



Candidate Questions and Answers

Responses Submitted January 2012

How do you envision The City of Peachtree Corners in 20 years?

In my opinion, the driving motivation for becoming a limited service city is about establishing a local voice in how our community is shaped going forward. I have lived here 16 years and not one year has come and gone without some change or threat of change and I believe the establishment of a limited services city puts us in the best position to continue to manage threats to the live work play balance we enjoy. So, over the next 20 years, will there be change? Yes, but if we continue the work of those who came before us, we will continue to work with developers to create win-win development and redevelopment solutions. Remember, less than 20 years ago The Forum was green space. The result is an example of how the community, government and developers can successfully work together.

What is the biggest problem we have to solve to get there?

The first challenge is establishing the city and ensuring that our new local government is delivered as promised or better. I expect most, if not all, city work to be outsourced and facilities to be leased so we are as cost efficient as possible and can focus our attention on zoning matters. The city should adapt current zoning and then examine what improvements can be made based on what is best for the city from a local perspective.

What changes in zoning from the current County regulations would you propose? How would you propose to manage and enforce them?

Any potential changes will need to be studied in detail first. Initially, I don't anticipate much change in zoning regulations. My position is one of pro business while continuing to maintain our current quality of life. I prefer not to support additional multi-family housing but would support senior or assisted living housing that does not put additional cars in the community or threaten the dynamics in our schools. Management and enforcement, while shifting from the County to the city, shouldn't change.

What changes in permits and fees from the current County fee structure would you propose? How would you propose to manage and enforce them?

Initially, I would not recommend changes. The city should be able to deliver all three services, zoning, code enforcement and trash pick-up for less than projected in the feasibility study reflects.

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**Weare Gratwick
At Large Post 6**

Weare Gratwick—At Large Post 6 - Answers to PCBC Questions During the 2012 Campaign

What changes in the garbage plan from the current County service would you propose? How do you propose to manage and enforce them?

We need to keep in mind that we are currently under contract with an existing carrier through the County. At the appropriate time, a contract with the city and a carrier will be negotiated and I would expect a savings over current rates. Because we would no longer effectively subsidize the less dense areas of the county, our rates should fall. I will support the most cost effective delivery of trash pick-up that is uniform within the city.

What office space do you think is appropriate for the City government?

There is plenty of available space to lease that will suit our needs. Let's not forget Peachtree Corners is a limited services city. Our success will provide a roadmap for others. We **must** deliver the three limited services in the most cost effective method available.

What do you think is the best use of the land across from the Forum?

I believe there are multiple solutions, such as a combination of retail, professional office and/or senior housing, which does not create a significant increase in traffic or crowding in schools. I will support win-win solutions that do not tip the balance of residential, retail and office space.

How many full time employees do you foresee needing to manage city operations, Zoning, Permits, Fees, Enforcement, Fines, etc.?

We are a limited services city. We will require a professional city manager and a minimal staff. I believe subcontracting out as much as possible will provide the most cost effective solutions.

What is your position on taxes?

I believe in small government and I believe in local control. The limited city solution is unique and accomplishes both without duplicity in services. The proposed revenue sources are adequate and an increase in taxes should not be necessary to support limited services.

How would you propose the issuance of City Bonds? When would you find it appropriate?

Short term financing will likely be required simply because the City's revenue stream will not be received on day one and expenses will be incurred from day one. However, this is short term financing and the incoming revenues should be adequate to retire the debt within one year. There should **not** be a need for long term financing through bonds.

How will you incorporate the views of the disparate communities that now make up Peachtree Corners? In particular, the communities that are very skeptical of the value of a city government can bring?

I am grateful to the people who have come before us and put in untold volunteer hours to ensure that the live work play balance envisioned in 1968 remains a reality. I know a few of them but many are unknown to me and many others who now call Peachtree Corners home. Change is inevitable and has been influencing our community since it was established. The work of those volunteers should be continued through the city.

In 2012, a limited services city puts our community in the best position to manage change so that we continue to enjoy our balance of live work play.

