who will benefit from the newly expanded jail. The County was responsive to the concerns and suggestions offered not only by our City officials but by the officials of the other municipalities, as well. By accepting the criticisms and suggestions made by our officials and others, the impact fee schedule is not overly burdensome on any one group. The amount of the fees are at a level that they should not affect our ability to work with developers in obtaining needed project improvements as new developments come on line.

Therefore, it is my recommendation that the Mayor and Council adopt the jail impact fee schedule as proposed by the County, that we continue with the public hearings, and that we submit the proposed jail impact fees to the Impact Fee Committee.

If I can be of further assistance on this matter, please do not hesitate to call.

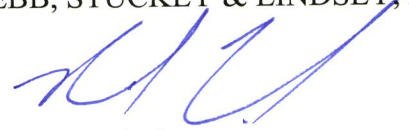
August 31, 2000

Page 2

Best regards.

Sincerely,

WEBB, STUCKEY & LINDSEY, LLC

A handwritten signature in blue ink, appearing to read 'R. Lindsey', is written over the company name.

Richard P. Lindsey

RPL:



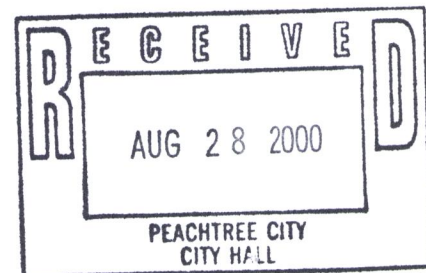
MEMORANDUM

TO: ✓ Jim Basinger, City Manager
Jim Williams, Director of Developmental Services
Rick Lindsey, City Attorney

FROM: Chris Venice, ^{aw} Director of Planning

DATE: August 25, 2000

SUBJECT: Capital Improvements Element (CIE) for Impact Fees



Enclosed is a copy of the entire CIE for fire services and the jail facility. This copy includes revisions that address your expressed concerns, particularly the lack of difference in fee paid by large and small retail businesses. This revision proposes that large retail businesses pay \$4,331.56 more than small businesses. This is an increase over the previous revision, where the difference was \$2,165.78.

The Board of Commissioners held their public hearing on this CIE on August 24th. At that time, they voted to send this document to the DCA and the ARC for their review and approval, pending approval of the jail portion by all municipalities. We would appreciate the consideration of this CIE, as it applies to Peachtree City, by the Peachtree City City Council. As previously discussed, and anticipating a positive municipal response, CIEs from all six county jurisdictions will be forwarded to the DCA and ARC at one time.

Thank you for your interest, cooperation and participation in this complicated endeavor. We appreciate the time you have committed to the successful completion of this project. Please do not hesitate to call Dennis or Pete should you have any questions.

cc: Fayette County Board of Commissioners
Chris Cofty, Interim County Manager
Dennis Davenport, Assistant County Attorney
Pete Frisina, Senior Planner

CAPITAL IMPROVEMENTS ELEMENT
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(revised as of 8-24-00)

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INTRODUCTION

The Georgia Development Impact Fee Act, OCGA §36-71-1 et seq. (DIFA), was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. DIFA offers a way to help local governments avoid placing the entire burden of adding capital improvements and expanding infrastructure capacity on existing taxpayers. It offers a formal mechanism for ensuring that the development community pays a reasonable share of the costs of public facilities.

This Capital Improvement Element (CIE) of the Fayette County Comprehensive Growth Management Plan (the Plan) is prepared as a supplemental chapter to the main body of the Plan as required to be in compliance with DIFA. As required by DIFA, this CIE establishes clear public policies regarding infrastructure development and ensures sound fiscal planning for capital improvements. DIFA requires that any public facility for which impact fees may be charged must be included within the CIE of the Plan of the jurisdiction where the fees will be assessed.

The purpose of a CIE is to establish where and when new services or capital facilities will be provided within a jurisdiction and how they will be financed. As defined by DIFA, the CIE must include the following for each category of capital facility for which an impact fee will be charged:

- ▶ a **projection of needs** for the planning period (usually 20 years);
- ▶ the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- ▶ the designation of **levels of service (LOS)**- the service level that will be provided;
- ▶ a **schedule of improvements** listing impact fee related projects and costs for the first five years after plan adoption; and
- ▶ a description of **funding sources** for the first five years of scheduled system improvements proposed for each project.

The Community Facilities Element of the Plan provides general information on jail and fire protection services. However, this CIE contains a more detailed analysis of this information.

Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that the development community pays a reasonable share of the costs of public facilities, Fayette County has chosen to assess impact fees for fire protection and for the new jail facility.

Each of the following sections in this chapter provide detailed information regarding the inventory of the current facilities, the levels of service for the existing population for each service category and the detailed calculations of the impact cost for the specific services. Impact fees cannot be used to fund a higher level of service than what currently exists. The following sections indicate how growth will pay for the additional services it requires.

A number of the factors that form the base-line assumptions in the impact fee calculations may change over time. The impact fee assumptions for the service areas should be reviewed annually to reflect changes in the growth and development of the county. Some of the factors to be considered are as follows:

- This chapter follows the trend that the county as a whole will continue to grow, with the incorporated areas of Peachtree City and Fayetteville representing the areas of greatest increase. At the point when Peachtree City and Fayetteville near buildout, the unincorporated county will begin to experience the greatest gains in growth.
- The county has expressed a need for additional recreational facilities. Upon the completion of a Capital Improvement Program for recreation, the impact fee calculations could be revised to include any new recreation projects being built to serve new growth.
- Once the metropolitan area is in compliance with the Clean Air Act and the construction of roads recommences, the county will determine the feasibility of including roads in the impact fee calculation.

While changes in the pace of development will affect the timing of service delivery, per se, it will not change the methodology used to calculate impact fees. More rapid growth will result in increased revenues and an accelerated demand for services. Conversely, slower growth will result in decreased revenues and a slower demand for services.

Intergovernmental Agreements

Both the county's fire services and the county's jail facility serve more than just the residents of the unincorporated county. Fayette County provides fire service to the jurisdictions of Tyrone, Brooks and Woolsey. Fayette County provides jail service to the county's municipalities of Peachtree City, Fayetteville, Tyrone, Brooks and Woolsey.

DIFA specifies that Intergovernmental Agreements may be used to facilitate the collection of impact fees for system improvements that traverse jurisdictional boundaries. These agreements may be used to pool the resources of several local governments to build centralized facilities. Fayette County has entered into the required intergovernmental agreements to allow the collection of impact fees for these facilities in the respective municipalities as well as in the unincorporated county.

POPULATION AND EMPLOYMENT FORECASTS

Projection of Need

Fayette County remains one of the fastest growing counties in Georgia. While growth peaked in the mid to late 1980s, the county has experienced a growth rate of approximately five percent per year for the last ten years. This growth is attributed to Fayette County's proximity to Hartsfield International Airport and the rapid expansion of the Atlanta metropolitan area. This growth rate is expected to continue, with an anticipated increase of 110 percent from 2000 to 2020.

The projections for total county population are from the Atlanta Regional Commission. Jurisdictional population projections were obtained from the respective municipal comprehensive plans with extrapolations where necessary. Population projections for the planning period are shown in Table 1.

TABLE 1 COUNTY POPULATION PROJECTIONS: 2000-2020					
	2000	2005	2010	2015	2020
Peachtree City	33,983	41,017	43,817	43,817	43,817
Fayetteville	10,876	14,550	19,472	23,189	23,189
Tyrone	4,823	6,719	7,247	7,966	8,579
Brooks	550	700	850	1,000	1,150
Woolsey	137	147	157	168	178
Unincorp. Co.	45,531	50,067	61,457	75,060	97,187
Total	95,900	113,200	133,100	151,200	174,100

Day/Night Population Projections

Projections are based on day/night population. Day/night population combines the population projections with future employment information to represent the true need for services. People working in Fayette County will require the same services as residents. To determine a per capita cost of development, the day/night population was used to represent the relationship between persons and services demanded. Employees, as well as residents, are beneficiaries of both the fire and jail services and, therefore, must be included in the per capita count.

Day/night population projections were made through a series of steps:

1. Population projections for the county, as well as for the individual cities, were obtained (see Table 1, above).

2. Employment projections for the county as a whole, and for individual census tracts, were obtained (see Table 2, below).
3. The actual number of countywide nonresidential establishments from 1989 through 1996 (County Business Patterns 1989-1996) was compared to the number of countywide nonresidential building permits issued for the same years (respective building departments). The number of business establishments exceeded the number of building permits by 28 percent, indicating that some businesses are moving into existing structures. This will have an effect on the employment projections, as employees moving into an existing structure should not be figured into impact fee calculations. Based on this conclusion, the employment figures were then reduced across the board by 28 percent.
4. The employment figures for census tracts 1402.02, 1403.01 and 1403.02 were used for Peachtree City; the employment figures for census tracts 1404.01 and 1404.02 were used for Fayetteville. The remaining census tracts provide the employment figures for the balance of the county. This was necessary in that employment data for individual cities is unavailable.

TABLE 2 COUNTY EMPLOYMENT PROJECTIONS BY CENSUS TRACT: 2000-2020										
Census Tract	2000*		2005*		2010*		2015*		2020*	
		EE		EE		EE		EE		EE
1401.01	553	398	784	565	1,082	779	1,381	994	1,710	1,231
1401.02	1,120	806	1,656	1,192	2,361	1,700	2,955	2,128	3,481	2,506
1402.01	1,393	1,003	1,837	1,323	2,476	1,783	3,140	2,261	4,140	2,981
1402.02 (p)	4,360	3,139	5,285	3,805	6,584	4,741	7,657	5,513	9,099	6,551
1403.01 (p)	7,552	5,437	8,498	6,119	9,715	6,995	10,786	7,766	12,232	8,807
1403.02 (p)	3,430	2,470	4,358	3,138	5,630	4,054	6,908	4,974	8,378	6,032
1404.01 (f)	5,515	3,971	6,562	4,725	7,918	5,701	9,210	6,631	9,647	6,946
1404.02 (f)	6,508	4,686	7,833	5,640	9,183	6,512	10,359	7,459	10,479	7,545
1405.01	321	231	497	358	732	527	1,220	878	2,472	1,780
1405.02	198	143	290	209	469	338	1,084	781	2,062	1,485
Total	30,950	22,284	37,600	27,072	46,150	33,228	54,700	39,384	63,700	45,864

Source: Atlanta Regional Commission, Vision 2020 Baseline Forecasts, June 1994.

* Figures have been rounded.

EE: Employment Equivalent, see #3 above.

(f) Fayetteville Census Tracts

(p) Peachtree City Census Tracts

FAYETTE COUNTY FIRE SERVICES

The Fayette County Department of Fire and Emergency Services (the Department) is a combined organization of 101 career and 60 volunteer personnel responsible for providing fire protection, emergency medical services and emergency management from eight stations located strategically throughout the county. The Department provides these services for the unincorporated county, as well as the municipalities of Tyrone, Brooks and Woolsey. The cities of Peachtree City and Fayetteville have their own Fire Departments. The Department has both an automatic aid and mutual aid agreement with the City of Fayetteville; the Department has only a mutual aid agreement with the City of Peachtree City.

Projection of Need

The Department has historically maintained an average response time of five minutes to emergency calls within the county. Currently, the five minute average response time serves a day/night population of 53,622 (Table 3). This existing level of service is considered adequate to meet current needs.

While projection of needs is normally used over 20 years, the projection of needs for fire services is extended for 23 years. It is estimated that the day/night population will increase from 53,622 to 132,179 by 2023. It is at this 2023 population that the anticipated improvements to the fire service facilities will equate to the level of service required by new growth to maintain the five minute average response time service level. Because it is impossible to purchase half a fire engine, for instance, the level of service provided will vary marginally from year to year. The following chart indicates the anticipated day/night population growth that must be served by the Department.

TABLE 3 TOTAL DAY/NIGHT POPULATION FOR FIRE SERVICE AREA							
Area	2000	2005	2010	2015	2020	2023	Change 2000-2023
Fire Services	53,622	61,325	75,001	91,235	117,077	132,179	78,557

Service Area

Fire services are provided by the Department in the following jurisdictions: unincorporated county, Tyrone, Brooks, and Woolsey. The distribution of eight fire stations throughout the county provides for a service area coverage that maintains an average response time of five minutes. The Department employs a multi-company response system to respond to calls. For any given call, the station in closest proximity will respond. If that station is unavailable, or that station does not have the appropriate equipment (e.g., the availability of a tanker truck where public water is not available), the proper equipment will be sent from the nearest station where such equipment is available.

	Cost ('00)	Unit Equivalent
Engine	\$185,000	1
Brush Truck	\$35,000	.2
Heavy Rescue	\$150,000	.8
Tanker	\$165,000	.9
Aerial	\$875,000	4.7

The existing LOS, per 1,000 day/night population for equipment unit equivalents (EUE), square footage and acreage are detailed in the following tables:

TABLE 4 EXISTING LOS FOR EQUIPMENT UNIT EQUIVALENTS: 2000		
Service Unit	Existing EUEs Serving a Day/Night Population of 53,622	LOS Per 1,000 Population
Brush Trucks (3)	.6	
Engines (8)	8	
Heavy Rescue (1)	.8	
Tankers (4)	3.6	
Subtotal - Equipment	13	0.2424

TABLE 5 EXISTING LOS FOR BUILDINGS: 2000		
Service Unit	Existing Units Serving a Day/Night Population of 53,622	LOS Per 1,000 Population
8 Fire Stations (square feet)	35,410	
1 Emergency Operations Center (square feet)	1,000	
1 Training Facility (square feet)	1,750	
Subtotal - Facility Square Feet	38,160	711.65

TABLE 6 EXISTING LOS FOR ACREAGE: 2000		
Service Unit	Existing Units Serving a Day/Night Population of 53,622	LOS Per 1,000 Population
8 Fire Stations (acreage)	17.7	
1 Emergency Operations Center (acreage)	1	
1 Training Facility (acreage)	3	
Subtotal - Facility Acreage	21.7	.4047

This equipment, facilities and acreage are adequate to meet the existing needs of Fayette County residents. The LOS for new development will be equal to the existing service level. No excess service capacity exists.

Future LOS

To determine future equipment and facility needs, the existing LOS is multiplied by the day/night population increase. The following calculations show that the anticipated growth during the 23-year planning period requires that the county add 19.1 new unit equivalents of fire equipment, 55,902 square feet of building facilities and 31.8 facility acres in order to maintain the existing LOS:

Equipment: Day/Night Population Growth 2000-2023 (78,557) x Existing Equipment LOS per 1,000 Population (0.2424) = Future Demand: **19.1 equipment unit equivalents**

Facilities Square Feet: Day/Night Population Growth 2000-2023 (78,557) x Existing Facility Square Feet LOS per 1,000 Population (711.65) = Future Demand: **55,902 square feet**

Facilities Acreage: Day/Night Population Growth 2000-2023 (78,557) x Existing Facility Acreage LOS per 1,000 Population (.4047) = Future Demand: **31.8 acres**

The equipment listed in Table 7 is representative of the anticipated mix of engines, tankers, brush trucks, rescue units, aerials and other equipment necessary to provide for the current LOS. Table 8 and Table 9 indicate the future need for building facilities and acreage, respectively.

TABLE 7 FUTURE EQUIPMENT DEMAND AND PROJECTS: 2000-2023					
Planning Period	Day/Night Population Growth	Unit Equivalents Demanded	Running Total of Unit Equivalents	Project Description	Unit Equivalents Assigned to New Growth
2000-2005	7,703	1.9	1.9	Aerial	4.7
2005-2010	13,676	3.3	5.2	Engine (3) Rescue Truck Brush Truck	3 .8 .2
2010-2015	16,234	3.9	9.1	Engine Aerial	1 4.7
2015-2020	25,842	6.3	15.4	Engine (4)	4
2020-2023	15,102	3.7	19.1		
Totals	78,557	19.1			18.4

TABLE 8 FUTURE BUILDING DEMAND AND PROJECTS (SQUARE FEET): 2000-2023					
Planning Period	Day/Night Population Growth	Square Feet Demanded	Running Total of Facility Square Feet	Project Description	Square Feet Assigned to New Growth
2000-2005	7,703	5,482	5,482	Station 1: SR 314 Station 5: SR 85 South Station 7: Woolsey Station 10: Seay Road Training Facility	2,900 2,070 3,300 4,700 13,250
2005-2010	13,676	9,733	15,215	Station 11: McElroy Road Station 12 : Sandy Creek/Ellison Emergency Op. Center	5,700 5,700 5,000
2010-2015	16,234	11,553	26,768	Station 2 : 92N Station 14 : Sandy Crk/ Flat Crk	600 5,700
2015-2020	25,842	18,388	45,156	Station 3 : Tyrone Station 15 : Gingercake Road	2,500 5,700
2020-2023	15,102	10,746	55,902		
Totals	78,557	55,902			57,120

TABLE 9
FUTURE ACREAGE DEMAND AND PROJECTS: 2000-2023

Planning Period	Day/Night Population Growth	Acreage Demanded	Running Total of Facility Acreage	Project Description	Acreage Assigned to New Growth
2000-2005	7,703	3.1	3.1	Station 1: SR 314 Station 7: Woolsey Station 10: Seay Road Training Facility	1.0 1.5 4.2 15.0
2005-2010	13,676	5.5	8.6	Station 11: McElroy Road Station 12 : Sandy Crk/Ellison	2.5 2.0
2010-2015	16,234	6.6	15.2	Station 14 : Sandy Crk/ Flat Crk	2.5
2015-2020	25,842	10.5	25.7	Station 15 : Ginger Cake Road	2.5
2020-2023	15,102	6.1	31.8		
Totals	78,557	31.8			31.2

Schedule of Improvements 2000-2005

There are numerous improvements planned for the Department over the next five years. The improvements include construction of four replacement fire stations (with expanded square footage over the existing stations), one new fire station, reconstruction of the fire training facility, and the purchase of new fire fighting equipment.

TABLE 10 SCHEDULE OF FIRE AND EMERGENCY SERVICES IMPROVEMENTS: 2000-2005		
Projects	Year	Facility Type
Station 1: SR 314	2001	Building
		Acreage
Station 10: Seay Road	2001	Building
		Acreage
Station 5: SR 85 South	2002	Building
Station 7: Woolsey	2003	Building
		Acreage
Station 11: McElroy Road	2004	Building
		Acreage
Training Facility	2003-2005	Building
		Acreage
Aerial	2004	Equipment

Funding Sources 2000-2023

The future facility needs of the Department can be met through the schedule shown in the following table. Costs represent an annual five percent inflation factor.

TABLE 11 FUTURE IMPROVEMENT COST AND FUNDING SOURCES					
Proposed Project			Total Project Cost*	Amount Eligible from Impact Fees	Fire Tax
Facility Type		Cost*			
2000-2005					
Aerial	Equipment	\$875,000	\$875,000	\$875,000	\$0
Station 1: SR 314	Building Acreage	\$775,000 \$25,000	\$800,000	\$432,456	\$367,544
Station 10: Seay Road	Building Acreage	\$827,000 \$25,000	\$852,000	\$702,526	\$149,474
Station 5: SR 85 South	Building	\$801,000	\$801,000	\$245,105	\$555,895
Station 7: Woolsey	Building Acreage	\$760,000 \$17,000	\$777,000	\$435,600	\$341,400
Station 11: McElroy Road	Acreage & Site Preparation	\$75,000	\$75,000	\$75,000	\$0
Training Facility	Building Acreage	\$943,213 \$176,787	\$1,120,000	\$253,691	\$866,309
Subtotal		\$5,300,000	\$5,300,000	\$3,019,378	\$2,280,622
2005-2010					
Engine (3)	Equipment	\$904,040	\$904,040	\$904,040	\$0
Rescue Truck	Equipment	\$224,334	\$224,334	224,334	\$0
Brush Truck	Equipment	\$57,011	\$57,011	\$57,011	\$0
Station 11: McElroy Road	Building	\$1,225,500	\$1,225,500	\$1,225,500	\$0
Station 12 : Sandy Creek	Building	\$1,225,500	\$1,253,500	\$1,253,500	\$0
	Acreage	\$28,000			
Emergency Op. Center	Building	\$1,290,000	\$1,306,289	\$1,091,289	\$215,000
	Acreage	\$16,289			\$0
Subtotal		\$4,970,674	\$4,970,674	\$4,755,674	\$215,000

TABLE 11 (continued) FUTURE IMPROVEMENT COST AND FUNDING SOURCES					
Proposed Project			Total Project Cost*	Amount Eligible from Impact Fees	Fire Tax
Facility Type		Cost*			
2010-2015					
Aerial Engine	Equipment	\$1,819,062	\$1,819,062	\$1,819,062	\$0
	Equipment	\$384,602	\$384,602	\$384,602	\$0
Station 2: 92N	Building	\$1,644,000	\$1,644,000	\$164,400	\$1,479,600
Station 14: Sandy Creek	Building	\$1,561,800	\$1,613,773	\$1,613,773	\$0
	Acreage	\$51,973			
Subtotal		\$5,461,437	\$5,461,437	\$3,981,837	\$1,479,600
2015-2023					
Engine (4)	Equipment	\$1,963,440	\$1,963,440	\$1,963,440	\$0
Station 3: Tyrone	Building	\$2,625,000	\$2,625,000	\$875,000	\$1,750,000
Station 15: Ginger Cake	Building	\$1,995,000	\$2,061,333	\$2,061,333	\$0
	Acreage	\$66,333			
Subtotal		\$6,649,773	\$6,649,773	\$4,899,773	\$1,750,000
Total		\$22,381,884	\$22,381,884	\$16,656,662	\$5,725,222

* Where costs are not fixed an annual 5% inflation rate is added.

The table above indicates that, given the equipment and facility needs of the Department, \$16,656,662 is required to maintain the current level of service as new growth occurs. This amount is shown as a per capita cost in the following chart:

CHART 1 IMPACT FEE CALCULATION CHART - DAY/NIGHT POPULATION FOR FIRE SERVICES	
Day/Night Population in 2023	132,179
- Day/Night Population in 2000	<u>53,622</u>
= New Growth: 2000 to 2023	78,557
Total Impact Cost for New Growth	\$16,656,662
÷ New Growth: 2000 to 2023	<u>78,557</u>
= Impact Cost per capita	\$212.03

Calculation of Impact Fee

An impact fee is calculated for both residential and nonresidential uses.

Residential Impact Fee:

The impact cost of \$212.03 per capita must be expressed in terms of number of households (dwelling units) in order to levy a residential impact fee. Based on Atlanta Regional Commission projections, the average number of persons per household over the 20-year period will be 2.75 (persons per household estimates range from 2.96 in 1990 to 2.66 in 2020). This average reflects the projected decrease in household size over this planning period. This 2.75 multiplied by \$212.03 equals \$583.08. A three percent (\$17.49) administrative fee is added to this amount. The total residential impact fee is \$600.57 per household (dwelling unit), as shown in Table 12.

TABLE 12 FIRE SERVICES IMPACT FEE CALCULATION FOR HOUSEHOLDS (DWELLING UNITS)			
	Impact Fee	Administration (3%)	TOTAL
Household (dwelling unit)	\$583.08	\$17.49	\$600.57

Nonresidential Impact Fee:

For nonresidential establishments, the impact cost of \$212.03 per capita must be expressed in terms of nonresidential establishment classification as per Table 13. Based on County Business Patterns 1995, for Fayette County each classification contains an average number of employees. This factor for average number of employees is then multiplied by \$212.03 to determine the impact fee.

TABLE 13
FIRE SERVICES IMPACT FEE CALCULATION FOR NONRESIDENTIAL ESTABLISHMENTS

Establishment Type	Number of Employees	Number of Establishments	Average Number of Employees	Impact Fee	Administration (3%)	TOTAL
Agricultural Services, Forestry & Fishing	252	50	5	\$1,060.15	\$31.80	\$1,091.95
Mining	30	3	10	\$2,120.30	\$63.61	\$2,183.91
Construction	2,081	298	7	\$1,484.21	\$44.53	\$1,528.74
Manufacturing	2,985	90	33	\$6,996.99	\$209.91	\$7,206.90
Transportation & Public Utilities	676	79	9	\$1,908.27	\$57.25	\$1,965.52
Wholesale Trade	1,523	147	10	\$2,120.30	\$63.61	\$2,183.91
Retail Trade	5,445	358	15	\$3,180.45	\$95.41	\$3,275.86
Finance, Insurance, and Real Estate	1,026	176	6	\$1,272.18	\$38.17	\$1,301.35
Services	6,470	664	10	\$2,120.30	\$63.61	\$2,183.91
Unclassified Establishments	73	19	4	\$848.12	\$25.44	\$873.56
Total	20,561	1,884				

Source of Number of Employees, Number of Establishments, and Average Number of Employees for Fayette County: County Business Patterns 1995.

FAYETTE COUNTY JAIL FACILITY

The existing Fayette County judicial complex includes an 88-bed, 33,620 square foot jail, the magistrate and juvenile courts building and the courthouse annex on a 33-acre site. This site will also house the proposed jail facility. The proposed jail facility, at 134,630 square feet, includes two pods with the capacity of 192 inmates each. The cost for the pods is \$25,107,000. The facility is designed to be expandable to four pods. The existing jail will be retained, giving Fayette County a total capacity of 472 inmate beds.

Projection of Need

The existing jail facility was constructed during 1984-1985. At that time, the county population was 44,388. By 1991, the Average Daily Inmate Population (ADP) was 89. The ADP is the average number of inmates on any given day over a one year period. The ADP remained relatively constant between 81 and 86 inmates from 1992 through 1995. During this same time period, the county's general population increased from 67,130 to 77,300, an increase of 15 percent. However, beginning in 1996, the inmate population began to increase at a rate faster than the general population. During the period 1996 through 1999, the county population grew by 13 percent, while the ADP grew by 81 percent. This represents an annual general population increase of four percent compared to an ADP increase of 20 percent. This data is depicted in the following table:

TABLE 14 GENERAL POPULATION AND INMATE POPULATION GROWTH DATA: 1991-1999				
Year	General Population	Percent Increase	Inmate Population	Percent Increase
1991	64,970		89	
1992	67,130	3.3%	81	-9.0%
1993	69,300	3.2%	86	6.2%
1994	72,800	5.1%	81	-5.8%
1995	77,300	6.2%	86	6.2%
1996	80,700	4.4%	99	15.1%
1997	84,100	4.2%	119	20.2%
1998	87,400	3.9%	156	31.2%
1999	90,900	4.0%	179	14.7%

Source: General Population - Atlanta Regional Commission
Inmate Population - Fayette County Sheriff's Office

The current Fayette County jail facility has an operating capacity of 88 beds. The actual ADP, however, is closer to 200 inmates. ADP projections for Fayette County range from a low of 364 to a high of 860 (sources include Georgia County Guide 1999, Facility Justice Group Study 1999, and county population

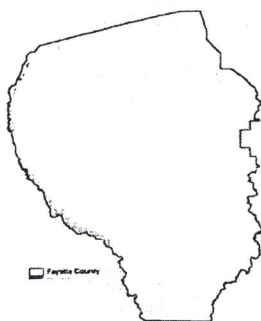
projections). Based upon information available, it appears that a jail facility with a capacity of 472 will reasonably provide for the needs of Fayette County until the year 2020.

The day/night population for the planning period that must be served by the jail facility is identified in the following table:

TABLE 15 TOTAL DAY/NIGHT POPULATION FOR JAIL FACILITY						
Area	2000	2005	2010	2015	2020	Change 2000-2020
Countywide Jail Facility	118,184	140,272	166,328	190,584	219,964	101,780

Service Area

The services of the jail facility are provided on a county-wide basis without regard to political jurisdiction. In addition to the unincorporated county, the cities of Peachtree City, Fayetteville, Tyrone, Brooks and Woolsey all utilize the services of the jail. Because the jail facility benefits the entire county as a whole, the service area for the jail facility is considered to be the entire county.



Map 2: County Jail Facility Service Area

Note: The county jail facility service area is the entire county, including all municipalities.

Level of Service (LOS)

It is difficult to establish a direct relationship between general population growth and inmate population growth. Many factors besides county population projections are involved in determining ADP and in projecting future needs. Changes in state and local laws, politics on crime, and judicial decisions can all affect the number of inmates at any given time and projected into the future.

Several factors could be used as the basis for determination of an LOS for impact fees, e.g., square footage, beds, and/or inmates. The factor of square footage is commonly used in capital improvement projects. Square footage provides a straight line approach tied to the general population. However, this must be tempered through utilization of American Correction Association (ACA) standards. The calculation of impact fees for this facility will be based on square footage with the following conditions:

- (a) That the ACA standards will determine the basis for the provision of facility space; and
- (b) That the ADP will be monitored to determine whether excess jail capacity exists and to determine at what point an additional pod must be constructed.

Impact fees can only be charged for excess capacity. When ADP approaches jail capacity, based upon ACA standards, planning for additional facilities becomes necessary in order to continue assessing an impact fee. A regular monitoring of ADP will ensure proper notification for planning purposes for additional facilities when needed.

The total jail facility is comprised of 168,250 square feet. This facility is projected to serve a Day/Night population of 219,964 in the year 2020. This equates to a level of service of 0.7649 square feet per capita (168,250 square feet divided by 219,964 (2020 Day/Night population) equals 0.7649 square feet per capita).

Breakdown of Impact Fee Costs

Impact fee costs for the jail facility are determined by combining two components, a Capital Improvement Component and an Interest Component. The Capital Improvement Component recognizes the cost of the construction of the jail facility while the Interest Component recognizes the funding mechanism used to pay for the construction.

Capital Improvement Component: As proposed, the new 384-bed jail will provide 134,630 square feet of inmate housing space. The Total Jail Facility (square feet) figure for inmate housing of 168,250 square feet is a combination of the existing jail's square footage (33,620) plus the proposed jail facility square footage (134,630).

Interest Component: The Development Impact Fee Act , OCGA §36-71-1 et seq. (DIFA), allows the assessment of certain interest costs when capital costs are funded through bonded indebtedness. Fayette County will fund this jail facility through the issuance of tax exempt revenue bonds. The steps used to derive the interest component to the proposed impact fee are as follows:

- The cost of excess capacity is determined.
- The interest component of the debt service for the bond issue for 20 years is determined. Consistent with DIFA, that portion of interest dedicated to the jail facility may be funded through development impact fees; however, that portion of interest attributable to existing deficiency cannot.
- The interest component is then divided by the Day/Night population, resulting in a per capita Interest Component of \$137.71. The per capita result is then multiplied by either 2.75 (persons per household), or the appropriate employee factor for nonresidential development.

The impact costs per capita for the capital improvement component and the interest component are shown in the charts on the following pages.

CHART 2 JAIL FACILITY IMPACT FEE CALCULATION CHART - DAY/NIGHT POPULATION FOR CAPITAL IMPROVEMENT	
Day/Night Population in 2020	219,964
- Day/Night Population in 2000	<u>118,184</u>
= New Growth: 2000 to 2020	101,780
Total Jail Facility (square feet)	168,250
÷ Facility Life Population (2020 pop.)	<u>219,964</u>
= Jail LOS in square feet per capita	0.7649
Jail LOS in square feet per capita	0.7649
x Day/Night Population in 2000	<u>118,184</u>
= Current Need (square feet)	90,399
- Existing Facility (square feet)	<u>33,620</u>
= Existing Deficiency (square feet)	56,779
Jail LOS in square feet per capita	0.7649
x New Growth: 2000 to 2020	<u>101,780</u>
= Future Demand (square feet)	77,852
Total Cost of Jail Facility	25,107,000
÷ Total New Jail Facility (square feet)	<u>134,630</u>
= Cost per square foot	\$186.49
Cost per square foot	\$186.49
x Existing Deficiency (square feet)	<u>56,779</u>
= Total not eligible for Impact Fee	\$10,588,715
Cost per square foot	\$186.49
x Future demand (square feet)	<u>77,852</u>
= Total Impact Cost for New Growth	\$14,518,619
Total Impact Cost for New Growth	\$14,518,619
÷ New Growth: 2000 to 2020	<u>101,780</u>
= Impact Cost per capita	\$142.65

CHART 3

JAIL FACILITY IMPACT FEE CALCULATION CHART -
DAY/NIGHT POPULATION FOR INTEREST

Day/Night Population in 2020	219,964
- Day/Night Population in 2000	<u>118,184</u>
= New Growth: 2000 to 2020	101,780

Total Jail Facility (square feet)	168,250
÷ Facility Life Population (2020 pop.)	<u>219,964</u>
= Jail LOS in square feet per capita	0.7649

Jail LOS in square feet per capita	0.7649
x Day/Night Population in 2000	<u>118,184</u>
= Current Need (square feet)	90,399
- Existing Facility (square feet)	<u>33,620</u>
= Existing Deficiency (square feet)	56,779

Jail LOS in square feet per capita	0.7649
x New Growth: 2000 to 2020	<u>101,780</u>
= Future Demand (square feet)	77,852

Total Interest Cost	24,238,524
÷ Total New Jail Facility (square feet)	<u>134,630</u>
= Cost per square foot	\$180.04

Cost per square foot	\$180.04
x Existing Deficiency (square feet)	<u>56,779</u>
= Total not eligible for Impact Fee	\$10,222,491

Cost per square foot	\$180.04
x Future demand (square feet)	<u>77,852</u>
= Total Impact Cost for New Growth	\$14,016,474

Total Impact Cost for New Growth	\$14,016,474
÷ New Growth: 2000 to 2020	<u>101,780</u>
= Impact Cost per capita	\$137.71

Calculation of Impact Fee

The calculation of the impact fee must include both the capital improvement component as well as the interest component. The fee will vary from residential to nonresidential, and from one nonresidential type to another.

Residential Impact Fee:

The capital improvement component of \$142.65 per capita must be expressed in terms of number of households (dwelling units) in order to levy an impact fee. Based on Atlanta Regional Commission projections, the average number of persons per household (dwelling unit) over the 20 year period will be 2.75. This average reflects the projected decrease in persons per household (dwelling unit) over this planning period. This 2.75 multiplied by \$142.65 equals \$392.29. Therefore, the capital improvement component of the impact fee is \$392.29.

The interest component of \$137.71 must also be expressed in terms of number of households (dwelling units) in order to levy an impact fee. The 2.75 persons per household (dwelling unit), discussed above, is multiplied by \$137.71. This equals \$378.70. Therefore, the interest component of the impact fee is \$378.70.

The residential impact fee results in adding the capital improvement component (\$392.29) and the interest component (\$378.70) for a total residential jail impact fee of: \$770.99. A three percent administration fee is added for a total impact fee of \$794.12. The steps producing the impact fee are reflected below.

Residential Impact Fee Components					
Capital Improvement Component (\$142.65 per capita)			Interest Component (\$137.71 per capita)		
x	Impact Cost per capita	\$142.65	x	Impact Cost per capita	\$137.71
	Persons per household (dwelling unit)	<u>2.75</u>		Persons per household (dwelling unit)	<u>2.75</u>
=	Capital Improvement Component	\$392.29	=	Interest Component	\$378.70

Residential Impact Fee			Residential Impact Fee with 3% Administration Fee		
+	Capital Improvement Component	\$392.29	+	Residential Impact Fee	\$770.99
	Interest Component	<u>\$378.70</u>	+	3% Administration Fee	<u>\$23.13</u>
=	Residential Impact Fee	\$770.99	=	Residential Impact Fee	\$794.12

Nonresidential Impact Fee:

County Business Patterns was utilized to provide the number of establishments and number of employees per classification for Fayette County. County Business Patterns is an annual series that provides economic data by industry. It has been published annually since 1964 and at irregular intervals dating back to 1946. County Business Patterns basic data items are extracted from the Standard Statistical Establishment List, a file of all known single and multiestablishment companies maintained and updated by the Bureau of the Census. An establishment is a single physical location at which business is conducted or services or industrial operations are performed. County Business Patterns identifies ten different classifications of

establishments: Agricultural Services, Forestry and Fishing; Mining; Construction; Manufacturing; Transportation and Public Utilities; Wholesale Trade; Retail Trade; Finance, Insurance, and Real Estate; Services; and Unclassified Establishments. Establishment data is available at both the state and county levels.

Statistics provided by the Fayette County Sheriff's Office included a snapshot of jail inmates by arresting agency for 1999. The data indicates that Fayetteville had a high percentage of inmates in relation to its population. Fayetteville comprises approximately 11 percent of the total county population. In terms of total inmate population for the year, Fayetteville comprised approximately 22 percent. Conversely, Peachtree City comprised approximately 35 percent of the total county population. However, in terms of total inmate population, Peachtree City comprised approximately 12 percent. Therefore, Fayetteville, with a preponderance of commercial establishments, is generating a proportionately greater need for the jail as opposed to Peachtree City, with a preponderance of industrial establishments, which is generating a proportionately lesser need for the jail. No comparable discrepancies existed among the remaining jurisdictions.

Upon review of the establishment classifications identified and the statistical data above, it was determined that the classification with the greatest impact on jail usage was Retail Trade. By nature, retail trade invites the public at-large to frequent its establishment, conversely industry restricts public access to its establishment. All other classifications were collapsed into an "Other" classification. Retail Trade was then divided into two categories: establishments less than 50,000 square feet in size, and establishments 50,000 square feet and greater. The 50,000 square feet division reflects the proportional crime increase due to the larger size of these establishments ("big box"). Big box establishments attract a higher volume of the public at-large, thereby increasing the potential for criminal activity.

The method by which the impact fee formula further addresses jail usage by classification is through the implementation of a weight factor. A weight factor is a means to rationalize the relationship between variables. Occupant Load Factors, for example, are a type of weight factor utilized by fire departments to determine the maximum number of people that can safely inhabit a structure based on type and size of business. The Occupant Load Factor recognizes life safety issues and dictates the number of people per square foot in certain types of uses. The relationship is one between business type and number of occupants.

Analogously, a "jail-use equivalency" weight factor recognizes the relationship between business type and jail usage. Businesses were assigned a jail-use equivalency potential. Using small retail trade businesses as the norm for jail usage, or "1", "Other" businesses would utilize a jail proportionately less of the time and large retail trade businesses would use a jail proportionately more of the time. This accounts for a jail-use equivalency of .5 for "Other" and 1.5 for "Retail Trade 50,000 square feet or greater".

Alternative methods of accounting for the difference in jail usage between establishments were considered, including using number of employees only or the number of square feet. These alternatives proved unwieldy. While Retail Trade could have fewer employees and less square feet than other classifications, it is not irrational to base jail-use equivalency on actual jail use.

For purposes of assessing an impact fee, nonresidential establishments have been divided into two classifications: Retail Trade, and Other. For both classifications of nonresidential establishments, the capital improvement component of \$142.65 per capita and the interest component of \$137.71 per capita must be multiplied by the average number of employees. A three percent administration fee is then applied to this

product. Finally, the application of the jail-use equivalency is applied. The impact fee for a retail trade business of less than 50,000 square feet is \$4,331.56; the impact fee for a nonresidential retail trade business of 50,000 square feet or greater is \$6,497.34. The impact fee for a nonresidential "Other" category is \$1,588.24. The steps producing the impact fee are reflected below.

Nonresidential Impact Fee Components					
Capital Improvement Component (\$142.65 per capita)			Interest Component (\$137.71 per capita)		
	Impact Cost per Employee (per capita)	\$142.65		Impact Cost per Employee (per capita)	\$137.71
x	Employees - Average Number	<u>15</u>	x	Employees - Average Number	<u>15</u>
=	Capital Impro. Component	\$2,139.75	=	Interest Component	\$2,065.65

Retail Trade: Less than 50,000 Square Feet		
	Capital Improvement Component	\$2,139.75
+	Interest Component	<u>2,065.65</u>
=	Subtotal 1	\$4,205.40
x	3% Administration Fee	\$ 126.16
=	Subtotal 2	\$4,331.56
x	Jail-Use Equivalency	<u>1</u>
=	Impact Fee	\$4,331.56

Retail Trade: 50,000 Square Feet or Greater		
	Capital Improvement Component	\$2,139.75
+	Interest Component	<u>2,065.65</u>
=	Subtotal 1	\$4,205.40
x	3% Administration Fee	\$ 126.16
=	Subtotal 2	\$4,331.56
x	Jail-Use Equivalency	<u>2</u>
=	Impact Fee	\$8,663.12

Other		
	Capital Improvement Component	\$2,139.75
+	Interest Component	<u>2,065.65</u>
=	Subtotal 1	\$4,205.40
x	3% Administration Fee	\$ 126.16
=	Subtotal 2	\$4,331.56
x	Jail-Use Equivalency	<u>.5</u>
=	Impact Fee	\$1,588.24

The following tables identify the impact fees for both residential and nonresidential structures. A three percent administrative fee is added to the cost.

TABLE 16
JAIL FACILITY IMPACT FEE CALCULATION FOR HOUSEHOLDS (DWELLING UNITS)

	Capital Improvement Component	Interest Component	Subtotal	Administration (3%)	Impact Fee
Household (dwelling unit)	\$392.29	\$378.70	\$770.99	\$23.13	\$794.12

TABLE 17
JAIL FACILITY IMPACT FEE CALCULATION FOR NONRESIDENTIAL ESTABLISHMENTS

Establishment Type	Number of Employees	Number of Establishments	Average Number of Employees	Size of Structure	Capital Improvement	Interest	Subtotal	Administration (3%)	Subtotal	Jail-Use Equivalency	Impact Fee
Retail Trade	5,445	358	15	Less than 50,000 sq ft	\$2,139.75	\$2,065.65	\$4,205.40	\$126.16	\$4,331.56	1	\$4,331.56
				50,000 sq ft or Greater	\$2,139.75	\$2,065.65	\$4,205.40	\$126.16	\$4,331.56	2	\$8,663.12
Other	12,753	1,175	11	NA	\$1,569.15	\$1,514.81	\$3,083.96	\$92.52	\$3,176.48	0.5	\$1,588.24

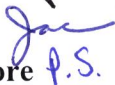
Source of Number of Employees, Number of Establishments, and Average Number of Employees for Fayette County: County Business Patterns 1995.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Councilmembers

VIA: Jim Basinger 

FROM: Jane Miller 
Paul Salvatore  P.S.

DATE: August 30, 2000

SUBJECT: Employee Pay and Classification Plan Study

As Council may know, the last citywide pay and classification plan study was conducted in 1991. Since that time a number of positions have been reclassified and the starting salary for all positions has been increased by two percent (2%) each year. However, this has not kept up with inflation. Staff realized that there were problems with the plan, both internally and externally, and that a new study was needed. In April Council approved awarding a contract to The Mercer Group to provide this study for the City. Since that time, representatives from The Mercer Group have completed the following tasks: provided employee questionnaires to all employees to complete, interviewed 93% of employees to ensure an understanding of all positions, rated all positions using a factor evaluation system to classify positions based on work performed, conducted a market survey of salaries of both public and private employers and determined a recommended pay and classification plan for the City. Included in their report are their methodology, findings, special provisions and recommendations and implementation cost projections. A copy of their report is attached for your review and action. The meat of the report is contained in pages 1 through 17, the Pay Plan and Classification Preliminary Final Report that, hopefully, you will have time to review.

Meetings have been conducted with each division director/chief to discuss the proposed classification and pay plan. Directors/Chiefs have reviewed the classifications of all positions in their division and been advised of the recommended minimum salary for each position based on the 75th percentile of the pay study. All directors/chiefs have expressed support of the plan and believe it will enable them to recruit and retain the quality of employees needed to provide the high level of service expected by our residents.

As you will note in the report, there are three different implementation costs based on percentile of the market study. Staff had requested costs at the 50th, 75th and 85th percentile. Costs are as follows:

50 th Percentile	\$326,686.69
75 th Percentile	\$493,876.72
85 th Percentile	\$647,558.53

Staff recommends that Council consider approving the classification and pay plan based on the 75th percentile. While this certainly does cost more, it will put the City significantly above average and enable us to better compete for the limited number of employees available in today's tight labor market. Funding has been identified and included in the FY2001 budget to implement the plan at the 75th percentile level.

A representative from The Mercer Group will attend the September 7 Council meeting to further discuss the study and to answer any questions you may have. Should you need additional information prior to the meeting, please let me know.

/jsm

Attachment

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: August 30, 2000
SUBJECT: FY-2001 BUDGET

The FY-2001 Budget books have been forwarded to you under separate cover.

JB:gr

AN ORDINANCE TO AMEND
THE PEACHTREE CITY SIGN ORDINANCE
TO RESTRICT THE OUTSIDE DISPLAY OF
PRODUCTS AND MATERIALS
AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 66-169 of the Sign Ordinance, Outside Displays, Paragraphs (a) and (b) be deleted in their entirety and replaced with a new Section 66-169 to read as follows:

- a) Products and materials shall not be displayed or stored outside in any commercial area unless:
 - (1) They are in an approved, permanent, fully enclosed space; and they are reasonably screened from public view; or
 - (2) They are confined to an area no more than six (6) feet from the exterior wall of the store building; they do not encroach into a zoning setback area; they are not visible from a public street; they do not occupy any more than 100 lineal feet of the store frontage; and if they occupy an area intended to serve as a walkway, a pathway of about six (6) feet wide must be maintained at all times; or
 - (3) A Temporary Use Permit is secured for such display or storage.
- b) A Temporary Use Permit may be issued by the Zoning Administrator in accordance with the following criteria:
 - (1) No more than four (4) Temporary Use Permits may be issued for any zoning lot in any calendar year.
 - (2) No single Temporary Use Permit shall be issued for more than seven (7) consecutive days.
 - (3) Prior to the issuance of a Temporary Use Permit, an applicant must secure the approval of the Fayette County Health Department, the Police Chief, the Fire Chief, the City Engineer, the Building Official, and the City Planner in order to assure that the proposed temporary use will not pose a health or safety hazard or be detrimental to the public welfare.

- (4) No sign that is legible off-site shall be displayed in conjunction with the Temporary Use Permit.
- c) Trucks making a delivery to a business in a commercial area shall not park in that area for more than two (2) hours after the delivery is made. Trucks that are not making a delivery shall not park in a commercial area unless the owner of the truck is the owner of a business in the commercial area or unless the truck driver is actually doing business in the commercial area.
- d) No truck which displays advertising for a business in a commercial area shall be parked so that the advertising is legible off-site.
- e) Trucks and trailers shall not be stored in a commercial area for more than two (2) hours unless they are stored at a designated loading dock or unless they are stored in an area that is screened from public view.
- f) Products shall not be sold from any truck or trailer parked or stored in a commercial area.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this _____ day of _____, 2000.

Mayor

Attest: _____
City Clerk

Sec. 66-169. Outside displays.

- (a) As a matter of right, products may be displayed outside of a store building on property zoned for commercial uses, provided the product displays and any related sales activities are confined to an area no more than six feet from the wall of the store building, and provided further that the displays do not encroach into any zoning setback area. No signage connected with these out-of-store displays shall be legible off site unless otherwise permitted by this chapter.
- (b) Products may be displayed outside of a store building and beyond six feet from the wall of the store building on property zoned for commercial uses, provided a temporary use permit is obtained from the zoning administrator. A permit may be issued for no more than ten consecutive days and no more often than once every 90 days for a particular business premise. Prior to the issuance of a temporary use permit, it must be demonstrated that the proposed outside display will not pose a health or safety hazard as a result of its operation. No signage connected with these out-of-store displays shall be legible off site unless otherwise permitted by this chapter.

(Code 1980, § 5-125(D)(8))

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: City Manager 
FROM: Director of Developmental Services 
DATE: August 31, 2000
SUBJECT: Outside Display Ordinance

At its meeting on August 14, 2000, the Planning Commission voted to approve a proposed ordinance regulating outside displays in commercial areas and recommended that Council adopt the ordinance as an amendment to our Sign Ordinance.

A number of people at the meeting spoke in support of the proposed ordinance and no one spoke against it. A copy of the draft of the ordinance approved by the Planning Commission is attached for your review along with a copy of the existing provisions in the Sign Ordinance. Staff recommends Council take at least two meetings to discuss this draft prior to taking any action. That will give some business owners who will be affected by it ample chance to become aware of it and register their opinions.

JBW/jir

Attachments

R A M
DEVELOPMENT GROUP INC

September 6, 2000

Mr. Jim Williams
Director of Development
151 Willowbend Road
Peachtree City, GA 30269

Re: Site Plan Approval Appeal
West Village Retail Center

Dear Mr. Williams:

This letter shall serve as RAM Development Group, Inc.'s request to delay our appeal to the City Council on the West Village site plan. Please reschedule our appeal until the next available City Council meeting.

The purpose of this request is to allow our legal counsel and the City Attorney to meet and review the facts concerning the traffic study and our filing date for West Village site plan approval.

Please confirm in writing when the City Council can reschedule the appeal.

Thank you for your consideration in this matter

Best Regards,

RAM Development Group, Inc.



R. Doug McMurray

RDM:lm

Cc via fax: Rick Lindsey
Doug Dillard
Steve Harper
Chuck Tremmel
Mike Driver
Nancy Faulkner
Carl Westmoreland

1915 AIRPORT ROAD STE. 2-D
ATLANTA, GEORGIA 30341
T. 404.607.0557 F. 404.607.0558



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RAM Development Group Fax: 404/607/0558