

**City Council of Peachtree City
Meeting Minutes
Thursday, June 1, 2023
6:30 PM**

Call to Order

The City Council of Peachtree City met in regular session on Thursday, June 1, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

None

Presentation

A. Peachtree City Art Passport

Matthew Thornton said he was an artist who had recently completed the largest mural in Fayette County, at Trilith. He explained that he wanted to aggregate a community of creative people and was excited to learn the City was looking at creating an art committee. His proposal involved creating art passports which could be validated by collecting coins at public art installations around the city. Thornton envisioned kicking off the project next July 4 with a temporary art installation in Lake Peachtree.

B. Take 5 Oil Change/Chanara Group: Request for Cost-Sharing for Shared Driveway

Dennis Webb represented the Chanara Group, which owned Take 5 Oil Change facilities in the area. He showed an aerial photo of a site on SR 54 that his client was considering developing. This property was adjacent to City property in front of the Tennis Center. Chanara was proposing to spend \$2.2 million on the site, which Webb referred to as an "eyesore."

Webb presented another photo from SR 54 that showed the driveway to Chanara's property and, about 40 feet to the west, the driveway to the City-owned greenspace. He said City Staff had brought up the possibility of a shared driveway for the two properties, which Chanara was open to and had their engineers draw up a design concept for the driveway and the required deceleration lane. The cost estimate, Webb stated, was \$384,000. Over half of that was to remove rock from the City property. Webb said Chanara liked the idea of a shared driveway, but could not do it at that price. Staff then suggested they get on the agenda and bring it before Council.

There were a number of reasons Council should consider this request, he continued. Either now, or in the future, the City would be served by a professionally-engineered driveway, and it would cost much more to build it in the future, he observed. The biggest issue was that if Chanara built a driveway and deceleration lane solely for their property, the City would not be able to leave its driveway at its current location. He said it seemed like a now or never proposition and offered to share engineering and cost information as discussions continued.

Public Comment

Suzanne Brown said she had questions about a survey posted on the City website, remarking that a

few weeks ago, the Unified Development Ordinance (UDO) committee was in an uproar because of another survey presented to them regarding updating the ordinances.

Why was the current survey being done? Brown asked, and who proposed the questions? She said it was presented as being done by ZenCity, but she felt the questions were similar to the questions the UDO committee protested against. Brown theorized it was to push the kinds of plans some citizens had fought against. She said the Comprehensive Plan survey last year was manipulated in its creation and conclusions, and "reeked of bias" through cherry-picked data and conclusions that conflicted with comments.

Brown said she thought Council should have reviewed the questions before the survey was posted. She also objected to what she said were questions with language that was "dripping with diversity, equity, and inclusion." Brown said Council should order the survey be taken down and instruct Staff that all surveys must be submitted for Council approval.

Brian Page of Corrigan Trace said he had erosion on common land behind his backyard. It was encroaching about five feet every year and seemed to generate at a City storm drain. He asked Council to look into this, and Learnard made sure they had his contact information.

Agenda Changes

Minutes

King moved to approve the May 18, 2023, Council Meeting Minutes and the May 18, 2023, Executive Session Minutes. Holland seconded. Motion carried unanimously.

A. May 18, 2023, Council Meeting Minutes

APPROVED 5-0

B. May 18, 2023, Executive Session Minutes

APPROVED 5-0

Consent Agenda

Destadio moved to approve Consent Agenda item A. Prebor seconded. Motion carried unanimously.

A. Approval to surplus various assets and equipment.

APPROVED 5-0

Old Agenda Items

A. 02-23-05 Ordinance #1206 & Policy 4-07- City Council Meeting Procedures and Rules

Destadio said both of these dealt with how to put items on the Council agenda and had been discussed several times without resolution from Council. It had been tabled to allow for further comments, but there was no result from that, either.

At the last Council meeting, Destadio said he brought this up during Staff Topics, suggesting a simple change. He reminded them that they had changed the length of time for speakers during Public Comments from two minutes to three minutes. Destadio proposed they allow people who wanted to be put on the agenda to use some of their allotted three minutes to introduce their topic to Council. Council could decide if they wanted to put it on the agenda at a later meeting, and this would give staff time to prepare. Destadio said Council seemed to agree with his suggestion, and he hoped they could vote on this tonight.

Holland said he appreciated Destadio's work on this, but disagreed on one topic. He was concerned about non-residents coming in and trying to get the same rights to speak as citizens. Holland said they should get pre-approved to even come in and talk about things. They should provide an outline of their topic for Council to review prior to deciding if they should speak, and there would be no guarantee it would be placed on the agenda. He had given the City Clerk a copy of his proposal.

Prebor said he wanted to make sure he understood this. Would someone come forward with a proposal, Council would hear it and then one of them, the City Manager, or the City Attorney would say they wanted to hear more and get it placed on the agenda? Destadio said that was in accordance with the ordinance. They would not hear it that night, but at a later meeting.

Prebor referred back to Webb's presentation for Chanara, noting that Webb was from Atlanta. Was Holland saying that they should have let him speak or not?

Holland told him that person would have to submit an outline of what he wanted to speak about to the City Clerk, and she would share it with Council. Council would decide if they should allow them to speak as a non-citizen.

Destadio added that Webb would not have been allowed to speak under Holland's stipulation. The ordinance as it was now said anyone could get up and talk, he stated.

Prebor said he wanted to hear what Webb had to say because he represented a group that was trying to invest in the community. He needed answers and wanted to present to staff, the City Manager, and Council. Prebor said he did not want to take away that right.

Learnard said the public comment time would afford him that.

King pointed out that many of the developers who spoke to Council represented property owners from Peachtree City, some of whom had land that had been in their families for many years, such as the Hyde family. But they would have someone from outside the city come to talk. Most times they had already been talking to staff, King remarked, adding it had nothing to do with Public Comment; they were coming in with a proposal that staff had already been working on.

Destadio said he agreed, but they had talked about this three times and come up with a lot of reasons why they did not want just anybody coming in. King agreed, but said it was a different situation when someone was representing a local business.

Learnard asked King if he supported Destadio's proposal that they come in to Public Comment and that is how it was kicked off? Destadio said he did not want non-residents coming in to talk about anything they wanted, and Learnard said that's why everyone, resident or not, would have to first state their topic during Public Comments.

What about a non-resident business owner? King asked. Destadio said they should state their business during the Public Comment portion of the meeting. Council could always say "no."

Prebor moved to approve Old Agenda item 02-23-05, Ordinance #1206 & Policy 4-07- City Council Meeting Procedures and Rules with Destadio's proposed changes. King seconded. Motion carried 4-1, with Destadio, King, Learnard, and Prebor voting in favor, and Holland voting in opposition.

New Agenda Items

A. 06-23-01 Temporary Waterline Easement to Fayette County

City Engineer Dave Borkowski said he was there to request Council sign a temporary easement for the Fayette County Water System to construct a water line along SR 54. The Water System currently was constructing a water line to Coweta County in order to sell water to them as part of an interconnect project.

The line would cross the intersection of SR 54 and Wynnmeade Parkway, he continued. In order not to disrupt traffic, the engineer was recommending a jack and bore process in which a pit was dug on one side of the road, and the pipe would be pushed through. Borkowski explained that they would need a temporary easement on property Peachtree City owned on the northwest corner of the intersection; it would be about 322 square feet. The easement would go away when the project was complete.

He stated that staff had reviewed the plan and the easement documents and recommended approval. The City Attorney had also reviewed the easement documents and found them acceptable.

Fayette County Administrator Steve Rapson was present. Rapson said Fayette County had excess capacity and a 20-year analysis showed it would continue in the future. The Environmental Protection Division (EPD) was going to mandate interconnectivity, so this was trying to get ahead of that.

Holland asked if this would help reduce water costs? Rapson replied that it would forestall future rate increases, adding they had not been raised in the 11 years he had been County Administrator.

Destadio, noting that he was on the County Water Committee for a long time, recalled there had been concerns about the volume of water. Lake Peachtree had been semi-dredged, he commented, and he said it again was significantly silted up. Kedron looked to be silting up too. What studies had been done on the possibility of evaporation or more silting?

Rapson said he did not think they were silting up. The City and County had a contract in regards to evaluating that. He did not think another dredging would be due for three or four years. Lakes Peachtree and Kedron showed "healthy siltration," meaning they were natural filters for the water; that is why they were water reservoirs. There had been no shortages, even under drought conditions.

Because of the excess of water, Rapson said he believed the EPD would force them eventually to connect to areas that were less endowed. This was a way to manage that and keep the reservoir capacity. They had worked for 10 years to get to this point, he remarked. They had looked at Comprehensive Plans, and, even if everyone built fully out, which no area would, there would still be excess capacity 25 years from now. Also, Fayette would be pushing the water to Coweta; if there was a drought situation, they could stop pushing that water.

Destadio said he would like to see those studies on the water volume. Borkowski said he had received them and would forward them on.

How long would it take to complete? Holland inquired, and Rapson said Fayette's portion should be done in a year or 18 months, but Coweta's would take longer. They would meet at the creek.

King stated that Rapson had said they could turn off the outgoing water if necessary, but were they entering into a contract to provide water for a set period of time or certain number of gallons?

The contract provided up to 1.3 million gallons a day, Rapson said, which could go up to 3 million over a five-year period. It would then be re-negotiated. Fayette's excess capacity was

now at 6.5 million gallons a day.

Holland moved to approve New Agenda item 06-23-01, Temporary Waterline Easement to Fayette County. Destadio seconded. Motion carried unanimously.

Public Hearings

A. 06-23-02 New Alcohol License - Karvelas Pizza Company, LLC - 2870 W. Highway 54

City Clerk Yasmin Julio said the applicant, as well as the location, met the requirements for an alcohol license, and staff had no concerns.

Learnard opened the public hearing. No one wished to speak in favor or in opposition, and she closed the public hearing.

King moved to approve Public Hearing item 06-23-02, New Alcohol License, Karvelas Pizza Company, LLC - 2870 W. Highway 54. Prebor seconded. Motion carried unanimously.

B. 06-23-03 New Alcohol License - Curious Cantina - 1261 N. Peachtree Parkway, Suite 800

City Clerk Yasmin Julio said the applicant, as well as the location, met the requirements for an alcohol license, and staff had no concerns.

Learnard opened the public hearing. No one wished to speak in favor or in opposition, and she closed the public hearing.

Prebor moved to approve Public Hearing item 06-23-03, New Alcohol License - Curious Cantina - 1261 N. Peachtree Parkway, Suite 800.

King seconded. Motion carried unanimously.

C. 06-23-04 New Alcohol License - Elliotts Market, LLC - 266 S. Peachtree Parkway, Suite 100-B

Julio said this was a new facility in Braelinn Village. Several months ago, the same applicant requested an license for retail consumption on premise for Suite A, currently called Palmer's Fresh. This license was for a market, which was a different business and business model. She said the applicant, as well as the location, met the requirements for an alcohol license, and staff had no concerns.

Learnard opened the public hearing. No one wished to speak in favor or in opposition, and she closed the public hearing.

Destadio moved to approve Public Hearing 06-23-04, New Alcohol License - Elliotts Market, LLC - 266 S. Peachtree Parkway, Suite 100-B. Holland seconded. Motion carried unanimously.

Council/Staff Topics

King reported that earlier that day, he had helped Keep Peachtree City Beautiful Director Al Yougel try to remove an artificial Christmas tree from a trash can along a path, but it was wedged in so tightly that the can had to be removed. King said he wanted to remind citizens that items such as this were for residential pickup and did not belong in public trash cans.

Executive Session

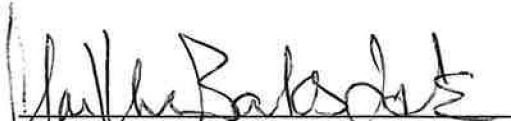
King moved to adjourn to executive session at 7:03 p.m. to discuss threatened or pending litigation. Holland seconded. The motion carried unanimously.

Prebor moved to reconvene in regular session at 7:36 p.m. King seconded. Motion carried unanimously.

Adjourn

There being no further business, Destadio moved to adjourn the meeting. King seconded. Motion carried unanimously.

The meeting adjourned at 7:36 p.m.


Martha Barksdale, Recording Secretary


Kim Learnard, Mayor