

MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
April 16, 1992

The City Council of Peachtree City met in regular session on Thursday night, April 16, 1992 at 7 PM in the City Hall Council Chambers.

Mayor Lenox called the meeting to order and led those in attendance in the pledge of allegiance. Those present were Mayor Robert L. Lenox, Councilmen Edward Bradford, Annie McMenamin, Robert Brooks, and Rich. Parlontieri.

Announcements, Awards, and Special Recognitions

Mayor Lenox announced that anyone wishing to speak should go to one of the two microphones provided and state his name and address for the record.

Mayor Lenox announced that there would be a joint meeting between the City Council and Peachtree City Development Corporation on April 23, 1992 at 7 PM in the City Hall Council Chambers to discuss future development plans.

Mayor Lenox reported the current population of Peachtree City to be 21,873.

Mayor Lenox presented the award for the "Employee of the Month" for the month of March to Dennis Moore of the Fire Department.

Mayor Lenox presented the award for the "Supervisor of the Quarter" for the first quarter of 1992 to Ronald Davenport, Supervisor in the Recreation Department.

Richard Parlontieri, Councilman, announced his plans to run for the 105th District Representative seat in the upcoming election, which will mean vacating his current post on the City Council when he qualifies in two weeks.

Department Reports

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

Minutes

Motion was made by McMenamin that the minutes of the April 2, 1992 Council meeting be approved as presented. Bradford seconded. Motion carried unanimously.

Old Agenda Items**3-92-13 Procedures for Commission and Authority
Member Appointments**

Discussion was made about the procedures for appointment of Commission and Authority members. Robert Brooks, Councilman, stated his recommendation that Council approve a procedural change allowing appointments of Commission and Authority members to be made during the public meeting and not in executive session. Brooks stated that if a candidate needed to be discussed, the meeting could be recessed into executive session where the discussion would take place, and then be brought back into the next public meeting for a vote on the appointment. McMenamin questioned Brooks whether the candidates names would be made available to the public. Brooks recommended that the candidates names be made available to the public for recognition. McMenamin made a motion to accept the procedural change as recommended by Brooks. Bradford seconded. Motion carried unanimously.

New Agenda Items**4-92-7 Public Hearing - Amendment to Zoning Ordinance
establishing procedures for an Administrative
Variance**

Mayor Lenox opened the floor for a public hearing, explained the procedures for conducting a public hearing, and stated that copies of the procedures were available for the public.

Mr. Jim Williams, Director of Developmental Services, stated the Staff's recommendation was to adopt an ordinance, amending the zoning ordinance, establishing procedures for an Administrative Variance to correct minor violations. Williams reported that the Council's suggestions had been incorporated into the variance before them tonight. To make an appeal for an Administrative Variance the following requirements would have to be met:

- a. The appeal only pertain to a zoning setback requirement;
- b. The appeal only pertain to an existing setback violation;
- c. The appeal is for a variance that would not exceed twenty-five percent of the required setback, up to a maximum of ten (10) feet.
- d. The setback violation that is being appealed has been existing for at least one year, and the property owner making the appeal is not the same property owner who was responsible for the violation.

Williams also stated that a special Administrative Variance Committee comprised of the Zoning Administrator, a representative of the City Council, and a representative of the Planning Commission would review the appeals. Williams reported that the Planning Commission has recommended adoption of the proposed amendment to the zoning ordinance for the Administrative Variance.

Debbie Hall, resident of Peachtree City, came forward to give her support for the Administrative Variance, and stated that she had recently purchased a home that had a violation she was not responsible for.

Mayor Lenox called for comments from those opposing the variance and hearing none, closed the hearing and called for Council action.

Parlontieri stated that he felt the Administrative Variance would alleviate the burden of homeowners, Council and Staff and gave his support. Bradford and Brooks both stated their support and Brooks made a motion to approve the Administrative Variance amendment as proposed by Staff. Parlontieri seconded. McMenamin stated that she would support the variance but would have liked to see the violation in existence for longer than "at least one year", to prevent cases where the builder was the original owner. Motion carried unanimously.

4-92-8 Amendment to the Animal Control Ordinance to bring City regulations in line with County regulations regarding spaying and neutering of animals

City Manager Jim Basinger stated that an amendment to the Animal Control Ordinance had been prepared to bring City regulations in line with County regulations at the request of Mr. Bill Newman, Director of Animal Control in Fayette County. Basinger stated that it was Staff's recommendation that Council adopt this ordinance and that Mr. Newman was present for any questions Council might have.

Brooks asked Mr. Newman to summarize the reasons for the ordinance. Bill Newman stated that Fayette County and Peachtree City had grown to such a population that it was becoming very difficult for his staff to handle all the calls coming in. He stated that more stringent rules would have to be enforced to prevent so many animals being put to sleep, and felt like mandatory spaying and neutering after the second violation would help. He asked for Council's support of this by adopting the ordinance to prevent the financial hardship that would be incurred by enlarging facilities and staff.

Bradford questioned Mr. Newman in regard to the changes that City Staff had incorporated into the proposed amendment regarding second and third offenses. Mr. Newman stated that he had no problem with those changes. McMenamin stated her support and asked that the ordinance not go into effect until May 15, 1992 to protect those persons already cited who would be in court in the next few weeks and to also give ample time to notify the citizens of the changes.

McMenamin made a motion to approve the amendment to the ordinance as presented, to go into effect on May 15, 1992. Brooks seconded. Motion carried unanimously.

4-92-9 Change in license representative for Peachtree Executive Conference Center alcoholic beverage licenses

Mayor Lenox stated that the Peachtree Executive Conference Center had submitted applications for a change in license representative for all four of their licenses due to Mr. Richard Fahey, the license representative, no longer being at the Conference Center. The request was that Mr. Azizuddin Noorali, Controller for the Conference Center, be named as license representative. Mayor Lenox stated that Mr. Noorali was present to answer any questions Council might have.

McMenamin asked Mr. Noorali if the Conference Center was a member of the Peachtree Commercial Association, if he understood the City and State laws regarding alcoholic beverages, and if there was a training program in place at the Conference Center. Mr. Noorali answered in the affirmative. McMenamin made a motion to approve Mr. Noorali as the license representative. Bradford seconded. Motion carried unanimously.

4-92-10 Agreement with CSX Railroad for widening the crossing at Dividend Drive

City Manager Jim Basinger reported that the City was in the process of widening Dividend Drive and that before them was a resolution for CSX Railroad to widen the crossing just south of the airport at a cost of \$18,551 which was well below the estimated projection of \$40,000. Staff recommended that Council approve the resolution and authorize the Mayor to sign the agreement with CSX to do the widening.

McMenamin questioned Basinger on the time frame. Basinger stated that CSX had all the plans but that they did not have a definite time frame for doing the work. McMenamin made a motion to approve the funds for the widening of the crossing and the relocating of the signals by CSX. Brooks seconded. Parlontieri asked Basinger about a rain date. Basinger stated that there was no rain date, that CSX was the only one that could do the work and that hopefully it would be done in a timely fashion. Motion carried unanimously.

4-92-11 Authorization to activate process for amending the City Charter to delete requirement for the City to maintain voter registration list and records

Frances Meaders, Director of Administrative Services and Elections Superintendent, reported that the County was agreeable to handling the Peachtree City voter lists and that the City Charter would need to be amended to enable the County to keep the lists, as the Charter calls for the City to maintain its own voter registration

lists. Meaders explained that the Charter could be amended by Home Rule by advertising three times and having two readings of the amendment at Council meetings. The first reading would be on May 7, 1992 and the second on May 21, 1992. The County will maintain the records and handle purging of voters. The City will keep cards on file for the purpose of checking signatures during absentee balloting. Meaders explained that this would avoid confusion of the citizens not knowing if they were registered in the City and/or in the County. There has been much confusion in the past when a voter was purged in the City but remained on the County roster. Meaders also asked that Council approve the resolution authorizing her to advertise for a special election for the purpose of electing a Councilmember to Post #4 due to Mr. Parlontieri's announcement that he would be resigning his post. The special election would be held on July 21, 1992 in conjunction with the primary which would benefit the citizens of Peachtree City by eliminating the need to go out to vote more than once.

Parlontieri stated that the citizen would be the beneficiary for the County to maintain all voter records and stated his support. Bradford made a motion to approve amending the City Charter and the resolution authorizing the Superintendent of Elections to advertise for a special election. Parlontieri seconded. Motion carried unanimously.

4-92-12 Bids for Library Book Security System

City Manager Jim Basinger reported that the City had solicited bids from three equipment manufacturers for the purchase of a Library Book Security System and that two firms responded as follows:

1. 3M Safety and Security Systems Division
St. Paul, Minnesota

3M Model 3402	\$10,013.00
One Year Maintenance Contract	635.00

TOTAL BID PRICE	\$10,648.00
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Optional Equipment	
3M Model 955 Sensitizer/Desensitizer	\$1,530.00

2. KNOGO North America
Hauppauge, New York

KNOGO Model 2971WA	\$10,730.00
One Year Maintenance Contract	900.00

TOTAL BID PRICE	\$11,630.00
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BUDGETED AMOUNT	\$15,000.00
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Basinger reported that while the low bidder did not comply with the specifications, Staff felt that the bid exceeded specs and

recommended that the irregularities be waived and the bid for supplying the Library Book Security System for the Library be awarded to 3M Safety and Security Systems Division of St. Paul, Minnesota, for the amount bid of \$12,178.00 which includes a one year maintenance contract and a sensitizer/desensitizer bookcheck unit. McMenamin made a motion to approve the bid with amended specifications. Bradford seconded. Motion carried unanimously.

4-92-13 List of Surplus Items to be sold at Public Auction

City Manager Basinger reported that a composite list of surplus items to be offered at a public auction on May 2nd was before Council for approval. Basinger stated that originally there were to be two vehicles for surplus but that one of the vehicles had been requested by the Fire Chief for the training officer so it was not on the list of surplus items. Basinger stated that Staff recommended approval of the surplus items to be sold at public auction and that the used police car be assigned to the Fire Department.

Bradford questioned whether the car requested by the Fire Chief was safe to drive. Basinger stated that the car was ten years old and had about eighty thousand miles on it. It had been checked for safety, but that the Police Chief was concerned about the safety for police driving at higher speeds than would be normal and it was felt this vehicle might not be safe for emergency situations but would be safe for driving to fire calls. McMenamin questioned if the Commission on Children and Youth would have a need for the confiscated bicycles and suggested that they be notified when there were surplus bikes. Parlontieri questioned whether the car would last over a year or if the need for a new car would stay in the upcoming budget year. Basinger replied that the 1993 budget was being worked on now and that the car would be a topic for discussion. McMenamin made a motion that the list of surplus items for public auction be approved and that the Police vehicle be given to the Fire Chief for the training officer. Bradford seconded. Motion carried unanimously.

4-92-14 Bids for Public Works Parking Lot

City Manager Basinger reported that the City had solicited bids from five contractors to grade and pave the parking lot at Public Works and that two firms responded to the request as follows:

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| 1. Asphalt Contractors, Inc.
Newnan, Georgia | \$6,252.50 |
| 2. Brent Scarborough & Company, Inc.
Fayetteville, Georgia | \$4,700.00 |

A. Bid was for grading only

ESTIMATED AMOUNT

\$7,044.00

MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
April 23, 1992

The City Council of Peachtree City met in joint session with Peachtree City Development Corporation on Thursday night April 23, 1992 at 7 PM in the City Hall Council Chambers.

Those present were Mayor Robert L. Lenox, Councilmen Edward Bradford, Annie McMenamin, Robert Brooks, and Rich. Parlontieri. Representing Peachtree City Development Corporation (PCDC) were Steve Black, Chase Broward, Jerry Petersen, Rick Schlosser, and Wray Russell.

The purpose of the meeting was for PCDC to brief City Council on development plans over the next two years, efforts being made to attract new industry, and sewer tap-on fees for non-Equitable land.

Mr. Chase Broward, PCDC, spoke on development plans through 1994, and stated that the majority of new home development would continue to be in the Kedron area. In 1993 construction would start on the westside in Planterra Ridge, which is west of the Industrial Park and South of Highway 54. Mr. Broward reported that there would be a total of 427 homes developed in the Planterra Ridge area over the next three years, along with a golf/swim/tennis center and commercial shops.

The projected number of lots to be developed in Peachtree City over the next few years are as follows:

1992	Single Family 291 Cluster Type 240
1993	Single Family 260-280 Cluster Type 100
1994	Single Family 260-280 Cluster Type 100

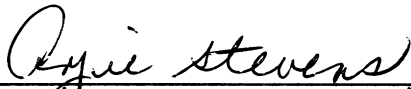
Lot sizes in the Kedron area will be about 1/2 acre, with prices of \$250-300 thousand for single family. Prices will be under \$100 thousand for cluster homes on Wisdom road. Prices for Prestwick Phase II (cluster) in Braelinn Village will be in the low hundreds.

Broward stated that the Braelinn Commercial area would be completed in the summer of 1992 and re-surfacing of Crosstown road in that area would begin when the center is completed. The Robinson/54 Commercial site is under way and future commercial sites could be constructed on Dividend Court and Southmark International during the Planterra Ridge development. The golf course in Planterra Ridge is targeted to open Labor Day 1993.

Rick Schlosser, PCDC, stated that industrial growth had been very slow in 1992 due to market conditions, but that every effort was being made to attract new industry. Schlosser stated that he felt Peachtree City was getting a fair share of those wanting to relocate to the southeast.

Mr. Broward stated that sewer tap-on fees were based on an average daily flow for both residential and commercial. He stated that the fee for a single-family residential home would be about \$1400.00 for sewer tap-on. Parlontieri questioned whether this was in addition to the water tap of \$900.00. Broward answered in the affirmative. Broward stated that the fees were the same for Equitable Land or non-Equitable land.

There being no further business the meeting adjourned at approximately 7:40 PM.



Angie Stevens-Asst. City Clerk



Mayor

Attest