

**MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
APRIL 20, 1995
7:00 P.M.**

The Mayor and Council of Peachtree City met in regular session on Thursday Night, April 20, 1995 in the City Hall Council Chambers.

Mayor Lenox led those in attendance in the pledge of allegiance. Present were Mayor Robert Lenox, Councilmembers Annie McMenamin, Edward Bradford, Robert Brooks and Caroline Price.

No items were added to the agenda.

Announcements, Awards, Special Recognitions

Mayor Lenox presented the "Employee of the Month Award" for March to Gail Denman, Planning Department.

Mayor Lenox presented the "Supervisor of the Quarter Award" for the first quarter to Carolyn Stanton, Recreation Department.

Mayor Lenox presented a plaque to Mr. Dan Lakly to recognize his seven year service to the Peachtree City Water and Sewerage Authority.

Mayor Lenox proclaimed the City's support of the March of Dimes Walk-A-Thon to be held on April 29, 1995. Mr. Rick McGarrah was present to accept the proclamation.

Mayor Lenox proclaimed the week of April 24 -28, 1995 as Fayette Youth Power Parade Week in Peachtree City.

Mayor Lenox proclaimed May 1, 1995 as "Law Day U.S.A." in Peachtree City. Police Chief James Murray accepted the proclamation. Ms. Linda Wells and Ms. Melissa Hamilton, Fayette County Battered Women's Association, presented a commendation to Chief Murray and the Peachtree City Police Department for the quality of service provided to the residents.

Mayor Lenox announced that due to the recent tragedy in Oklahoma City, the flags would be flown at half-staff through Monday.

Department Reports

Mayor Lenox announced that Department Reports for March were available for review at City Hall.

Minutes

McMenamin made a motion that the minutes of the April 6, 1995 City Council meeting be approved as presented. Price seconded the motion. Motion carried unanimously.

New Agenda Items**4-95-15 Consider Change in License Representative-Kwickie**

Mayor Lenox stated that Kwickie/Flash Foods on Crosstown Drive had requested a change in License Representative on their alcoholic beverage license. Mayor Lenox asked the applicant, Mr. Kenneth Hicks, to come forward.

McMenamin asked Police Chief Murray if the discrepancy on the application had been satisfied by Mr. Hick's letter of explanation. Chief Murray stated that while he was not satisfied, the letter had explained the discrepancy. McMenamin stated that all paperwork appeared to be in order and made a motion that Mr. Kenneth Hicks be approved as the license representative for Kwickie/Flash Foods. Price seconded the motion. Bradford asked Mr. Hicks about his employment record on his application ending in 1992 and if he had been with Kwickie since that time. Mr. Hicks stated that he had been unemployed for a year before beginning work with Kwickie. Motion carried unanimously.

4-95-16 Public Hearing - Consider Rezoning - Robinson Road

Mayor Lenox stated that the item to consider a rezoning request for five acres of property on Robinson Road, owned by Ms. Rebecca Coffee-Kern would be conducted as a public hearing. Mayor Lenox read the rules for a public hearing and stated that each side of the issue would have thirty minutes in which to present their views. Mayor Lenox asked to hear first from the applicant.

Ms. Rebecca Coffee-Kern came forward and stated that she owned five acres of property on Robinson Road across from the Whitfield Farms Subdivision which was presently zoned ER Estate Residential. Ms. Kern stated that she was requesting that the property be rezoned to LUR Limited Use Residential, which would allow her to construct two homes on the property each with 2.5 acres.

Ms. Kern gave a brief history of the property, and spoke about the attempt she had made to have the property rezoned. Ms. Kern stated that concerns had been raised that she wished to address, the first being that she intended to build more than two homes on the property. Ms. Kern stated that it had never been her intention to build more than two homes on the property. Ms. Kern stated that it was suggested to her that she purchase additional property from her neighbors, but that on either side a driveway would prohibit that and that her neighbor to the rear did not wish to sell land to her. Ms. Kern stated that water runoff had been questioned, that a soil conservation study had been done. Ms. Kern stated that Council had a letter before them from Mr. Robert Kurbes, Fayette County Health Department, which stated that the property could easily handle two homes. Ms. Kern went on to say that a concern had been raised that the homes would be constructed too close to the street and Ms. Kern stated that she had paid \$9,000.00 to move the power lines in order to nestle the homes back from the road.

Ms. Kern stated that she originally thought that she had not lost any property when Robinson Road was paved, but that she had found out that she lost approximately 1.49 acres. Ms. Kern gave Council a copy of the deed showing the lost acreage. Ms. Kern stated that the only change in the present rezoning request was that the homes would be at least 3400 square feet in order to make the homes more marketable. Ms. Kern stated that under the present Estate Residential Zoning a nursery, school or other commercial venture could be placed on the property. Ms. Kern stated that she felt her request was reasonable and asked that Council grant the rezoning.

Mr. Harry Flowers, adjacent neighbor, came forward in support of the variance and stated that he felt the homes would be an attractive addition to the area.

Ms. Annette Bowman, City Planner, came forward and stated that both the Planning Commission and City Staff recommended approval of the rezoning. Ms. Bowman stated that staff felt that Limited Use Residential Zoning would be a suitable use for the property and would not adversely affect the surrounding neighbors nor would it burden the schools or streets.

Mayor Lenox asked to hear from anyone in opposition to the zoning and hearing none called the public hearing closed and called for Council debate.

Price stated that she had voted in favor of Ms. Kern's request the last time a public hearing was held and that she had not changed her opinion. Price stated that no one was in opposition and that she felt Ms. Kern had made every effort to work with staff and address concerns of the residents.

McMenamin stated that she had voted against the rezoning at the last hearing due to Mr. Cary Evan's concerns, but felt that the Planning Commission had brought out pertinent information and felt the rezoning would be an asset to Robinson Road. McMenamin stated that she would support the rezoning.

Brooks stated that he echoed McMenamin's comments and made a motion that the five acres on Robinson Road, owned by Ms. Rebecca Coffee-Kern be rezoned from ER Estate Residential to LUR Limited Use Residential with conditions as presented in the rezoning application. Price seconded the motion. Motion carried unanimously.

4-95-17 Public Hearing - Five Year Public Improvement Program

Mr. Steve Rapson, Director of Financial Services, reviewed the 1996 Five Year Public Improvement Program for the benefit of Council and the Public. Rapson went over the major items that would impact each year's Public Improvement Program through the year 2000. Rapson stated that Council had reviewed the proposed Five Year Public Improvement Program at Retreat.

Rapson stated that in 1996, the major projects would be the street resurfacing program, the cart path resurfacing program, one sports field, and the Recreation Administration Building.

In 1997, the major projects would be street and carpath resurfacing, the purchase of 22 acres of Recreation Land, and portable radios for the consolidated communications center.

Rapson stated that in 1998 the major projects would be street and carpath resurfacing, and the rebuilding of Leach Fire Station.

In 1999 the major projects would be street resurfacing, the Highway 54 West underpass and utilities relocation and the Braelinn Village Pool.

Rapson reported that in 2000 major projects would include street resurfacing, sports fields, and the Braelinn Village Recreation Activity Center.

Rapson stated that it was staff's recommendation that Council approve the Five Year Public Improvement Program as presented.

There was no public comment and Price made a motion to approve the Five Year Public Improvement Program. Bradford seconded the motion. Motion carried unanimously.

4-95-18 Consider Increase - Hotel/Motel Tax

Mayor Lenox stated that an increase in the Hotel/Motel Tax was discussed at the City Council Retreat. Lenox stated that the increase, which would be paid by those people staying at Hotels and Motels in the City, would assist the Development Authority with the operation of the Amphitheater and Tennis Center and the Airport Authority with the construction of an aviation center. Basinger stated that two (2) percent of the tax would go to the Development Authority and one (1) percent to the Airport Authority. Mayor Lenox stated that an aviation center would be a great asset to Peachtree City.

McMenamin agreed that the aviation center would be an asset to Peachtree City. McMenamin stated that comments had been made about the bid process the Airport Authority had used for the aviation center and asked Chairman David Good if he would address the bid process.

Mr. Good handed out copies of the bid tabulation sheets to Council and stated that objections had been raised concerning the bids. Good stated that two firms had responded to the bid request for a design/build estimate which were Group VI and Conmac Crown. Good stated that Mr. Michael Amos, a member of the Airport Authority, was employed by Group VI, and had removed himself from any dealings concerning the bid due to the conflict of interest. Good stated that on all points relevant Group VI had given a higher quality bid, that Conmac's bid had lacked many of the details asked for.

Good stated that the decision to award the bid to Group VI was unanimous.

McMenamin asked if the members had adjourned into executive session to discuss the matter and if Mr. Amos was present during executive session. Mr. Amos stated that he was not present.

Price stated that she was in support of the increase in Hotel/Motel Tax and that the efforts of the Airport Authority had been enhanced in the last several years and that an aviation center would be an exciting venture to have ready for 1996.

Brooks made a motion to amend Section 13.22 and Section 13.23 of the Peachtree City Code of Ordinances to increase the Hotel/Motel Tax in Peachtree City to three (3) percent effective October 1, 1995. Price seconded the motion. Motion carried unanimously.

4-95-19 1994 Audit

Mayor Lenox stated that the 1994 Audit had been done by the firm of Geeslin, Wetherington and Johnson and Mr. Dale Geeslin addressed the Council.

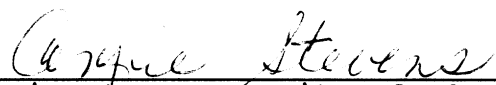
Mr. Geeslin stated that the 1994 Audit had been done in accordance with provisions for auditing. Mr. Geeslin stated that for the last several years the City had received a certification for Financial Reporting and that the report would be submitted again this year and the City should receive the certification. Mr. Geeslin stated that a large part of the audit this year had been performed with assistnace from the Director of Financial Services.

Mayor Lenox made a motion to approve the 1994 Audit as presented. Price seconded the motion. Motion carried unanimously.

There being no further business to come before Council, Mayor Lenox made a motion that the meeting be recessed to be reconvened in executive session to discuss a legal matter. Bradford seconded the motion. Motion carried unanimously.

Executive Session

No action was taken in executive session and Mayor Lenox made a motion that the meeting be adjourned at 8:45 p.m. Brooks seconded the motion. Motion carried unanimously.


Angie Stevens, City Clerk



Mayor

Attest: