

**City Council of Peachtree City
Meeting Minutes
Thursday, April 20, 2023
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, April 20, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Announcements, Awards, Special Recognition

City Clerk Yasmin Julio stated that new rules for public comments would take effect at this meeting. Speakers would be allowed three minutes for their statements, while the total time allotted for public comments had been increased to 30 minutes.

Julio also stated that changes would be coming in a few weeks to the website regarding access to agendas and videos.

Presentation

Gerresheimer Presentation

Planning and Development Director Robin Cailloux introduced Fred Howery, President and Chief Executive Officer of Gerresheimer Peachtree City, saying Gerresheimer was the city's pre-eminent manufacturer and employer.

Howery explained that Gerresheimer manufactured medical devices, such as auto-injectors and inhalers. They were currently expanding to add about 80,000 square feet of clean room, which would almost double their manufacturing size, in order to manufacture auto-injectors for Eli Lilly's Trulicity, a drug for the treatment of type 2 diabetes. At the Peachtree City location, they expected to make 110 million units per year.

To support this, Howery continued, they would need an additional 189 employees to support the 220 current employees. He told Council Gerresheimer was quoting an additional job with Eli Lilly, and that would require hiring an additional 209 people. The expansion that would be required would not fit on the SR 74 South location, so they were looking for other sites to accommodate it.

Howery said Gerresheimer tried to be a good community partner with Peachtree City, and Peachtree City had been good to them. They were working on their branding to get more known in the community. Because unemployment was low, they had to work hard to hire through local schools and job fairs. Word of mouth was their best hiring tool, he said.

Only about 10% of Gerresheimer's employees lived in Peachtree City, Howery stated. About 40% lived in other parts of Fayette County, and 50% lived outside Fayette. Peachtree City was more expensive than other areas, he noted, pointing out that the average salary at Gerresheimer was \$62,500, which was a good wage, but made Peachtree City difficult to afford. If you made that amount in Fayetteville, you would need to make 8% more, or \$67,180, in Peachtree City to maintain the same standard of living. If you made that in Newnan, you would need 10% more, or \$68,854, in Peachtree City.

Holland asked him to go over the number of employees again, and Howery did so. King asked what size property were they looking for now? Howery replied they needed eight to 10 acres for the upcoming project but were looking for 20 to 30 acres to accommodate future expansion.

Destadio wondered what type of employees were needed? Could they take kids out of high school? Howery told him they could; they needed anything from a material handler on up to high level engineers. They had held high school open houses and brought some students in through those. They also offered tuition reimbursement.

Did they provide in-house training? Holland inquired. Howery said yes and noted that some supervisors and managers had worked their way up in the company.

Howery said they would up their hiring as the new expansion got ready to open. The walls would be going up in May, and equipment should start arriving in January.

Public Comment

Suzanne Brown wanted to talk about electric bikes and scooters on the paths, saying they were dangerous to pedestrians because they were so quiet and were not required to have bells or horns to warn others of their approach from the rear. Some were large and capable of obtaining higher speeds. Brown thought these vehicles should be registered like golf carts and their speeds needed to be checked. Should they even be on the paths? There were no age requirements for operating e-bikes, despite the speeds of which they were capable. She asked Council to look into adding e-bikes to the ordinance.

Agenda Changes

None

Minutes

March 30-31, 2023, Retreat Minutes

April 6, 2023, Regular Meeting Minutes

King moved to approve the March 30-31, 2023, Retreat Minutes. Holland seconded. Motion carried unanimously.

Holland moved to approve the April 6, 2023, Regular Meeting Minutes. Destadio seconded. Motion carried 4-0-1, with King abstaining due to his absence from that meeting.

Consent Agenda

1. Accept temporary path easement over 100 Governors Trace

2. Repairs to hockey rink roof

3. Award of police car accessory purchase and installation to West Chatham

4. FY2023 Budget Amendment – Walmart Local Community Grant

Destadio moved to approve Consent Agenda items 1-4. Holland seconded. Motion carried unanimously.

Old Agenda items

None

New Agenda items

04-23-04 2023 Stormwater Pipe Rehabilitation Project – CIPP Lining Method

City Engineer Dave Borkowski said the recommendation was that Council award the bid for the 2023 Stormwater Pipe Rehabilitation Project – Cured in Place Pipe (CIPP) Lining Method to Inliner Solutions for their low base bid amount of \$1,082,818. The scope of work was the in-place rehabilitation of 9,244 lineal feet of 15-inch diameter to 36-inch diameter corrugated metal storm drainage pipe. It involved placing a plastic liner in the pipe and inflating it with hot air and steam. This was the preferred method of rehabilitating metal pipes of this size because it was much cheaper than any kind of open-cut method, he explained.

Borkowski said of the five bidders, Inliner Solutions was the low bid. There were funds available in the stormwater infrastructure account.

King moved to approve New Agenda item 04-23-04, 2023 Stormwater Pipe Rehabilitation Project – CIPP Lining Method for \$1,082,818. Prebor seconded. Motion carried unanimously.

04-23-05 Ordinance #1208 – Updates to the Departments Ordinance

Assistant City Manager Justin Strickland said this was a follow-up to the compensation package approved at the April 6 Council meeting. One of the recommendations was to dissolve the Public Services Division and create two new divisions, the Public Works Division and the Engineering Services Division, with the departments divided between the two. It also updated the name of the Financial Services Division to Financial and Administrative Services Division and added the GIS Department, which was new, to that division. There were other language corrections to ensure consistency throughout the ordinance, Strickland continued.

Holland commended Strickland on presenting a well-structured document in less time than anticipated.

Holland moved to approve New Agenda item 04-23-05, Ordinance #1208 – Updates to the Departments Ordinance. King seconded. Motion carried unanimously.

Public Hearings

04-23-06 New Alcohol License – Zark Business, LLC, D/B/A Shell Foodmart – 1211 Highway 74 South

Julio explained this was a new business under construction at SR 74 South and Rockaway Road, and the applicant and location met all requirements for an alcohol license.

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

Prebor moved to approve Public Hearing item 04-23-06, New Alcohol License – Zark Business, LLC, D/B/A Shell Foodmart – 1211 Highway 74 South. Holland seconded. Motion carried unanimously.

04-23-07 Variance Request – Side Setback Encroachment – 100 Interlochen

Cailloux said this property was off Peachtree Parkway North and was zoned for Residential as R-22, which was one of the larger lot zoning districts and required 15-foot side setbacks. The applicant had requested to encroach 4.5 feet into that side setback in order to construct a pool pavilion of approximately 13 by 14.5 feet. She presented drawings that showed the property and the location of

the pavilion in relation to the property line, the setback, and a pool that was under construction. The applicants had provided a landscape plan and some pavilion character images.

Cailloux said the applicants were present, and the Mayor asked if they wished to speak, but they declined.

Learnard opened the public hearing. No one wished to speak in favor of the request. Suzanne Brown spoke in opposition, saying the application said the pavilion would infringe 52 inches into the side setback, but the diagram showed the posts would be 56 inches into the setback, and the fireplace further than that, for a total infringement of seven feet into the setback. Did the fireplace pose a risk to the neighbor's fence?

Brown went on to say the owner wrote a form letter and asked neighbors to sign it in support of this variance. It said the pavilion was 12 by 16 feet, which was different from what they were now saying, and there was no mention of the fireplace.

The owner's narrative emphasized unnecessary hardship and practical difficulty if they were not allowed to infringe into the setback, but Brown called that an improper description because building their desired amenities was not a necessity. They could build a smaller pavilion or locate it closer to the pool. She noted the applicants said if the variance was not granted, they would have to angle the structure and cut down hardwood trees, but that threat should not be tolerated.

Brown concluded by saying the information they presented with the application was so inaccurate, Council would have no idea what they would build if they approved it.

No one else wished to speak, and Learnard closed the public hearing.

Destadio said he disagreed that they would have to build on an angle and remove trees if this was not allowed. He thought they could shift the location of the pavilion and get it within the setback. Holland was also concerned about the pool equipment storage area that was also shown in the setback. He would like to see it moved.

King remarked that you could not really see this area from the street, but he stated that he, too, felt it could be moved to be within the setback. The pool equipment shed also was an issue. The pavilion could be moved forward or it could be smaller, he remarked. King said that they could move these structures so a variance was not required.

Prebor agreed, and Learnard added that she felt variances were for the handful of citizens who were out of options, but there were lots of options here.

Holland moved to deny New Agenda item 04-23-07, Variance Request – Side Setback Encroachment – 100 Interlochen. Destadio seconded. Motion carried unanimously.

Council/Staff Topics

City Manager Robert Curnow announced that the Drug Enforcement Administration (DEA) would be conducting a prescription drug takeback that Saturday at the Police Department.

Learnard mentioned she and Holland were at the Disc Golf Course grand opening the previous Saturday, and she commended Recreation Director Quinn Bledsoe and her staff, not only for the revamping of the course, but for creating a fine event.

Prebor reported that Oak Grove Elementary was having a fundraiser at the Atlanta Braves game on May 20. He asked that the City put an announcement on their website. For each ticket sold, Oak Grove would get \$14.

Strickland said the City's spring cleanup, where citizens could take their unwanted items, would be May 3-6 at the recycling center on Rockaway Road.

King moved to convene in executive session to discuss pending or threatened litigation at 7:10 p.m. Holland seconded. Motion carried unanimously.

King moved to reconvene in regular session at 7:26 p.m. Holland seconded. Motion carried unanimously.

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

The meeting adjourned at 7:27 p.m.



Martha Barksdale, Recording Secretary



Kim Learnard, Mayor