

City Council of Peachtree City
Meeting Minutes
May 17 2018
6:30 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, May 17, 2018. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

The Mayor recognized Terry Martin of the Recreation & Special Events Department as Employee of the Month. Stony Lohr of VFW Post 9949 honored Firefighter Robert Scruton as National VFW EMT of the Year. Fleisch proclaimed that May 15 was Peace Officers Memorial Day in the City and that this week was Police Week. Police Lt. Brad Williams recognized the Auxiliary Police Force for their hard work and dedication. He accepted their donation of 28 active shooter vests with attached medical kits, along with driving course cones used in officer driving training.

Fleisch also noted that it was Infrastructure Week, and read a statement about the importance of paying attention to infrastructure maintenance and detailed what had been accomplished over the past few years. Her remarks were:

It is police week, and it is also infrastructure week! Keeping our citizens safe is our primary mission, and we invest about half of our yearly budget towards our police and fire departments.

However, for literally years, our city suffered a great deal because our parks, roads, storm water pipes, dams and spillways did not get any attention. Like with your home, it is the systems that you cannot see that are the most expensive to repair or replace if neglected.

As we see the construction of the new spillway, the new Spyglass Island, the new intersection improvements along 54, the repaving of 54, the improvements at the amphitheater, the new skate park, the improvements at the BMX track, the tennis center, well, you get the idea. People see progress but at the same time they are anxious like I am to get these things done. So to put this into perspective, and since it is infrastructure week, I wanted to remind everyone just how far we have come over the past few years.

In 2010 we were faced with declining property values and a poor economy with lagging sales tax revenues. The public works department had been let go by the previous mayor and council and all of the tools that they used lawn mowers, trimmers, rakes and shovels, were sold for pennies on the dollar. It was obvious from the get-go that the outsourced landscaping contract was not working. We did workshops on mowing grass and maintenance of subdivision entrances. At one meeting I asked the public works director how we could make the city look as good as it once did. He replied that the city would never look that good again.

Our parks were in terrible condition. Tennis courts, baseball and soccer fields, the tennis center, you name it the neglect was everywhere. The tower at the BMX track was condemned...not once but three times. It is the oldest sports facility, and it flooded all of the time and had electrical issues that bordered on dangerous. When the sports associations would ask for help from the city they were often told that the city had no money and to see if they had any money either in their fenced account or somewhere else. It had been years since my children had played sports in the city so I reacquainted myself with our 416 acres worth of parks and was literally embarrassed at the condition of just about everything, including our roads and cart paths.

Remember the economy was bad, and I had a concern that the hotels would suffer. Some of them were in foreclosure, and the banks were running them. It was my goal to work with the hotels in developing sports tourism and specifically targeting the parks in the city for tournaments. Sports tourism is almost recession-proof. We worked with the city manager and public works to assure the hotels that we would begin to take better care of the parks so that they could fill their ailing hotels. But I told the managers of the hotels that I would not introduce legislation to raise the hotel motel tax by two cents unless they signed a letter asking the city to do so. They signed a letter and that legislation was passed in the Georgia General Assembly.

Adding the additional hotel motel tax dollars to our recreation department was the catalyst for getting the city back on track regarding the long neglected infrastructure.

Since that time we have done two \$3 million bonds, one in 2011 and the other in 2014. We also went to each park and made "to do" lists. There were so many things to do, but there was no money to do them. We are a city that was built by developers, and the developers put in infrastructure that was passable, but not meant to last. Consequently, we had a tennis court built on a burial pit for trees and as the trees decomposed, the tennis court developed a sink hole. 96 percent of our storm water pipes are made of corrugated metal, which has a shelf life of about 25 years. The average age of a home is 30 years, so much of the corrugated metal across the city is ready to be relined or replaced.

Our streets are also in deplorable condition, Azalea and Cedar Drive are being repaved right now and when the contractors pulled up the asphalt, there was no rock or road bed laid, which is the way a road is supposed to be built. Now they need to be constructed in accordance to our standards. This was the type of issue we have run into across the city. While we assume that standards were followed, in fact they were not. So we had structures that looked good for a time, but they were falling apart.

Of course, no one on the council wants to raise the rates or fees on anyone, but we have had to make these decisions in order to keep property values up. No one wanted to raise taxes for years and consequently the maintenance across the city never happened.

Since around 2012, we have slowly reestablished public works and have a building and grounds department that has done a tremendous job. They have transformed Drake Field into that central community gathering place that I had imagined it to be. We now have a group of employees that have a number of different talents, so we can do more things in house at a higher quality at less cost. Some of the things we have done previously have been small in comparison to the spillway project and the other construction projects we are tackling this year.

Please remember that we operate the city on a very lean budget. For years people would say to me, "well, I talked to the engineering department" and I would reply you talked to Dave? Yes, how did you know? "Because Dave IS the engineering department." It is easy to learn people's names if they are the only ones in the department. We have done a tremendous amount of work in a short amount of time.

Ultimately, I credit our City Manager Jon Rorie for the majority of what has been accomplished in keeping our focus on getting things fixed. He started out as the community services director over planning and recreation and then thankfully he was able to oversee the reestablishment of public works in our city. For that, I am very grateful

and without his perseverance and tenacity I doubt that we would have been able to accomplish a fraction of what we have done.

The rain this year has held up a lot of progress on some of the projects we have been doing. It was my hope that we could catch up some more this month, unfortunately there are literally days of rain ahead. I am proud of what we have done and while each day we face challenges we continue to move ahead and work for the people we serve. We are so close to completing so many things, but I ask for your patience as the weather has changed many of our best laid plans.

Minutes

May 3, 2018, Regular Meeting Minutes

King moved to accept the May 3, 2018, regular meeting minutes as written. Prebor seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Request to Apply for/Accept GOHS/MATEN Highway Safety Grant**
- 2. Consider Authorization for Inventory Management Software – PS Trax**
- 3. Consider FY 2018 Budget Amendments – Contractual Court Fees (Inmate Housing)**
- 4. Consider Letter of Promulgation – Peachtree City Emergency Operations Plan**
- 5. Consider Acceptance of Donation from Police Auxiliary Force**
- 6. Consider FY 2018 Budget Adjustment – Mulch Grinding Services & Grounds Maintenance (Operating Supplies)**
- 7. Consider Adoption of Amended Sewer Use Ordinance**

King moved to approve Consent Agenda Items 1 through 7. Ernst seconded. Motion carried unanimously.

New Agenda Items

05-18-02 Consider Authorization to Hire Additional Staff in Police and Fire Departments Due to Military Deployments

Human Resources and Risk Management Director Ellece Brown presented a recommendation to hire two additional police officers and one additional firefighter/emergency medical technician (EMT). She said police officers often served in the military, either on active duty or in the reserves. Currently, there were 65 approved sworn police officer positions, and three of those were on extended military leave, which gave an average of two officers on extended military leave over the past two or three years. The Fire Department had 64 approved firefighter and fire officer positions, with one of those positions open due to extended military leave. She said this position had been open for four to five years.

Military leave, light duty assignments, and attrition had kept both departments operating below the approved head count, so adding these positions would not push the departments above the approved head count, Brown concluded.

City Manager Jon Rorie asked what the attrition rate was, and Brown replied that it was 10% for police officers and corporals, and 37% for EMTs and paramedics in the Fire Department, with most of that from part-time employees. Rorie said he wanted to emphasize that the vacancies existed anyway, so this additional hiring would increase the headcount, but the dollar figure would remain the same.

Prebor noted that if the employees came off leave, the attrition would mean there was a position open for them to come back to. Rorie added that attrition was not limited to Police and Fire, saying there was attrition in Public Works and Recreation.

Ernst moved to approved Agenda Item 05-18-02. King seconded. Motion carried unanimously.

05-18-03 Consider Ordinance Amendment & Resolution for 5% Cable Franchise Fee

City Clerk/Public Information Officer Betsy Tyler noted that at the last Council meeting, Finance Director Paul Salvatore and Telecommunications Consultant Allen Davis presented information on how cable franchise fees were declining as consumers switched from cable to broadband and other options.

Tyler said they made a couple of recommendations – one dealing with the use of rights-of-way for services that could not carry a franchise fee would be addressed later. The other recommendation was to raise the City's franchise fee from 4% to 5%. Tyler pointed out that 5% was the maximum allowed, and Peachtree City was one of only two cities in the state that did not impose the full 5%. Council would need to forward a resolution to the Secretary of State because the providers were under State franchises, but first they would also need to amend the ordinance to change the fee to 5% as of October 1. The resolution to change the fee would then be sent to the Secretary of State.

Fleisch clarified that it was an automatic change if the resolution was submitted. Tyler said it was; the resolution was just a declaration to the state of what the fee would be.

Prebor made sure he understood correctly that there were only two municipalities imposing a 4% fee.

Ernst moved to approve the ordinance amendment to raise the cable franchise fee to 5%. Prebor seconded. Motion carried unanimously.

05-18-04 Consider IGA with Fayette County for 2004 SPLOST Funding of Roundabout at Peachtree Parkway/Crosstown Drive

Rorie stated this issue had been discussed in Retreat and in Special Purpose Local Option Sales Tax (SPLOST) sessions. He showed an aerial photograph of the Peachtree Parkway and Crosstown Drive intersection, noting there were significant backups and time delays in the mornings and afternoons. Multiple traffic studies had assessed vehicle counts and average daily traffic counts.

Project #3 for the 2017 SPLOST was an extension of the right hand turn lanes that would channelize them and move them ahead of the intersection. That was estimated at a cost of \$550,000, Rorie explained. He had then begun to get calls for a roundabout and not to do the project halfway. He said they went back to a 2004 roundabout concept that also channelized the right turns, getting them out ahead of the intersection, promoting the free flow of traffic.

The City worked with Fayette County through its Transportation Committee, and the County had authorized a \$1.5 million contribution for construction of a roundabout at the intersection of Peachtree Parkway and Crosstown Drive. That money would come from extra dollars from the 2004 SPLOST, which listed the roundabout as project I-16. The City wanted to elevate that 2004 project into the 2017 SPLOST timeframe and work with Integrated Science & Engineering (ISE) to finalize the design.

Rorie said he wanted Council to decide two issues. One was to approve an intergovernmental agreement (IGA) with Fayette County for the project and its funding. The County Commission would also need to approve this. Any costs over \$1.5 million would be the City's responsibility. The other issue was a task order from ISE for the design and engineering of the roundabout. He said he could not authorize the task order without approval of the IGA. What was needed at this point

was approval of the IGA. It would then go before the County Commission, and, if approved, would get the project started.

Rorie said he wanted to make clear that work would not start immediately, or even this year, because of the number of other projects underway. However, it would begin as soon as possible.

Fleisch said they had also considered a traffic signal, but the consensus among experts was that roundabouts were more efficient and safe. City Engineer Dave Borkowski said that, whenever a signal was proposed, the Georgia Department of Transportation (GDOT) required a traffic analysis. A roundabout would be safer than a signalized intersection. Running a red light at normal speed and T-boning another car was much worse than hitting another vehicle at 15 mph in a roundabout.

ISE's Dan Davis pointed out that a roundabout was also quieter than an intersection with a traffic signal. Heavy trucks could often roll through without stopping and re-accelerating. Traffic signals attracted lane changes, but roundabouts were more peaceful.

Fleisch recalled that in 2010, when this analysis was done, trees and the width of the footprint were a concern. She hoped there was a landscaping allotment in the proposal. Rorie said the task order for ISE was for design and engineering, and there were two items that said "not to exceed cost without approval." One was a traffic study update, and the other was for landscaping design and plans. Rorie said he understood the concern over cutbacks in greenspace, and \$16,000 was allocated for landscaping design as part of the total design and engineering cost of \$168,000 to \$200,000.

King asked if the project would stay close to the \$2 million estimate. Borkowski replied that an updated cost estimate showed that the \$1.5 million plus the \$550,000 from the City's portion of the SPLOST should cover it.

King moved to approve Agenda Item 05-18-04, IGA with Fayette County for 2004 SPLOST funding of roundabout at Peachtree Parkway/Crosstown Drive. Madden seconded. Motion carried unanimously.

Council/Staff Topics

Preview – Tree Permit Requirements

Senior Planner Robin Cailloux reminded Council that she presented a draft of this ordinance a few weeks previously and had gotten good feedback. She said she would present a revised proposal and began by recapping what had been discussed earlier. Cailloux noted that the goal would be to preserve the natural environment in the community, particularly the policy about protecting specimen trees due to their exceptional quality or size.

Cailloux highlighted conditions under which a specimen tree could legally be removed: 1) dead, dying or infested; 2) in the way of a utility line; 3) in a construction zone; 4) imposing an economic burden; and 5) imposing an immediate life-safety hazard. Cailloux also gave some situations in which removal would not be approved, such as the desire for a lawn or vegetable garden, fear of the tree falling on house, dislike of that type of tree, believing the tree would grow too large for space, or to allow for more light in the house.

Cailloux noted the average definition of specimen trees in several categories for designated Tree Cities and under both the current and revised draft Peachtree City ordinances. Tree Cities set the circumference guidelines for understory trees, such as dogwoods or flowering cherries, at eight caliper inches; for hardwoods, like oaks, at 24 inches; and for softwoods, such as evergreens, at

28 inches. The three cities that required permits to cut trees on residential lots set the standard at 21 inches, meaning any tree over that circumference required a permit to cut.

Next, Cailloux pointed out the differences between these averages and what was currently in the City's tree ordinance, which defined specimen trees as understory trees six inches or more in circumference; hardwoods at 12 inches, and softwoods at 10 inches. A permit was required to cut any tree larger than six inches in circumference.

The draft proposal first brought to Council designated specimen understory trees at 10 inches or larger, with hardwoods at 25 inches, and softwoods at 30 inches, and had required a permit to cut understory trees with a circumference of 10 inches or more; all other trees must be at least 20 inches before a permit was needed, Cailloux reported.

Feedback from Council showed they wanted a more conservative approach, and the revised proposal was more in line with what was used in Tree Cities. It established specimen trees as eight inches for understory trees and 20 inches for most hardwoods, except for sweetgums, which were set at 24 inches. This was because sweetgums had aggressive surface root systems that could cause damage. Many of the permit requests in the City were for sweetgums and pines, she noted. Specimen softwoods would also be defined at 24 inches. Cailloux said permits would be required to cut down understory trees of eight inches or more in circumference; other trees would need to be 18 inches or greater to require a permit. She said this was a little lower than the Tree City averages, but that was appropriate, given the value Peachtree City placed on its trees.

The proposed ordinance would keep the five existing strict requirements for tree removal, but if someone wanted to remove a tree that did not meet these conditions, they could do so by contributing \$20 per caliper inch to a Tree Fund. This value was calculated using the standard that it cost the City about \$500 to replace a tree on public property, Cailloux noted.

She said they would like to add a disincentive for contractors to remove trees without obtaining permits. Right now, only minimal fines were imposed on offenders, but a "three strikes, you're out" policy would mean that the third time a tree contractor was found guilty in Municipal Court of removing trees without a tree permit, they would be banned from obtaining tree removal permits in the City for 12 months.

Other changes included removal of a line referring to insurance requirements for tree contractors because there was an entire section on specific needs for contractors, and there could be conflicting information. Also, language had been updated to reflect changes in titles and departments. She told Council this was the proposal they would like to present for a public hearing and consideration.

Fleisch inquired about an education process for tree contractors. Cailloux said there could be an open house to allow for a one-on-one explanation of the changes and what the City would be doing. In addition, a letter would go out, and the online brochure would be updated. Five to seven contractors pulled the majority of permits, Cailloux noted, and staff reached out to them to see what they were encountering in other communities and got their opinions in formulating the proposal.

Ernst asked if attendance at the open house would be a requirement. Cailloux replied they had not thought about that, but said they had a lot of opportunity for engagement with the tree contractors and could talk about making it a requirement.

In response to a question from Rorie, Cailloux said three people in their department shared the responsibilities of issuing tree permits, and they spent at least three to four hours a day on this, noting that was a lot of time for a free permit.

Rorie said it was a goal of the City to maintain an adequate amount of tree coverage, and, with 3,700 acres of greenspace to maintain, the costs were considerable. If dead or diseased trees were not removed, such as those infected with pine beetles, the problem would get out of hand. Managing greenspace was essential, and there was a cost. He said staff dealt with the micro side, issuing permits for tree cutting on residential property, and on the other side was the 3,700 acres the City must manage. He said a practical approach to tree management was needed.

Madden was interested in the amount of the fine. Cailloux said the existing ordinance called for \$100 per caliper inch, but that had not been used in the time she had been here. She said the most recent fine had been \$50. Madden asked how the City found out about violators, and Cailloux said many were reported by an alert populace who noticed trees being cut and called to ask if permits had been issued. Code Enforcement went out daily to check on these types of calls.

Madden verified "three strikes, you're out" meant that, if a contractor had not gotten permits three times for trees he was removing, he could not legally do business in the City. Cailloux confirmed that was the case. Rorie asked what the fine should be.

King noted that if he cut down a 6- or 7-inch understory tree himself, he could pay the fine and not deal with a contractor, if he wanted to do the right thing. Cailloux said that was what this ordinance would say. Using a 22-inch red oak as an example, she said if the tree did not meet any of the five conditions, you could contribute \$440 (\$20 X 22 inches) to the Tree Fund, which could only be used to plant trees on public property, which contributed to the overall canopy on protected property.

Rorie told Council the presentation of the first draft could count as the first read, and this was the second read. He said the ordinance would next come before Council on the Consent Agenda at a future meeting.

Madden asked City Attorney Ted Meeker if they could suggest a mandatory minimum fine of \$500 to \$1,000 to assist the judge, who apparently was not adhering to the current code. Meeker said yes, but it could have unintended consequences. He said as the ordinance read now, it presented a suggested fine, which gave the judge discretion. It might not be an issue of him not complying, but exercising his discretion, Meeker said. However, he told Madden, Council could include a mandatory fine if it was within the charter and the state's guidelines for misdemeanor offenses. King said he did not favor mandatory fines. Madden said it seemed the judge was assigning fines no one cared about because they were so low. Rorie observed that someone might be willing to pay a \$500 fine to get rid of a magnolia that dropped leaves.

Lake Peachtree Spillway Update

ISE's Dan Davis, the project manager for the spillway, informed Council that inclement weather had put the contractor close to four weeks behind schedule. He said the contractor was doing his best to catch up, but this was a small working space, in a hole, and recent rains were making it difficult. He showed what had been completed and what was still underway. Davis noted that only two of the piano key weirs remained to be built. Grinding and polishing of the concrete was being done. He said three crews were working hard out there today. Rorie pointed out that it rained earlier in the day, but after the rains ceased, the crews were back on the job.

Davis said regular inspections were being performed, and the contractor was building in complete accord with the plans. There was a high level of expectation. For example, the concrete must achieve a hardness of 4,500 pounds per square inch, and they were not allowed to remove the shorings until that was reached.

The project was nearing substantial completion, Davis summarized, but was about four weeks behind. There had been 1.5 inches of rain this week, with more expected next week, and a total of 20.76 inches this year.

The next steps would be the final pour on the western sidewall, with work on the final piano keys commencing in the next week. The remaining wing walls would be started in about three weeks. They could not be put in until late in the process because they were in areas that provided access to the site.

Lake pool as of noon on Thursday was at 777.6 feet. They were striving to reach 778.5 but the County's water system manager had left a buffer due to the rain. The valve would be closed, and the lake would be allowed to reach 778.5 soon. Davis presented a drawing showing what lake levels in different areas would be at 778.5. It depicted where the water would be two feet or deeper, as well as areas that would be two feet or less.

Fleisch asked if the lake would be deep enough to kill the grass growing near the SR 54 bridge, and Davis said he did not believe the water would reach that far. Rorie pointed out the area being discussed and said this whole project was predicated on trying to manage that growth, and he still felt they were in a good position because the lake bed would not be sitting dry for 18 months to two years. There would not be 12- to 15-foot black willow trees to deal with, he commented, only tall grasses that should die off after the lake filled. The project was planned this way, and they should be on track to have it work, Rorie said. Davis reiterated that the contractor was making every effort to stay on scheduled.

Rorie asked what normal pool was, and Davis said 784.5, meaning the lake was about six feet down. They were moving towards the target of 778.5, where it would stay until it was time to remove the cofferdam. Davis confirmed this and noted that Lake Kedron also was down for painting of the bridge. He said a buffer must be kept in place right now.

The lake level would remain at 778.5 through the July 4 holiday, Davis commented. After that, all the infrastructure should be in place, and they would tell the County to start lowering the lake again on July 5. It would be lowered enough to remove the temporary cofferdam, which should take about a week or a week and a half, and then the valve could be closed immediately to allow the lake to refill.

Davis reported that the cart path bridge should be set on July 15 or shortly thereafter, with the parapet walls, berms, and cosmetic work also starting around that time.

Rorie also wanted to talk about the Lake Kedron bridge project. He displayed photos of the bridge. The lake was lowered now, and Borkowski pointed out on the photo the mark that showed normal lake level on the pilings. Rorie said the lake level must be lowered even more to get it below the cross bracings that were rusted. Borkowski said the pattern this spring had been that the lake would get really low, and then it would rain and cover the last few feet again. He confirmed that this maintenance was necessary because the cross braces were a key structural element of the bridge. Borkowski said the lake must be lowered about 14 feet below normal pool.

Rorie said the options were to perform this maintenance now while Lake Kedron and Lake Peachtree were lowered, to wait until later and have to lower the lakes again, or to do nothing and let the bridge deteriorate until it was unsafe. Borkowski said the final option would mean expensive emergency repairs.

Fleisch inquired when the braces were last examined. Borkowski said the last inspection report was a couple of years ago, but he said they had no idea it was in this poor condition because the inspection did not go all the way down.

Prebor asked why they installed a bridge that needed so much maintenance and asked if there was any way to replace the bracing or shore it up. The bridge was built in 1988, Tyler pointed out.

Fleisch asked why the inspection did not catch this damage, and Rorie said it was done from the top up so the rusted areas were not examined.

Rorie asked how long it would be until the bridge was looked at again. He said infrastructure issues were important now at the national, state, and local level, and if the economy tanked again, there would be no money for repairs. He said this had to be fixed and maintained, even if the lake had to be lowered.

Borkowski pointed out that maintenance was a consideration now when the City built new structures. He said they looked at how to avoid issues, such as by using all concrete piles on bridges. He said they dealt with issues such as this all the time.

In response to a question from Fleisch, Borkowski said the repairs were being affected by grinding the metal. That day, he noted, a whole pile was done and painted, with more than 40 to go. Rorie said it was hard to tell what was being done from above, but a lot was being accomplished. Borkowski said they were doing everything they could on the parts not underwater and saving the remainder for later. He noted that the valve for the dam was always open, and the water was coming down. Prebor and Fleisch asked if there was a dry spell could they get to the bottom on all 47, and Borkowski said he would talk to the contractor. He noted it took two or three weeks for the lake level to drop this low. Fleisch said on July 4, Lake Kedron would be down and Lake Peachtree would be up.

Rorie noted that this was the time to do these repairs, while the lake level was down. He said the spillway should have been done two years ago when the lake was low.

Fleisch asked when this should be completed, with Borkowski replying eight weeks. Fleisch clarified if it would be accurate to tell citizens that when the lake was lowered, they found the damage was much worse than expected, and this needed to be done. Rorie and Borkowski said that would be correct.

King asked if there was an alternative, such as bracing with cross planks, then removing the rusted braces. Borkowski said the braces were welded into place. They looked at adding additional bracing, but it would cost \$60,000, and the braces would still need to be cleaned.

Fleisch asked how often this maintenance should be done, and no one knew when, or if, the bridge had ever been painted. Prebor said it was important to prevent this from happening again. Rorie said they would need an engineered plan before making any structural changes.

Fleisch also said she had a question about fish in Lake Peachtree. Rorie said Georgia Department of Natural Resources (DNR) came in two years ago and said the fish were fine after the lake was

lowered then. There were inversion issues when the lake was as down, resulting in fish kills of shad. When the lake was raised back to normal levels, Rorie said the state would come in again to assess the fish population and see what should be added to maintain environmental health. The City used the same procedure when it assessed Three Ponds each year. They would re-stock as appropriate, based on the DNR recommendations, Rorie said.

Consider Policy for Use of Public Right-of-Way

Borkowski stated that this was what Tyler mentioned earlier, the second part of the solution to recouping losses from the disappearing cable franchise fee. He said the City needed to deal with the issue of companies using the City's rights-of-way with no return to the City. He summarized the proposed policy as a way for the City to extract a monetary benefit from a utility that wanted to construct facilities and operate in the City's rights-of-way. He said there would be more requests to use rights-of-way in the future, citing small cells as an example. The fees could be determined on the amount of infrastructure they wanted to install.

Borkowski said the proposed ordinance had been used in many other communities and would be vetted by the City Attorney. This was a preview, and Borkowski said it would come before Council in the future for consideration.

Fleisch told him she had gotten two complaints from residents about NuLink working in the rights-of-way at Waterford Green and Roxbury. She asked, if the City gave them permission to work there, and they left their big orange spools out for a long period, would that be covered in the proposed ordinance. Borkowski said it was in the existing right-of-way ordinance, and complaints were handled by staff. Rorie said Code Enforcement was handling some of these complaints.

Madden said there were some areas with no poles, asking if the City would be able to dictate to the utility what type of poles to put up. Borkowski said the small cell ordinance recently adopted by Council covered this issue. Madden was assured that permission from the Planning Department was required. Borkowski said the policy he was discussing dealt with the money aspect, which would come after permitting.

FCDA Management Report/Update

Megan Baker, Business Expansion & Retention Manager for the Fayette County Development Authority (FCDA), reported that the FCDA had been busy recently. On April 25, they hosted the annual Developers' Day, dedicated to showcasing the benefits Fayette County had to offer to businesses. Project managers in targeted industry sectors had been invited, and over 25 attended, representing Georgia Power, the Department of Economic Development, Georgia EMC, and site selectors from national and international businesses. The theme was Experience Fayette and included a hands-on tour and film experience at Pinewood Studios and Pinewood Forest, as well as remarks from elected officials, including Mayor Fleisch.

Baker reported that the visit was designed to show that the community had created an ecosystem around Pinewood. After the movie studio decided to locate here, there was still the workforce issue, so they lobbied to get the Georgia Film Academy. Pinewood Forest offered a work, play, housing setting for creatives and completed the wrap-around, customized solution.

The day emphasized that if the Fayette community could do this for film, they could do it for a headquarters, or an existing businesses. Baker said attracting business no longer depended solely on tax incentives or running sewer lines; it often required intangible items such as a dog park. Representatives from Rinnai and NAECO attended and talked about what they liked about doing business in Fayette.

Baker said those two existing businesses had decided to expand, representing about \$10 million in capital investment. Project Homestead was the code name used for another business that was considering locating in Peachtree City, Baker reported.

She said she appreciated the support the City offered and noted that existing businesses provided 80% of the job growth here. Her job entailed many visits to existing businesses, helping them with workforce issues and permitting, for instance. Keeping businesses informed about state or national trade or small business events was another task she handled.

The FCDA was working on completing their website, with an eye towards rolling it out in June. The FCDA had taken over film locations coordination from the county. Melissa Hill was handling this, and had assisted with 16 productions to date since starting on February 27. She was also updating sites for filming on the state database. Supporting the film program was good for the County because they brought their workers, she noted.

Baker said a roundtable event was planned for June for the County's more than 15 aviation companies where they could discuss their needs and find out what support was available. Partners from the state would be invited, too.

The vacancy rate for industrial space in the County was 1.9%, Baker reported, and retail was 2.6%. The office vacancy rate was 10.4%. She said it might be that offices needed to be renovated to meet the standards expected by businesses today, and that was something they were considering.

Prebor asked Baker about the two business expansions she mentioned, as well as Project Homestead. Baker said the code names for the business expansion were Project Durango and Project Cold. Project Cold would be about a \$6 million to \$8 million project that would add 30 employees. Project Durango was estimated at \$3 million, also expected to bring in about 30 new jobs. Project Homestead, the latest project, came about after Developers' Day when she said a project manager from Georgia Power said this had made him think differently about doing business in Fayette County, and the Project Homestead opportunity arrived about a week later. Baker said she could not talk further about it, but it would bring about 100 jobs to Peachtree City if they decided to locate here.

Update – Senate Bill 17 (Brunch Bill)

Tyler said Rorie asked her to update Council on this, and she had had one restaurant owner call about it. On May 8, the Governor signed this bill, which would allow restaurants to start serving alcohol on Sundays at 11 a.m., instead of 12:30 p.m.

However, Tyler cautioned, they could not start that yet. It would require a local referendum to change local requirements. She said she had been in contact with the Fayette County Elections Office, and changing the law would be a multi-step process. First, Council would have to pass a resolution saying they wished to have the referendum. That would give the Elections Superintendent, in this case the Fayette County Board of Elections, 10 to 60 days to issue the formal call for an election, which must be held within 30 to 60 days of the call.

Tyler said she could not bring a resolution at this meeting or at the next meeting. The state regulated when special elections could be held, and the only remaining date this year was the November 6 General Election. If Council wanted the election on November 6, Tyler said she would bring a resolution in July or August. However, Fayetteville, Tyrone, and Fayette County might also be considering this, and the Elections Office suggested the cities coordinate their schedules so

there was not a special election on November 6 followed by another in March, a third in July, then all the municipal elections in November of next year.

Another consideration would involve other State requirements. In the past, the State Elections Office had mandated that if there were a countywide election, plus at least one special election in a jurisdiction that was not countywide, separate ballots were be required. For Peachtree City, this meant some residents go to Starr's Mill to cast a countywide ballot, and then go to Braelinn Elementary to vote in the City referendum. Other jurisdictions had similar situations.

The challenge affecting November 6 was that the County did not have enough voting machines to accommodate four special elections, plus the General Election. The County Elections Office was waiting to hear back from the state, but they had to get through the May 22 primary election first. Tyler said Fayette would not be the only jurisdiction facing this issue, and she would update Council when she had more information.

CID and Redevelopment Powers

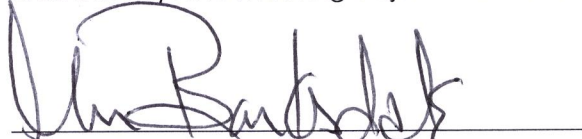
Fleisch asked about the procedure for the Community Initiative Development and Redevelopment Powers discussed at this spring's Retreat sessions. Meeker said both required an act by the General Assembly, then approval by voters in a referendum. Fleisch said Council should get the resolution written and passed this summer, so the General Assembly could approve it in the 2019 session. It could be on the ballot in the November 2019 General Election.

King mentioned that early voting would end Friday. He also invited everyone to attend the annual Memorial Day Service at City Hall at 9 a.m. on Monday, May 28.

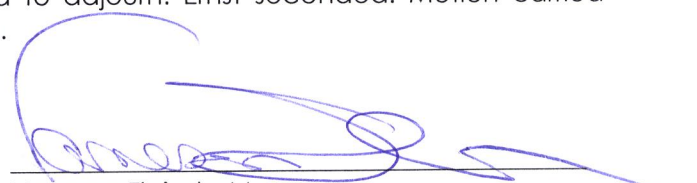
Ernst asked about the SR 54 repaving. Borkowski said GDOT was working on the Clayton County side, milling side streets and turn lanes. The next phase would be deep milling on the main through lanes. He said GDOT crews would not be back in Peachtree City for that until July.

Rorie said the City was completing the punch list at the Planterra and MacDuff intersections and getting the signal timing aligned. He said it could be three or four weeks to get that finished.

There being no further business, Madden moved to adjourn. Ernst seconded. Motion carried unanimously. The meeting adjourned at 8:06 p. m.



Martha Barksdale, Recording Secretary



Vanessa Fleisch, Mayor