

MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
July 5, 1990

The City Council of Peachtree City met in regular session on Thursday, July 5, 1990 at 7 PM in the Municipal Building meeting room.

Mayor Brown called the meeting to order and led those in attendance in the Pledge of Allegiance.

Members present were: Mayor Frederick Brown, Jr. and Council members David Good, Annie McMenamin and Rich Parlontieri. Councilman Bob Brooks was on vacation.

Announcements, Awards, Special Recognitions

Mayor Brown presented Cindy Price with the City employee of the month award for May 1990.

Mayor Brown announced that the City would be hosting an open house at the new Municipal Building on Sunday, July 15 from 2 PM to 4 PM and invited all residents to attend.

Police Chief Jim Murray presented the Police Department's new robotic car to the Council. He indicated that the robot would be used in the schools for drug and alcohol programs and could also be used in interviewing young children who had been abused or molested. The car was purchased with money donated by the Performance Auto Club.

Minutes of Meeting

Motion was made by Parlontieri and seconded by McMenamin that the minutes of the May 17, 1990 meeting be approved as submitted. Motion carried unanimously.

New Agenda Items

7-90-1 Morallion Hills Tot Lot

Ike Isaacson, President of the Morallion Hills Homeowners Association, addressed Council regarding the proposed tot lot to be located within an eight acre green belt area adjacent to Morallion Hills Subdivision. He requested the following:

Grade and seed one acre to be suitable for public gatherings such as association picnics.

Designate the remaining seven acres as greenbelt

Ensure a dense 150-foot buffer between the graded clearing and the nearest residential lot

Extend the existing cart path (Marble Court to Morallion Hills Dr.) through the greenbelt to the cart path which runs along the flood-

plain

Place two picnic tables and tot lot equipment on the cleared acre of greenbelt area. He requested that the acre area, which was already basically cleared, be graded and seeded.

Mr. Isaacson indicated that 146 residents of Morallion Hills agreed with the plan while five residents opposed the plan.

Mr. John Kennedy, a resident of 656 Grecken Green, spoke in opposition to the plan. He stated that this meeting was the fifth time this item had been discussed at meetings, beginning with the Planning Commission in February. The Planning Commission did not favor development of this greenbelt area nor did the Recreation Commission.

Mr. Kennedy indicated that his property was adjacent to the proposed tot lot site. He had chosen his lot because it backed up to greenbelt. He was concerned about noise, pollution, litter and additional traffic which would be generated by a tot lot. He also expressed concern about the possible impact of this development on the wetlands and stated that, in his opinion, the area was unsuitable due to an insect problem from a nearby swamp. He urged Council to reject the site as a recreation area.

Lyn Kendrick, a resident of 658 Grecken Green, also opposed the tot lot proposal as he had purchased his property with the assurance that it backed to greenbelt.

Bill Snow, a resident of Morallion Hills, was in favor of the proposed tot lot and stated that PCDC had agreed to deed the property to the City but would not deed it to the homeowners. Mark Thornby, a resident of 30 Marble Court was in favor of the tot lot. He stated that his property was not adjacent to the greenbelt area proposed for tot lot development.

City Planner Jim Williams addressed Council. He stated that the property was still owned by PCDC, was designated as greenbelt, and that there had been no intention that this area ever be anything more than greenbelt.

Councilman Parlontieri stated that greenbelts can sometimes be disturbed and that Braelinn Village had no tot lots. He felt that the area, developed with proper buffers, would not cause a disturbance to adjacent homeowners and would benefit the subdivision and the area. He questioned the possibility that construction of a cart path might affect the adjacent wetlands.

Councilman Good indicated that he had walked the site and, while it was a nice area, he did not see it as an attractive recreation location due to insect infestation. He stated that he would support the cart path connection at PCDC expense, the City accepting the land as a gift from PCDC, grassing the area and the homeowners association providing recreation equipment for the area at the homeowners expense. He would not support the removal of any significant trees or the City paying for the tot lot equipment.

Councilwoman McMenamin expressed support of the five adjacent property

owners who opposed the tot lot due to possible negative impact the tot lot could have on them.

Mayor Brown made a motion to accept the eight acres as greenbelt with PCDC or the homeowners assuming the cost of any improvements to the cleared area with the conditions that there be no destruction of trees and that the cart path must comply with the wetlands issue. The City would expend no funds. Councilman Parlontieri seconded the motion.

A discussion followed concerning allowed development in a greenbelt. City Attorney Mitch Powell read the definition of greenbelt.

Ike Isaacson asked if the City would accept the land if PCDC put in the cart path, graded and grassed the area and placed picnic tables on it with no tot lot equipment being installed. Mr. Kennedy asked if the picnic area would be open to all residents. He was advised that it would.

Mayor Brown amended his motion that the City accept the area as greenbelt with PCDC or the homeowners constructing the path and grading and grassing the area provided no trees were removed and the wetlands were undisturbed. There was to be no recreation equipment placed in the area but picnic tables would be allowed. Parlontieri seconded the amended motion. Motion carried unanimously.

7-90-2 China Peach Restaurant Alcoholic Beverage License

City Manager Jim Basinger introduced Ms. Chuan Li Wu, applicant for an alcoholic Beverage License for China Peach, and Mr. Rick Lindsey, her attorney. Councilman Good asked if Ms. Chuan Li Wu read the Alcoholic Beverage Ordinance and understood how to check the ages of those ordering alcohol. Mr. Lindsey indicated she had read the ordinance and did understand.

Councilman Parlontieri asked if a training program was established to ensure that those working at China Peach knew how to check ages of customers ordering alcohol. Mr. Lindsey stated that the birthdate would be posted for waiters to check I.D.

Councilman Parlontieri made a motion to accept the application as presented. Councilwoman McMenamin seconded. Motion carried unanimously.

7-90-3 Reconstruction of the McIntosh Amphitheatre

City Manager Basinger advised Council of the costs of reconstructing the Amphitheatre all at once with borrowed funds versus phasing the construction over a four year period. There would be a net savings of \$42,289 if Council approved reconstruction all at one time.

Mayor Brown was in favor of constructing the Amphitheatre all at once as it would save money and citizens wanted the Amphitheatre rebuilt in its entirety. Councilwoman McMenamin agreed with the Mayor's comments.

Councilman Parlontieri opposed reconstruction all at one time. He stated the bond referendum to enhance the Amphitheatre had failed. He

questioned whether the limited utilization of the Amphitheatre warranted spending over 1.3 million dollars and favored a renovation plan costing between \$450,000 and \$550,000 as proposed by Rosser Fabrap.

Mayor Brown read into the record a letter from Councilman Brooks supporting reconstruction all at one time (see attached).

Councilman Good stated that it would be foolish to rebuild the facility without the enhancements of replacing seating, rebuilding and covering the stage and rebuilding the restrooms.

Mayor Brown made a motion to approve reconstruction of the Amphitheatre all at one time and borrowing the funds in January to complete the project. Councilwoman McMenamin seconded the motion. Mayor Brown, Councilman Good and Councilwoman McMenamin voted for the motion. Councilman Parlontieri voted against the motion. Motion carried.

7-90-4 Cable T.V. Ordinance

City Manager Jim Basinger reviewed with City Council Chapter 6.5 of the Code of Ordinances which was rewritten to be in agreement with the current Cable TV franchise agreement. Rich Parlontieri made a motion to adopt the revised ordinance as presented. Mayor Brown seconded. Motion carried unanimously.

Motion was made by Mayor Brown that the meeting be recessed and reconvened in executive session to discuss lawsuits pending against the City by Samples, Kelly and Justice/Simon. Motion was seconded by Parlontieri. Motion carried unanimously.

Executive Session

No action was taken in executive session and a motion was made by Mayor Brown and seconded by Parlontieri that the meeting be adjourned. Motion carried unanimously. Meeting was adjourned at 8:38 PM.

 Attest
Mayor


Frances Meaders/City Clerk