

City Council of Peachtree City
Meeting Minutes
May 5, 2016
7:00 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, May 5, 2016. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Others attending: Terry Ernst, Mike King, Kim Learnard, and Phil Prebor.

Announcements, Awards, Special Recognition

Mayor Fleisch recognized former Peachtree City First Lady, Dolly Morgan, who celebrated her 100th birthday. Youth Services Librarian Janice Dukes was recognized for 15 years of service to the City. Police Capt. Stan Pye introduced the 20th class of Community Emergency Response Team (CERT) graduates. He noted this graduation brought the number of CERT-trained residents to just under 1,200 in 10 years.

Pye also reported that a group of officers had gotten together to help a homeless family with five children who had been living for almost one year in their SUV. The officers on Sgt. Chris Hyatt's shift obtained new car seats for the children, collected enough money for several nights in a hotel and food, and arranged for work for the father, a struggling minister who had been working odd jobs.

Minutes

April 21, 2016, Regular Meeting Minutes

King moved to approve the April 21, 2016, regular meeting minutes as written. Learnard seconded. Motion carried unanimously.

Consent Agenda

1. Consider Alcohol License – NEW – Aldi, 2709 Hwy 54 West

Learnard moved to approve Consent Agenda item 1. Ernst seconded. Motion carried unanimously.

New Agenda Items

**05-16-01 Public Hearing – Consider Step 2 Annexation & Zoning, Starr's Mill Academy,
Hwy 74 South**

Planning & Development Director Mike Warrix addressed Council, noting the request was to annex the 6.71 acre tract into the City and zone it for office use. It was located within unincorporated Fayette County and was zoned Agricultural Residential (A-R), with an Office (OFF) designation on the Fayette County Future Land Use Plan. The day care/school was permitted in A-R zoning as a conditional use.

Warrix continued that Council had approved the Step One request on February 18. The Planning Commission heard the Step Two request on April 11, and they had recommended approval with conditions. On April 14, the Fayette County Board of Commissioners had stated they had no objection to the annexation. The recommended conditions for approval included:

1. *The Applicant shall be solely responsible for constructing a multi-use path connection from The Gates subdivision to their existing parking lot in a location deemed acceptable by the City Engineer. The path shall be designed and constructed in accordance with the City's multi-use path design standards.*
2. *The existing signage on the tract will be improved to City of Peachtree City standards.*

3. *The zoning designation of the subject tract shall be OI Office Institutional.*
4. *The Land Use Designation of the subject tract shall be OFF Office.*

Jerry Peterson represented the owners of Starr's Mill Academy. He pointed out the property was on the southern edge of the City and was bordered by the City (The Gates subdivision) on two sides. It was located across from the Starr's Mill School Complex. The 11,000 square-foot building was built in 2000, housed 200 students, and had an outdoor play area and swimming pool. The current owners purchased the property in 2002, and it had operated as a day care since that time. A place for a cart path connection and sewer line to the school had been set aside in The Gates subdivision. There was an existing sidewalk along the SR 74 side of the tract. The tract had a median cut on SR 74.

Peterson continued that the tract's land use designation in the County was Office, and the OI portion of The Gates was adjacent to Starr's Mill Academy.

Fleisch opened the public hearing. No one spoke for or against the proposed annexation and rezoning. The public hearing closed.

Prebor recused himself, noting his affiliation with Starr's Mill Academy due to his wife's employment there.

City Attorney Ted Meeker referred to the four conditions of approval, asking if the property owners accepted the conditions. Peterson said they did, adding that connecting to sewer could take some time since an engineer had to be hired, then plans had to be drawn.

Learnard moved to approve the Step Two annexation and OI zoning requests from Starr's Mill Academy, subject to the four conditions. King seconded. Motion carried 4-0-1 (Prebor).

**05-16-02 Public Hearing – Consider Variance Request, Front Setback Requirements,
565 Dividend Dr.**

The applicant had requested this item be continued as he was out of town.

Ernst moved to continue item 05-16-02 until May 19. King seconded. Motion carried unanimously.

05-16-03 Consider Chadsworth Cart Path Easement

City Engineer Dave Borkowski asked Council to consider approval of the cart path easements for construction so that the existing path on Chadsworth would connect to the existing path on Franklin Ridge, which would allow carts to cross MacDuff Parkway at an actual intersection rather than being in the roadway. He continued that Pulte Home Corporation had executed the documents. Public Works would construct the path extension as part of their annual goal of cart paths paved.

King moved to approve agenda item 05-16-03, Chadsworth cart path easements. Learnard seconded. Motion carried unanimously.

Council/Staff Topics

Alligator Report

Police Chief Janet Moon reported she had met with a representative from the Department of Natural Resources (DNR) that morning to discuss what to do with Flat Creek Floyd (the name given to the alligator that had taken up residence near the SR 74 bridge over Flat Creek). DNR

had not planned to get involved since the alligator was on public lands and was not deemed a threat. Due to the alligator's notoriety, DNR sent a contract trapper to catch Flat Creek Floyd so he could be relocated approximately 100 miles south of the City. Moon continued that there were challenges because the alligator was in a public area that was open and not in a contained body of water such as a pond. The trapper had to construct special snares and processes to catch the alligator. She asked for the public's help, asking them not to feed the alligator. If the alligator got used to people feeding it, then he would have to be euthanized.

Ernst said he had been told that Noah's Ark, the animal sanctuary in Locust Grove, might accept Flat Creek Floyd if DNR would not take him. Moon said she would let the trapper know.

Lake Peachtree Harvesting

City Manager Jon Rorie said there were three different topics regarding Lake Peachtree. He pointed out that the lake had been filled for almost five weeks, and the Battery Way boat dock, which was actually a viewing platform, was to be constructed when the lake was full. He reported the contractor was supposed to have come the first week of May, but had to complete another job first. The contractor was now expected to arrive the next day, Friday, May 6, to begin installing the dock.

Rorie continued that Public Works staff had been cleaning out vegetation in areas that could not be reached with the Marsh Master. Staff had determined that the harvester was needed for a few more days in some areas, and the contract would be amended. It was a matter of scheduling a time for the contractor to return. Some of the coves around Snake Island were among the areas that needed the harvester again. Rorie recognized the Public Works staff that had helped clean up the vegetation along the shoreline at Battery Way, Drake Field, All Children's Playground, Pinecrest Boat Ramp, and the spillway, which had been done three times. They had also worked in the Cedar Point area. This was something that staff would continue to do.

Staff was actively engaged in rehabilitating Drake Field now that the dredging was completed. Work on the field ranged from signage to electrical outlets, and it was funded in the Facilities Authority Bond. The original funding target for installation of electricity was \$75,000, and approximately \$44,000 had been spent. Hydro seeding was scheduled for May 23, and the electrical work had to be done before that. He had authority to approve the contract at \$40,000, but it would be \$44,000. He wanted to let Council know he would approve the funds, but there would be two separate contracts. One was for the lights, and the second was for the actual electrical infrastructure. Fleisch said that was good, and she wanted to get the project moving.

Prebor asked Rorie to explain why the dock had to be installed after the lake was full and why a barge was needed. Rorie said a barge would be used to install the dock, and the pilings had to be driven in at a specific resistance, which could not be done while the lake was dry. If the lake had been dry, a lull (a crane) would be needed for installation to drive the piles in. The lull was four times heavier than a tractor, which had gotten stuck in the muck when the lake was drained.

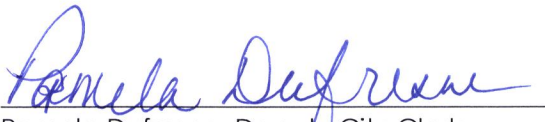
Learnard recalled Council had looked at various spillway designs at the April 21 meeting, asking if a spillway plus dam as a whole project had been considered. Rorie said staff had talked to ISE, and they were looking at that as part of the design parameters. Learnard asked if, depending on the construction of the spillway, the lake had to be lowered, whether restocking the lake would be affected. Rorie said DNR was trying to reschedule a time for someone to

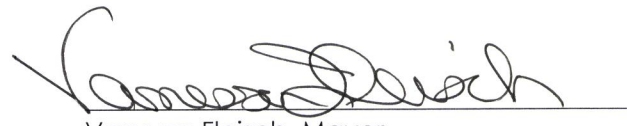
come out and electro fish next week to determine the stocking needs. People were catching bass off Battery Way, so fish had survived. DNR would assess what was needed in the lake.

Executive Session

There were no items for Executive Session.

There being no further business, Learnard moved to adjourn at 7:38 p.m. King seconded. Motion carried unanimously.


Pamela Dufresne, Deputy City Clerk


Vanessa Fleisch, Mayor