

City Council of Peachtree City
Minutes of Meeting
May 21, 1998
7:00 p.m.

The City Council of Peachtree City met in a regular session Thursday, May 21, 1998, at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those attending in the pledge of allegiance. Council members present were: Robert Brooks, Carol Fritz, Annie McMenamin, and Jim Pace.

ADDITION OF AGENDA ITEMS

Lenox made a motion to add the County-wide Emergency Early Warning System to the agenda for discussion as agenda item 05-98-10. McMenamin seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox presented Employee of the Month Award to Peki Prince.

Mayor Lenox presented Supervisors of the Quarter Awards to Harvey Garcia and Scott Hicks.

Mayor Lenox presented a 10-year service pin to Jeff Westbrook.

Mayor read a proclamation for EMS Week - May 17 - 23, 1998.

APPROVAL OF MINUTES

McMenamin made a motion to approve the minutes of the May 7, 1998 meeting as presented. Brooks seconded the motion. Motion carried unanimously.

Brooks made a motion to change the order of agenda items and hear agenda item 05-98-9 - Development Authority - Economic Development Presentation first because it required no action. McMenamin seconded the motion. Motion carried unanimously.

05-98-9 - Development Authority - Economic Development Presentation

Lenox stated this was a presentation by the Development Authority relative to the intricacies of development and its impact on the community. Lenox introduced Tom Farr, the current chairman of the Development Authority.

Farr addressed Council and stated that, at the 1998 City Council Retreat, there was a discussion about the need for the Development Authority to better inform Council and the Peachtree City citizenship in general about economic development issues. Farr said the Development Authority felt this matter was a wider issue, which involved the County authorities, so a joint effort was made by the Peachtree City Development Authority and the Fayette County Development Authority to provide some educational material that would indicate the impact of quality economic development. The information, which was provided by John Boothby of the Fayette County Development Authority,

detailed the top 22 tax payers in Fayette County, their contributions, and how they related to the economic development effort.

Tate Godfrey, a member of the Peachtree City Development Authority, addressed Council and provided copies of the presentation, "*Growth, Taxes, and Industry in Fayette County*," to Council and the audience and stated that the purpose for the presentation was to share information about the efforts of the Development Authority and to educate residents about economic development. Godfrey said it was important to make a distinction between growth, development, and in its worse case, *sprawl*. Economic development is all about developing the local economy and the local tax base, and not necessarily about the physical aspects of growth.

Godfrey said there was a need to better inform the citizens of Fayette County about the benefits of quality economic development, and the question in Fayette County and Peachtree City was not whether we would experience growth, but *how* we would deal with growth in the future. Godfrey pointed out the following statistics:

Fayette County:

- ▶ Current population: 85,000
- ▶ Future population projections: 102,356 in the year 2000, and 114,521 in the year 2010.
- ▶ 200,000 people could and probably would live here without a single rezoning.

Peachtree City:

- ▶ Past predictions of population: 85,000 to 125,000
- ▶ Current population: 30,000
- ▶ Future population projections: 45,000 people (if the West Village is developed as part of the City)

Godfrey explained that, without economic development, we would have increased population without increased income for support services, and the focus should continue to be quality, controlled growth. Recruitment of high-quality, clean industry and business should remain a priority. Godfrey pointed out the fact that ***no new income would cause higher tax rates and the cost of government services would go up.***

Godfrey provided charts indicating Fayette County revenue sources as well as taxes and commissions; total tax millage rate for Peachtree City (36.10 mills in 1997); assessed value of taxable property in Fayette County and assessed value of taxable property in Peachtree City. Godfrey also provided a list of the top 22 property tax payers in Fayette County. The taxes from those listed totaled \$6,301,958, which was the equivalent amount of taxes as: 2,500 single family homes valued at \$200,000 each or ten percent (10%) of all ad valorem taxes collected in Fayette County. Godfrey said a single family home paid an average of \$1.00 in taxes for each \$3.00 it used in public services, and industry paid an average of \$3.00 in taxes for each \$1.00 it used in public services.

Godfrey commented that the statistics provided in the presentation were the basis and the guidelines for what the Development Authority was trying to do. The Fayette County Commission, Peachtree City Council, Fayette County Development Authority, Peachtree City Development Authority, Pathway Communities, and the Fayette County Chamber of Commerce were working together to bring

quality companies into the area. Godfrey thanked Council for the opportunity to address *why the Development Authority puts the effort into attracting industry*. In addition, Godfrey said he would like to address Council and Peachtree City residents at a later date to discuss *how* the Development Authority attracts industry, how they recruit, what the costs were, and what incentives were offered.

OLD AGENDA ITEMS

05-98-01 Consider Alcohol License - Texaco - Hwy 74 & Wisdom Road

Lenox said this item had been continued from the May 7 City Council meeting, *based on a new application* submitted by Mr. Tony Yeatman, who had requested that he be appointed the Licensee and License Representative for the Texaco Station. In answer to McMenamin's inquiry, Lenox clarified that Council should process Mr. Yeatman's request as a new application. Chief Murray indicated that Mr. Yeatman had met the criteria for an Alcohol Beverage License.

McMenamin stated she had discussed the matter with Mr. Ed Wyatt (who had a significant financial interest in the Texaco property on Highway 74 and Wisdom Road), and Wyatt had indicated he had complete confidence in Mr. Yeatman's ability to manage the convenience store appropriately and had no reservations at all that Mr. Yeatman would approach this matter with the responsibility that Council would expect from anyone who holds an alcohol license in Peachtree City. McMenamin asked Yeatman if he realized now how seriously Council took Peachtree City's alcohol license representatives, if he was ready to meet that responsibility, and if he would be responsive - not only to his employees - but to the Police Department in the handling of an alcohol beverage license. Yeatman replied that he did understand.

McMenamin said all the paperwork appeared to be in order and made a motion to approve the alcohol beverage license and that Mr. Tony Yeatman be appointed as the Licensee and License Representative for the Texaco Station located at Highway 74 and Wisdom Road. Brooks seconded the motion. Motion carried unanimously.

NEW AGENDA ITEMS:

05-98-6 Public Hearing - Variance Request - Lot 9, The Preserve - 308 Cumberland Court - Accessory Building Height

Lenox said this item was a public hearing on the variance request for Lot 9 in The Preserve Subdivision, known as 308 Cumberland Court, relative to an accessory building. Lenox read the procedures for the public hearing and established a time limit of 15 minutes for those who wished to speak in favor of the variance and 15 minutes for those who wished to speak in opposition to the variance. Members of the Council would then become hearers and no action on their part would be in order until the hearing was declared completed. The applicant and those supporting the issue would be heard first, including City staff as appropriate, and those opposing the issue, including City staff as appropriate, would be heard second. Prior to closing the public input portion of the meeting Council and any member of the public would be given the opportunity to ask questions of either or both sides. Lastly, when the input was complete, the public hearing would be ended and Council would debate the

issue in accordance with Roberts Rules of Order and render a decision. Lenox called the hearing to order and asked the applicant to present his variance request.

Mr. Larry Mittelman, applicant for the variance request, addressed Council and stated he desired to build an accessory building in the rear portion of his backyard (which would have a roof line similar to his house). Mittelman said he would like the building to be 12 feet in height, but that the Zoning Ordinance required that a building within a rear setback area could not exceed 8 feet in height.

In answer to Lenox's inquiry as to whether or not the accessory building met all other aspects of the City's setbacks and size requirements, Mittelman said yes it did. Mittelman said additionally that the reason he had applied for the variance was because the building would be located within the required 30 foot buffer.

McMenamin confirmed with Mittelman that The Preserve's Home Owner Association had approved same.

Jim Williams, Director of Developmental Services, addressed Council and stated that City staff recommended approval of the variance and thought there was a deficiency in the ordinance with respect to this particular issue. Williams said the 8 foot restriction in the ordinance would make it difficult to use the building if there was anything other than a flat roof. Williams suggested that, in addition to granting the variance, City staff should look into modifying the ordinance to allow for this type of situation as a matter of right so that construction or installation of units that would detract (rather than enhance the property) would not be encouraged. Williams summarized by stating he thought the proposed accessory building would make the lot and the neighborhood look better than some of the alternatives that would legally be permitted.

Having no one to speak in opposition to the variance request, Lenox called the public hearing to a close.

Lenox confirmed that Williams' suggestion to look at the overall restriction as a separate matter because that would require a separate public hearing to change the ordinance.

Brooks made a motion to approve the variance request as presented based on City staff recommendations, approval from The Preserve Home Owners Association, and the fact that the request made common sense. Pace seconded the motion. Motion carried unanimously.

05-98-7 Consider Approval of Annual Financial Audit

Basinger addressed Council and stated that City staff had provided copies of the audit for FY 1997, which was prepared by the firm of Geeslin, Cordle, Johnson and Wetherington. In addition, City staff had prepared the Comprehensive Annual Financial Report for 1997, which will be submitted to the Government Finance Association for review and consideration of a Certificate of Achievement for Excellence in Financial Reporting (a copy of the report is available at City Hall and the Library). Basinger said City staff recommended Council accept the audit and that Mr. Wetherington was present for questions or comments.

McMenamin made a motion to accept the Audit. Brooks seconded the motion. Motion carried unanimously.

Brooks commented that Peachtree City would be receiving the award for Excellence in Financial Reporting for the ninth consecutive year.

5-98-8 Consider Bids - South 74 Soccer and Baseball Complex

Basinger addressed Council and stated that three bids were received for the construction of two soccer fields and four baseball fields. The bids were:

Sports Turf Company of Whitesburg	-	\$737,865
Lewis Construction & Consulting, Inc. of Stone Mountain	-	\$781,500
Flanders Construction of Union City	-	\$582,500

Basinger said primarily the bid was for complete construction of the two soccer fields and for the grading of the new baseball fields. The baseball fields will be constructed as soon as the grading is completed in FY 1999, which will be October 1, 1998. Basinger said City staff would address Council with another bid to complete construction in the hope that construction of the fields will be one continuous process. City staff recommended the bid be awarded to the low bidder, Flanders Construction for \$582,500, and that Flanders was the contractor for the first four baseball fields and the four soccer fields at the South 74 Soccer and Baseball Complex and that Flanders Construction Company had done a good job. Basinger said there were adequate funds in the Public Improvement Program for this project.

Brooks commented that having traveled around the state for Soccer, and in speaking with teams who come to play here, Peachtree City had received one compliment after another on the overall quality of the South 74 Soccer and Baseball Complex.

Brooks made a motion to approve the bid as submitted for \$582,500 to Flanders Construction Company. McMenamin seconded the motion. Motion carried unanimously.

05-98-10 Emergency Warning System

Basinger addressed Council and stated that City staff had been working with public safety officials from the other government entities in Fayette County on the possible purchase and installation of a County-wide Emergency Early Warning System. Basinger explained that it was possible that 75% of the funding for the proposed project would be a grant from the Georgia Emergency Management Association (GEMA), and the request for the grant would have to be submitted by May 29.

Chief Reed addressed Council and stated that the committee, which was comprised of representatives from Fayette County, Peachtree City, Fayetteville and Tyrone, had met to study the feasibility and costs of installing an early warning system due to the occurrence of serious storms throughout Georgia during the past few months. Reed said the committee had discussed two different types of warning systems. One system was a basic system, which would cost about \$6,000 each, but that too many of

these units would be needed and they would not be that effective throughout the community. Reed said the committee had reached a consensus as to which type would be the most effective and had contacted the vendor about that system. The company provided a preliminary study, which indicated that approximately nine (9) sites would be required to cover Peachtree City. The City of Fayetteville would require seven (7), unincorporated Fayette County would require fifty five (55), and Tyrone will require two (2). Reed said further that Peachtree City's total contribution towards the system would be \$89,600 (or 25%) of the estimated cost of \$358,398 and would include installation and the 60' poles the system would be mounted on (this cost could possibly be reduced by using existing towers). A total of 74 sites had been identified County-wide.

Reed said once the grant money was awarded and the contract was submitted to the contractor, the vendor would do a complete study of the County to decide the exact location of the sirens. The system would be activated by the 911 Centralized Dispatch Center for the County based on weather alerts from the Weather Service and the sirens would be sounded throughout the entire County.

Brooks said it was his understanding that Council was discussing *warnings* - not *watches*, and that the definition of a *tornado watch* was when *conditions were right for the formation of a tornado* and a *warning* meant a *tornado had been sited or picked up on Doppler Radar*. Reed said the committee had not decided exactly when the sirens would be activated, but he thought the intent of the arrangement would be to sound the sirens for a *tornado watch*.

Lenox commented that even though there was the possibility of a Federal Grant, Peachtree City's local share was not insignificant, and thought if the City did install early warning systems, it was very important that it remain effective for a long time.

Brooks made a motion to approve the grant application and authorized City staff to submit a Letter of Commitment to GEMA for Peachtree City's local share (\$89,000 or 25%) from the Council Contingency Fund toward the purchase of a County-wide Emergency Early Warning System, and to address Council at a later date for final authorization in order to generate publicity about the warning system. Pace seconded the motion. Motion carried unanimously.

Pace commented that he felt the committee should be as creative as possible and use as many existing structures as possible.

Lenox made a motion to take a five minute recess and reconvene in Executive Session for an update regarding a law suit. Brooks seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action was taken in executive session. Lenox moved to adjourn the meeting. Brooks seconded the motion. Motion carried unanimously.

Gloria Reid
Gloria Reid, Executive Secretary

Attest: Robert L. [Signature]
Mayor