

City Council of Peachtree City
Minutes of Meeting
July 16, 1998
7:00 p.m.

The City Council of Peachtree City met in a regular session Thursday, July 16, 1998, at 7:00 p.m. in the City Hall Council Chambers.

Mayor Pro tem Brooks led those attending in the pledge of allegiance. Other council members present were: Carol Fritz, Annie McMenamin, and Jim Pace. (Mayor Lenox had been out of town and his airline flight was delayed. He arrived at the meeting at the end of Executive Session.)

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Brooks announced the following:

The City Council Budget Workshop was scheduled for Thursday, July 23 at 6:00 p.m.

The FUTURE Committee would meet August 7 at 8:00 a.m. at Wyndham Executive Conference Center.

The Westside Village Workshop was scheduled for August 13 at 7:00 p.m.

Brooks presented the following 1998 Fourth of July Parade Awards:

3rd Place Golf Cart - Peachtree Education Station
2nd Place Golf Cart - Jeff Buswell & Family
1st Place Golf Cart - Sandy McPeeks
Best in Children's Division - Cub Scout Pack 75
Most Patriotic - Braelinn Sax Quartet
Most Creative - Calvary Temple
Most Original - Noble Investment Group - Hampton Inn
Mayor's Trophy - Peachtree City Fire Department
Grand Marshal's Trophy - St. Paul Lutheran Church and School

Jan Zink of the Recreation Commission presented plaques to the following volunteers:

Dave Ireland, past president of Southern Crescent Aquatic Team; and
Stephen Fox, past president of Peachtree City Youth Soccer Association

Brooks presented the "Employee of the Month" award to Bernice Wassell. He presented the "Supervisor of the Quarter" award to Stan Pye.

ADDITIONAL AGENDA ITEMS

There were no additional agenda items.

APPROVAL OF MINUTES

McMenamin made a motion to approve the minutes of the June 18, 1998 meeting as presented. Pace seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

07-98-01 Consider Variance - Deibler, Lot 62, The Heritage

The City Clerk read the rules for conducting a public hearing. Brooks set a time limit of 30 minutes for each side of the issue to present its case.

Brooks asked the applicant, and those wishing to speak in favor of the proposed variance, to speak first. The applicant and owner of Lot 62 The Heritage, (310 Corrigan Trace) addressed Council and requested a variance to the zoning setback ordinance. He explained that he wished to convert an existing deck into a screen-in porch, but the deck encroached into the rear setback by five feet. Mr. Deibler said his homeowner's association already approved his request, and all of his neighbors with adjacent property had provided written approval of his request.

Hearing no one else to speak in favor of the variance, Brooks asked to hear from those opposing the variance. Jim Williams, Director of Developmental Services, addressed the Council. He said he recommended denial of the variance because the purpose of the required rear setback was to keep a minimum separation between buildings and adjoining lots. He said the setback requirements were particularly important in dense zoning districts such as R-12 where the overall depth was minimum as in this instance. Williams said the existing deck was allowed in the setback because it was less than 30 inches in height. He said Mr. Deibler had been cooperative and followed the procedures for requesting the variance.

Hearing no one else to speak in opposition of the variance, Brooks called the hearing to a close and opened the floor for council debate. McMenamin did not feel it would be a detriment to the neighborhood. Pace said he had no problem with granting the variance because the existing deck was not in violation. Pace made a motion to approve the variance as requested. McMenamin seconded the motion. Motion carried unanimously.

07-98-02 Consider Development Authority's Request to Serve Alcohol at Special Events at the Tennis Center

Bob Truitt addressed Council on behalf of the Development Authority and requested Council to adopt an ordinance which would allow alcoholic beverages to be served at the Peachtree City Tennis Center during special events. He said an ordinance already existed that allowed alcoholic beverages at the Amphitheater. Truitt explained that the alcohol would be donated for a reception to be held after an upcoming tournament. He said the reception was an "invitation only" event. Truitt said

upon approval of the ordinance, the Development Authority would request permission to serve alcohol at future events as they do for the amphitheater.

McMenamin asked if alcohol would be allowed in the parking lot. Truitt said no. McMenamin made a motion to approve the Development Authority's request to adopt the proposed ordinance to allow alcohol at the Peachtree City Tennis Center. Fritz seconded the motion. Motion carried unanimously.

Truitt said Council should also have received a letter requesting permission to allow "tailgating" at the amphitheater, which would allow consumption of alcohol in or around parked vehicles in the amphitheater parking lot. Basinger said the letter was received on July 15, after the Council's information books were distributed, and he had not yet given the letter to them. Truitt asked that the request be placed on a future agenda.

07-98-03 First Reading - Huddleston Road Special Sewer District Ordinance

Basinger said the Water and Sewerage Authority proposed that Council adopt an ordinance to establish a Huddleston Road Special Sewer District to assess property owners the costs for providing sewer service to the area. He explained that the City Charter gave Council the power to adopt sewer assessments and that it required a "first reading." He explained that the "first reading" was basically a public introduction of the proposal, and not a public hearing. He said that a public hearing would be held during the August 6, 1998 City Council meeting.

Larry Turner explained that several property owners in the Huddleston Road area expressed an interest in having sewer service provided to their property. He said a meeting was held with the property owners and Authority staff last year and it appeared that most property owners were interested in the project. Turner said the Authority had authorized the design of the necessary sewer improvements and the project had been designed and submitted to the EPD and the City for review. The estimated cost of the project was \$596,045.

Pace asked if any of the property was zoned residential. Turner replied that all of the property was zoned either commercial or industrial and must comply with the pretreatment ordinance.

The owner of 209 Huddleston Road asked how the assessment would be divided among the property owners. Turner explained that some small lots had large road frontage while some larger lots had small road frontage; therefore, he felt it would be fair to determine the assessment based on 50% road frontage and 50% lot size. He said the actual assessment for each piece of property would be sent to property owners next week.

Pace questioned the method in determining the overall construction cost. Turner said engineering studies had been conducted and that while the over all cost estimate was high, he felt it was important not to underestimate the tax assessments. He said the project would be bid competitively and if the overall cost was lower than estimated, the tax assessments would be adjusted accordingly.

07-98-04 Consider Resolution - Solid Waste Disposal

Caroline Price, Chairman of the "Keep Fayette Beautiful" organization, addressed Council and requested they adopt a resolution of support for a county-wide comprehensive solid waste plan. She said several years ago, Peachtree City complied with a state mandate to provide a written solid waste management plan, and it was time to update that plan. She felt the plan should be updated on a county-wide level. She said her organization would like to act as a partner to all Fayette County government entities by providing additional resources in preparing the updated plans. Price said a preliminary meeting had been held with representatives from ARC and all governmental entities in Fayette County. She said they were able to set a deadline of December 1998 for all Fayette County governmental entities so that they can work together and create a plan that would reflect a county-wide effort.

The City Manager read the proposed resolution. Pace made a motion to adopt the resolution as presented. McMenamin seconded the motion. Motion carried unanimously.

07-98-05 Consider Bid - Meade Field Septic System

Basinger said the Recreation Department has had problems for a number of years with the septic tanks at the concession stands and restrooms located at Meade Field. He said the Health Department had been working with the city to resolve the problem, and while they had been patient, they were insisting it was time for the city to install a permanent system. Currently, several large underground holding tanks that function as the sewer system have to be emptied regularly and during tournaments they have to be emptied daily. He said the city had hoped to have sewer service down SR-74 past Meade Field, but this had not happened. Basinger said the proposed system consisted of installing a pump station, a 6,400 gallon septic tank, and two additional drain fields which would provide ample capacity for existing and future demands. The project was bid out to 19 contractors and one bid was received: Southeast Ditching of Tyrone at \$99,287.50. He said the bid was somewhat above the estimated cost (\$83,500) of the project, but staff did feel the bid was reasonable.

Pace asked the current status of plans to run sewer service to that area. Basinger said it would cost over \$400,000 because there were no plans to run sewer service to that area. However, he said the septic tank system would be designed so that it could be tied into the sewer system in the future if possible.

Brooks made a motion to award the bid to Southeast Ditching in the amount of \$99,287.50. Pace seconded the motion. Motion carried unanimously.

Brooks asked Basinger to have staff call those who did not respond to the bid and ask why they did not respond.

07-98-06 Line Creek Collector Road

Webb explained that years ago the City entered into a settlement agreement to resolve a law suit. The agreement reduced the amount of apartment units that would be permitted in that area of Highway 54 west across from Planterra Subdivision. He said the settlement agreement was fairly long and dealt with many issues. He explained there was currently a disagreement pertaining to the interpretation of that agreement, and at the last meeting the Mayor and Council instructed staff to look at condemning some of the property and perhaps assess impact fees in that area. Since that meeting, the other party has asked to reopen negotiations regarding the interpretation of the agreement. Webb recommended Council discuss the issue in executive session because it involved a legal matter. Webb said if Council could reach a consensus they could then have a public meeting about the terms of the agreement.

Brooks clarified the issue being discussed. He said it did not have anything to do with the number of apartment units to be built. He said it had to do with the City's position on how the developer should pay for the collector road, and to what standard it should be built.

07-98-07 Consider Resolution - Support of Managed Growth Manifesto

Brooks offered citizens attending the meeting an opportunity to give their comments about the proposed manifesto, but due to Lenox's absence, he felt the issue should be tabled until the next meeting. He explained that Mayor Lenox had prepared the manifesto and would probably want to be present during its discussion.

Jim Steinbach spoke in favor of the manifesto, but he felt it needed stringent review to determine if it would withstand legal challenge.

Phyllis Aguayo also supported the manifesto and felt the concept was important, but she stated that she was surprised by the numbers. She said a population of 200,000 was more than she expected.

Walt Mashburn also supported the manifesto. He felt it was time to control growth in Peachtree City, as well as Fayette County. He also stated he was upset about the number of hardwood trees being cut down in Peachtree City.

Brooks made a motion to table the issue until the August 6, 1998, meeting. Pace seconded the motion. Motion carried unanimously.

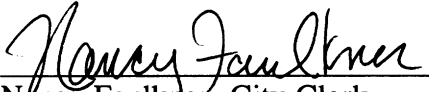
Council/Staff Topics

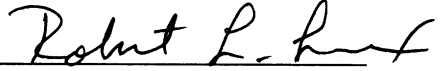
There were no Council/Staff topics to discuss.

Brooks made a motion to adjourn the meeting for a brief recess and then to reconvene into executive session to discuss law suits. Pace seconded the motion. Motion carried unanimously and the meeting adjourned at 8:10 p.m.

Executive Session

The meeting reconvened in executive session at 8:30 p.m. Mayor Lenox arrived at 9:00 p.m. No action was taken in executive session. Brooks made a motion to adjourn the meeting. Lenox seconded the meeting. Meeting adjourned at 9:40 p.m.


Nancy Faulkner, City Clerk

Attest: 
Mayor