City of Peachtree City
Minutes of Meeting
June 5, 2003
7:00 p.m.

The City Council of Peachtree City met Thursday, June 5, 2003, 7:05 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Annie McMenamin, Dan Tennant, and Murray Weed. Steve Rapson was out of town.

Announcements, Awards, Special Recognition
Mayor Brown read a proclamation for Army Appreciation Day and United States Army Week.

Approval of Minutes
McMenamin moved to approve the April 17, 2003, regular meeting minutes with amendments. Tennant seconded. The motion carried unanimously.

Council Member Tennant stated for the record that he asked to have the discussion of the Development Authority debt placed on the May 1 agenda. He referred to Page 6 of the May 1 meeting minutes the discussion concerning the Development Authority debt. The Mayor was not present at the meeting, but Tennant said the record clearly showed that the item was placed on the agenda in an effort to bring the public up-to-date on the Development Authority legislation. City Attorney Ted Meeker informed everyone that the legislation was still waiting for the Governor's signature. McMenamin added that not only had the public been told about the legislation, but Council had been updated as well.

McMenamin moved to approve the May 1, 2003, regular meeting minutes as written. Tennant seconded. The motion carried 3-0-1 (Brown).

Monthly Reports
Brown noted that City offices would be closed on July 4th. He pointed out there would be a new parade route this year and read over the list of the scheduled events for the day.

Weed noted there had been a dramatic increase in code enforcement violations in 2003 and asked if there was any specific reason. Building Official Tom Carty said he would look at the details, but that it was probably just due to the growth in the City. Weed said it was a mixed bag. He was happy to see Code Enforcement was doing its job, but sad to see the numbers were almost doubled from last year.

Consent Agenda
1. **Update Radar Permit**
2. **Consider Budget Amendments**
3. **Consider Change to Section 18-3, Code of Ordinances, Appeal of Denied Building Permits**

Tennant moved to approve Consent Agenda items 1, 2, and 3 as submitted. Weed seconded. The motion carried unanimously.

<u>**New Agenda Items**</u>

06-03-01 Annual Audit Presentation

Financial Services Director Paul Salvatore said a copy of the Comprehensive Annual Financial Report (CAFR) was now available on the City's website. He continued this was the first year working with the new auditors, Mauldin & Jenkins. Salvatore thanked his staff, particularly Assistant Finance Director Janet Camburn, for their assistance, and introduced Adam Fraley of Mauldin & Jenkins. A copy of the CAFR is included with the official file for this meeting.

Fraley addressed Council and said the presentation was the conclusion of the annual audit for the year that ended September 30, 2002. He said his firm gave an unqualified opinion, meaning a clean opinion. The opinion had been filed with the appropriate authorities, including the Georgia Finance Officers Association to continue the certificate. Fraley commended City staff and said they had great cooperation with management. He continued that audit City was not unscathed, but the problems encountered had been resolved.

Brown asked about the collateralization of the Airport Authority funds and if the problems had been resolved. Airport Director Jim Savage answered yes. Salvatore said there might have been a misstatement in the Airport Authority report as to the way the bank accounts were categorized. The report said the accounts were not collateralized, but Savage assured Salvatore that was not the case. The matter was being addressed.

Tennant had a question under the General Fund heading on page 68. He said there was a variance of $400,000 to the good under budget to actual on General Administration Expense. Tennant said $637,000 was budgeted and actual was $237,000 – a $400,000 variance. He asked what that variance could be attributed to. Fraley said there were multiple reasons. Salvatore explained that many times there were adjustments made for accruals. Salvatore said the amounts might be based on the cash spent and he would have to analyze the information to find out what caused the variance. Tennant directed Salvatore report on the matter next week. Salvatore continued that the amounts might be a carryover to next year's budget, which happened in that budget category. He said he would look into the matter and let Council know.

06-03-02 Public Hearing – Land Use Plan Update pertaining to Westside Village

City Planner David Rast addressed Council and said this was, hopefully, the final action so the City could officially close the book on the Land Use Plan update. He continued that staff and the Planning Commission had recommended the Land Use Plan in the area along Clover Reach reflect commercial rather than the industrial designation in place and had hoped for a continuation of The Avenue in future redevelopment. However, between making the recommendations and bringing to Council, the City received a site plan to redevelop Peachtree Skate into ABRA Body and Glass, which was clearly an industrial use, and a site plan for free standing children's gym on one of the out parcels, which was also an industrial use. The area was taken back to the Planning Commission for reevaluation at the request of Council. Rast said if the land use plan for the area was kept industrial, then each parcel would have to come to the City for rezoning and more stringent conditions could be imposed. Rast said they were recommending the Land Use designation for those parcels remain industrial. When the parcels were developed, they would come in on a site-by-site basis.

McMenamin agreed and said that was a good idea to leave the Land Use designation as it was. She continued that ABRA had concerned her, but ABRA was actually nice-looking. McMenamin felt keeping the land use in the area industrial gave the City more flexibility and more clout when developers asked for rezonings to commercial.

Tennant asked if the property owners received letters concerning the public hearing. Rast answered that this was not a rezoning, but just a modification of the Land Use Plan. He said the zoning would stay as it was.

Brown agreed with McMenamin that ABRA was a nice-looking facility and whatever went in the parcel across the street would not be damaged by ABRA.

McMenamin moved to accept the recommendation of City staff to adopt the Land Use Plan as stated in the memo dated May 29, 2003. Weed seconded. The motion carried unanimously.

06-03-03 Consider Additional Funding for Coweta-Fayette Connector (TDK Blvd.)

Brown noted there were additional documents on the dais pertaining to this agenda item. Brown moved to approve the additional expense of $18,650 to use toward the engineering for the changes requested for the Fayette-Coweta extension. Weed seconded.

McMenamin asked where the additional funds would come from. City Manager Bernie McMullen answered the funds would come from PIP contingency. Brown amended his motion to include that the funds would come from PIP contingency.

Tennant said there was great interest in putting this matter to bed. The bottom line was the total investment for the City was under $600,000 on a $4.5 million road. Tennant continued that the citizens would be well-served to get a much-needed road for a relatively nominal cost. It was no fun putting even more money into something, but the City could not hold the project up. Tennant said that according to the letter from County Commission Chairman Greg Dunn dated June 5, 2003, the City was on its own and the County was not putting in any more money. Tennant asked if there would be any matching of the funds from the County. Brown said he did not want to spend another dime on the project and he prayed the City not be asked to spend another dime on the project. He said it was the last money he would "give the nod" for.

Weed asked staff whether anyone knew if the City would continue to get requests for more funding. Weed said if the number was not accurate, he would rather wait and get the accurate number. City Engineer Troy Besseche said there would be no more requests for funding as far as the engineering was concerned. He continued that the City still had to get right-of-way acquisition from two landowners – Patten Seed Company and Pathway Communities. He added the City was obligated for the right-of-way acquisition under the agreement with the County. Besseche explained that Pathway would benefit from the road going in as far as marketability of their property was concerned. He said they could work with the golf course and possibly make some adjustments to the right-of-way needed to make the road function with the golf course. Another property owner involved was Fayette County.

Brown asked when the plans would be ready. Besseche said he expected them on his desk on August 1. Tennant and Brown both questioned if the project would then be ready to turn over to Fayette County. Besseche said he would need a day to review the plans, but it would be around August 1.

Brown said that Highway 74 South widening continued to the be number one priority for the City and he wanted to make sure that project was not knocked off the ladder with finishing up this project. Obviously some of the volume from the Coweta-Fayette Connector would go onto Highway 74 South.

McMenamin noted that comment had been from the Mayor, not Council. She continued that it was important to move ahead and the state was waiting. Highway 74 South was part of the funding package and it was time to get on the way.

The motion carried unanimously.

06-03-04 Consider Golf View Traffic Calming Modifications – Third Phase
Besseche told Council that some residents were still concerned about the profile of the speed humps and the effect on emergency vehicles. He continued that he had looked at two categories of modifications for the hill – warning-related options and construction options. The options included flashing beacons, pulse loops in the road that indicated if a vehicle was coming from either direction, and warnings for those pulling out of driveways. Besseche said the options ranged in cost from $500 to $12,000, and all options were considered a marginal improvement. A transportation consultant from the Georgia Department of Transportation had looked at the hill and said no changes needed to be made.

Besseche pointed out that changing the speed hump profile would improve the mitigating effect the humps could have on emergency vehicles. Extending the length of the humps from the current 14 feet to 22 feet in the form of a trapezoidal table provided less of an impact for emergency vehicles. The cost of modifying the speed humps was $8,500.

The account balance was $4,656 so an additional $3,844 was needed to complete the work. Besseche said staff recommended Council provide funding in the amount of $3,844.

Tennant noted that he had received numerous e-mails and calls in the past regarding the Golf View situation, but had received no complaints during the last three to six months. In light of that, Tennant felt it might be best to leave well enough alone.

Brown said he had received comments regarding the increased volume of traffic on Pinemount. He continued that increased police presence would help the situation. He said the time savings for emergency vehicles seemed marginal after the speed hump profiles were changed. Besseche said the amount of time saved would be one to three seconds, depending on the location. He pointed out that Emergency Services supplied the timesavings information. Brown said the changes to the speed humps would also make it easier for the larger SUVs to go over the humps. Besseche said they expected the same results, but the SUVs were not as heavy as emergency vehicles.

Several residents from the Golf View area addressed Council, including Owen Cook, Grady Stone, Martha Stone, Clyde Finley, Marilyn Smith, Mrs. Frazier, and a few other residents who did not identify themselves. Their comments included:

- Appreciation for Council's efforts;
- When stop sign removed at Oakmount, conditions became worse on south side of the hill;
- Had accidents due to drivers speeding and traveling too close;
- Drivers did not stop for stop signs, but some did at least slow down;
- Residents were not notified when some of original measures were removed;
- Bumper strip should be installed on west side;
- Children should not cross the street without adult supervision and could not even go out and get the mail;
- Concerns about increased cart traffic and bike traffic during the summer.

Brown asked the Golf View area residents to include as much information as possible when they called in with complaints, including the time of day of incidents, so the police could be in the area at the appropriate times.

Weed said he would not vote to change the devices in place and would not support a loosening of what was in place. Weed moved to do nothing regarding the traffic calming devices at this time and to keep everything in place. McMenamin seconded. The motion carried unanimously.

06-03-05 PTC Youth Council Presentation – Funding Request

Tennant noted for the record that Shelby Barker was his stepson and that Barker's mother was his wife.

Shelby Barker, spokesperson for the Youth Council, addressed Council. He said the Youth Council's goal was to bridge the gap between youth and adults. Barker continued that there were very few activities for youth in the City and the Youth Council planned to hold a Battle of the Bands at the Frederick Brown, Jr. Amphitheater on Saturday, July 12. Tickets were $3 in advance and $5 at the gate. The Youth Council was asking for $800 to help cover the remaining expenses for the event since the event would be City-sponsored.

McMenamin said she read that the Youth Council had received a $1,000 donation. Barker clarified the donation was in-kind from the Amphitheater.

Tennant asked Barker what the $800 from the taxpayers would pay for. Barker answered that $500 would pay for the lighting and sound, $100 would pay for the facility manager who would be on site during the event, and $200 would pay for two police officers to provide security, unless any officers volunteered.

Weed asked what entity the Youth Council belonged to – the City or was it a private organization. Barker said they were trying to organize through the Recreation Commission. Brown noted that everything had happened quickly and the Youth Council needed to step back, work on bylaws, and create a hierarchy.

McMenamin asked Leisure Services Director Randy Gaddo when the last battle of the bands was held. Gaddo said they tried to have one last year, but there were problems with ticket sales. Other than that, it had been nine years since the last event.

McMullen recommended Council approve the funding in the Leisure Services budget since the Youth Council had no formal structure in place. He said the funding could come from Council Contingency if the matter was handled in that way.

McMenamin applauded the efforts of the Youth Council, but said she would like more information. She pointed out that the budget was strapped and she was not in favor of approving the funds at this point.

Barker said that McIntosh High School had sponsored two battles of the bands during the school year that were very well attended. He said it was a matter of how to get the word out. Radio station 99X planned to attend the event and they were trying to get some word-of-mouth on the radio. Four bands had committed to the event and the Youth Council had a slot in the July 4th parade to advertise the event.

Robin Tennant, Barker's mother and adult member of the Youth Council, said the members had been approaching businesses in town regarding sponsorships. She explained that they had to have the money for the sound and lighting up front. The Police Department might have volunteers, but if not, the cost would be $200. Mrs. Tennant added that two police officers would be needed in addition to the parent volunteers who would be at the concert. She said the students had made a good effort and were very organized. She pointed out it was a City youth group and any profit from the event would go to the Youth Council's next project, which would be something to benefit the City. They hoped to get more youth involved in the program through the Battle of the Bands.

Brown pointed out that the Commission on Children and Youth and other organizations had come and gone. He said the Youth Council had good parent participation, who were providing adult input and know-how. Brown said they had to have adult participation to get some of their projects off the ground. Mrs. Tennant said they also had businesses that were participating and that Deli Delicious had agreed to provide concessions at the event.

Weed asked Mrs. Tennant if the Youth Council had considered asking civic organizations for funds. Mrs. Tennant said they had, but had not gotten to them yet. McMenamin added that the Youth Council was trying to do a lot quickly and had come to the government first before going out to other organizations. She said the civic organizations would embrace this kind of event. Barker said they would go to the civic organizations.

Bob Lenox addressed Council and said $400 in pledges had been raised in the back row during the discussion. Mrs. Tennant amended the request to $400. McMenamin personally pledged $100. Tennant also personally pledged $100, as well as Meeker. Weed pulled out his checkbook during the discussion and wrote a $100 check.

Gaddo said the checks should be made out to the City of Peachtree City and the money would be deposited into the Youth Council account. Tennant suggested writing "Battle of the Bands Fundraiser" in the memo section of the checks.

Council/Staff Topics

Brown said the City had been getting a lot of complaints about the high grass. He continued that even when it was not raining, the ground was so saturated that the heavy tractors used for mowing would tear up the ground. When possible, Public Works worked non-stop to cut the grass. Brown asked McMullen to pass on appreciation to Public Works. McMenamin added that the overgrowth at some subdivision entrances had caused site problems for drivers and Public Works had responded quickly in these cases.

Weed moved to reconvene in executive session for two legal matters and a personnel matter. Tennant seconded. The motion carried unanimously.

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

Brown moved to authorize the City Attorney to proceed with action against Burcher for repairs at the Leach Fire Station. Weed seconded. The motion carried unanimously.

There being no further business to discuss, Weed moved to adjourn the meeting. Tennant seconded. The motion carried unanimously. The meeting adjourned at 8:47 p.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary