MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
April 19, 1990

The City Council of Peachtree City met in regular sesion on Thursday Night, April 19, 1990, at 7 PM in the Municipal Building.

Mayor Brown called the meeting to order and led those in attendance in the pledge of allegiance.

Members present were: Mayor Frederick Brown, Jr. and Council members David Good, Sandi Bongiorno, Robert Brooks and Rich. Parlontieri.

Addition of Agenda Items

Motion was made by Mayor Brown that item be added to consider State LARP funding contract for the widening of Dividend Drive. Motion was seconded by Parlontieri. Motion carried unanimously. Item No. 4-90-17

Mayor Brown made a motion that another item be added to consider traffic control for Dividend Drive. Motion was seconded by Bongiorno. Motion carried unanimously. Item No. 4-90-18

Mayor Brown announced that Sunday, April 22nd, was Earth Day in Peachtree City and that many activities would be ongoing during the day to call attention to environmental needs. He invited everyone to attend and take part. He explained that a parade would begin at Booth Middle School and end at Drake Field where other activities would be located.

Mayor Brown presented the employee of the month award for the month of March to Police Lt. Mike Dupree.

Police Chief, Jim Murray, announced that a Boy Scout Law Enforcement Explorer Post had been established through the efforts of the police and the auxilliary police. He presented the eighteen original members to Council and presented the Charter of the Post to Mayor Brown. He also recognized Sgt. Bob Owen and Lt. Kelly Ricker of the auxilliary police department who were instrumental in organizing the troop.

Mr. Frank Fessenden, citizen of the City, addressed the Mayor and City Council and asked them to take action to recognize Older American Month during the month of May.

Department Reports

Mayor Brown encouraged everyone to review the monthly department reports and reported the population effective April 1st was 20,780.

New Agenda Items

4-90-9 Public Hearing - Rezoning of Huddleston Road Property

Mayor Brown called to order the public hearing to consider the rezoning of certain properties located on Huddleston Road and called upon Jim

Williams, the City Planner, to present the rezoning application inasmuch as the City was the applicant in this case.

Mr. Williams explained that the property in question was on the north side of Huddleston Road and extended north and south from the Peachtree City Tires property to the property owned by Ryder Truck rental which was bordered on the South by the railroad tracks.

Williams stated that property was zoned General Industrial and that the request was to rezone the property to General Commercial. Williams explained that the property was relatively narrow, Huddleston Road had a 100 foot right of way, the industrial zoning required a 50' foot setback and parking was prohibited within the front setback area. He explained that because of this there was difficulty in bringing these businesses in conformity with the zoning regulations.

He stated that the Planning Commission felt the new zoning would be logical as it was adjacent to GC zoning and would bring these businesses into compliance. Williams explained that Ryder Truck Rental was probably the only business that would not fit this zoning and it has now closed down it's Peachtree City operation, at least temporarily. He suggested that the Ryder property could be excluded from the zoning if there was a problem with it but that the Planning Commission had recommended approval for all the properties. Williams stated that the GC zoning would be reasonably in accordance with the land use plan.

Parlontieri asked him to explain "reasonably in accordance" and Williams stated that he felt the current uses were basically commercial type businesses but could be considered quasi industrial.

Several of the owners of the Huddleston Road property were present and spoke in favor of the rezoning. Mr. John Profitt, property owner, explained that all the property owners had forwarded their favorable endorsement of the rezoning and he too would like to see it zoned General Commercial. He emphasized the problems with the setback requirements under the industrial zoning. Mr. Clark Felker, another property owner, endorsed the proposed change in zoning.

After discussion a motion was made by Brooks that the rezoning be approved as requested to include the Ryder property. Motion seconded by Bongiorno. Good commented that he generally he did not think the encroachment of commercial property into industrial property was appropriate as it had not been landuse planned that way. He felt that because Huddleston Road had evolved through a period of time to it's current condition this zoning would be a cleaning up action . He did not, however, want this to indicate his support of any additional commercial zoning in the industrial area. Motion to approve the rezoning was approved unanimously.

Mayor Brown closed the public hearing on the Huddleston Road property.

4-90-10 Public Hearing - Rezoning of Bradshaw Property

Mayor Brown called to order a public hearing to consider the rezoning of property owned by the Bradshaw family which was located on the north eastern edge of the City. He called upon the City Planner, Jim Williams, to present the application because the City was the applicant.

Mr. Williams explained that at a previous zoning hearing this approximately 70 acre tract located at the southwest corner of Sumner Road and Brown Road was rezoned R-43 with condition that Sumner Road be brought up to major collection standards prior to any occupany permits being issued for a subdivision being proposed at that time.

Since that time the City rezoned the agriculture property located around this property to R-43 without conditions and Mr. Bradshaw, at that time, requested the conditions be removed from his zoning. The Council asked the staff and the Planning Commission to take another look at this situation and bring back a recommendation.

Williams explained that the Planning Commission was reluctant to remove this condition because of the City's stand on the development of a collector road in this area . They felt that should the condition be removed all the property owners involved in this area, Peachtree City Development Corporation, Terry Foster, the Bradshaws and any others , would have to be notified that this road development would be a condition of any site plan approval for any development in that area. Williams felt that it would probably be reasonable to remove the condition inasmuch as the other properties did not have the condition as part of their zoning and the effect would still be there because of the notification by letter of the intent on the road development.

Williams stated that the Planning Commission recommended the rezoning be approved with the understanding of the condition of road improvement being part of the plat development.

Mr. Scott Bradshaw, owner of property, stated his support of the rezoning and expressed the opinion that this particular parcel was being treated differently from all the other properties around it which were zoned without conditions.

Mr. Frank Fessenden, resident of Sumner Road, a dirt road, did not think it would in the best interest of the city to allow anything in this area that would permit additional traffic to use Sumner Road in it's present condition.

Parlontieri felt there was the potential of approximatley 1500 feet of a two lane dirt road leading to a paved road and he could not support the proposal. He felt the condition was good in 1987 and was still good.

Good felt that with the development contemplated to be taking place along that area the major access needed to be addressed and that was the reason for the condition. He stated that he would like to see staff and Planning Commission look into getting proper roads in place in the proper way .

Bongiorno stated that she too was reluctant to remove the condition and would also like to the Planning Commission to work out a solution to the collector road for this area. She would not support the rezoning at this time.

Mayor Brown felt that he could support the rezoning because he felt the road was a function of the Planning Commission at site plan review time.

After hearing from all parties a motion was made by Good that the application be denied and it be referred back to the Planning Commission for the development of a plan that considers the entire transportation corridor for the northeast side of the City. Motion was seconded by Parlontieri. Motion carried with Mayor Brown voting nay.

4-90-11 Starting Salaries for Police, Fire, Secretary and Maintenance Worker Positions

City Manager Basinger referred to a letter from the Personnel Officer, Jane Miller, proposing changes to the starting salaries of certain positions. The changes recommended were:

Maintenance Worker I	From $5.73/hr.	To $6.25/hr.
Secretary	From $13,811	To $14,500
Police Officer	From $15,995	To $18,500
Firefighter	From $15,995	To $18,500

The recommendation also included that the recently approved classification of Corporal be raised to 5% above starting police officers and a Sergeant be paid at 5% above a Corporal.

The letter stated that the cost to implement the changes was $62,011 including FICA.

Basinger explained that the reason for these changes was that it had become increasingly difficult to recruit personnel in these areas because of the current salary.

Motion was made by Parlontieri that the recommendation be approved. Motion was seconded by Brooks. Motion carried unanimously.

4-90-12 DOT Resolution regarding Highway 74

City Manager Basinger presented a Resolution from the State DOT asking that the city support the change in classification for State Route 74. He explained that the highway now has several classifications and DOT wanted to classify it Federal Aid Primary Route to qualify it for more federal funding. Staff recommended the Resolution be approved.

Motion was made by Brooks and seconded by Bongiorno that the Resolution be approved as presented. Motion carried unanimously.

4-90-12 Water and Sewer Authority Funding

City Manger Basinger called attention to the fact that at the recent City Council Retreat they discussed allocating one percent of the four percent franchise fee paid by Georgia Utilities to the Water and Sewerage Authority. He reported that the franchise fee for 1990 had been received and totaled $74,623. One percent of that amount was $18,1656. Basinger reported that the $74,623 was $11,158 more than the $63,415 projected and budgeted as revenue for this item.

He recommended that the $18,656 be funded as follows:

$5000. - the 1990 funds budgeted for the Authority
$11,158 - unbudgeted franchise fee revenue
2,498 - reserve fund

Dan Lakly, member of the Water and Sewer Authority, asked that Council consider dedicating the entire franchise fee revenue from Georgia Utilities to the Water and Sewer Authority so that they could begin planning for land acquisition for spray application.

Good stated that he supported the 1% allocation and felt that the City should begin realizing that it will ultimately be responsible for sewer discharge and possible water treatment for the residents. He felt the Water and Sewer Authority was created to research and study the subject and for them to be effective they needed a source of revenue on which to plan. He felt that 1% might not be adequate but he felt it was what he could support at this time.

Motion was made by Good that the funding of the 1% be approved as outlined by the City Manager. Motion was seconded by Bongiorno.

Howard Morgan, also member of the Authority, pointed out that if Council felt funding should be restricted at this time they should be aware of a greater output at some point in the future.

Good commented that the funds being appropriated at this time were clearly, in his opinion, not for the acquisition of land but were for most likely the purchase of engineering expertise. He did not feel that appointed citizens were going to, by themselves, come up with solutions to situations. They could, however, go out and hire expertise to give direction to them on how to come back and advise on a capital plan at which time funding would be addressed.

Mayor Brown recalled that at the Retreat the authority was asked to contact EPA for an opinion on results of a study done for the Authority regarding sewerage treatment. He assumed that they had not received an answer from EPA inasmuch as he had not heard from them. Mayor Brown stated that he was not convinced that there would not be adequate sewerage treatment for buildout at this time. He did not see the City getting into a bonafide posture of land purchase for sewerage treatment.

Motion to approve the recommendation of the City Manager was approved unanimously.

4-90-14 <u>Dividend Drive Engineering Funding</u>

City Manager Basinger explained that at the April 5th Council meeting the bid of Koons and Woods was approved for the engineering of the Dividend

Drive widening but there was no discussion of funding for this expense. He recommended the $12,000 be funded by using the $5000 savings from the purchase of a dump truck and the $7366 in the PIP carryover fund.

Motion was made by Parlontieri that the recommendation be approved. Motion was seconded by Bongiorno. Motion carried unanimously.

4-90-15 Airport Authority Quarterly Report

David Good, Chairman of the Airport Authority, called attention to the copy of the quarterly report before Council on the airport construction project.

He reported the grading project had been underway for the past year and had been significantly delayed by the rains. He felt it would be completed on May 2nd and the next phase, which was paving and reconstruction of the taxiway and associated lighting for both, was out for bid. They hoped to approve the bid at the first meeting in May. He called attention to schedules for that activity as well as terminal planning activities.

Good stated that the Master Planning for the terminal and other non runway areas had been completed and approved by the Airport Authority. It had also been accepted by the Planning Commission. Good explained that it is now being presented to the FAA and the State DOT for their consideration and approval. Once they have endorsed the plan it would be presented to the City Council. Good stated that they were very proud of the plan which included amenities that were appropriate to an airport in a planned community.

Mayor Brown commented that from the public perception the transition of the airport from a private airport to an authority owned airport, the construction process, design and everything related to the airport seemed to be running smoothly. He congratulated everyone on the airport authority.

4-90-16 Wometco Cable TV Franchise

City Manager Basinger reported that he, the City Attorney and Mr. Chris Cofty, General Manager of the Wometo Cable Company, had been working to bring a document to the City Council that would be acceptable and they were close. He felt the item would need to be tabled but that he felt the public should be allowed to make any comments they wished to make at this time inasmauch as it was announced to be on the agenda.

Mr. John Setlock asked if the residents would be able to choose a cable company or was Wometco only coming into new subdivisions. Basinger felt that they would only go into new subdivisions,however, they could go into existing subdivisions if they wanted to. It would probably not happen however. Good felt competition should be encouraged in every way possible.

After discussion a motion was made by Mayor Brown that the item be tabled to the next regularly scheduled meeting. Motion seconded by Bongiorno. Motion carried unanimously.

4-90-17 Dividend Drive DOT Contract

Mayor Brown requested authorization to sign contract with DOT for State funding for Dividend Drive for 1.490 miles. Motion was made by Parlontieri and seconded by Brooks that the Mayor be authorized to sign the state contract. Motion carried unanimously.

4-90-18 Dividend Drive Traffic Control

City Manager Basinger explained that there was concern about the condition of Dividend Drive at this time and he felt safety measures needed to be considered. He recommended that Council approve an ordinance preventing vehicles weighing over 6000 pounds from traveling on Dividend Drive between TDK Blvd. and Highway 74. He explained that this would prohibit through vehicles only. Basinger stated that he had already asked the public works department to install warning signs regarding the conditions of the road.

Good questioned the speed limit and Mayor Brown stated that it was at 45 MPH at this time. Good felt this was part of the safety issue because the road was eroding so badly. He felt the police chief should recommend the speed limit in this area. Jim Savage, resident, suggested that the police chief also consider four way stop signs at the intersection of Dividend Drive and TDK Blvd.

Motion was made by Good that the ordinance be approved limiting truck traffic on Dividend Drive with the addition of speed limits being set to such lower speed as determined by the Police Chief. Motion seconded by Brooks. Motion carried unanimously.

Motion was made by Mayor Brown that the meeting be recessed to be reconvened in executive session to discuss lawsuits of Black, Samples, Simon/Justice, and Kelly. Motion seconded by Bongiorno. Motion carried unanimously.

Executive Session

No action was taken in executive session and motion was made by Mayor Brown that the meeting be adjourned. Motion was seconded by Brooks. Motion carried unanimously.

The meeting was adjourned at 8:40 PM.

Frances Meaders

Frances Meaders, City Clerk

Attest

Mayor