

City Council of Peachtree City
Minutes of Meeting
April 6, 2000
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, April 6, 2000, at 7:00 p.m. in the City Hall Council Chambers. Mayor Robert L. Lenox led those attending in the pledge of allegiance. Other Council members present were: Carol Fritz, Annie McMenamin, Dan Tennant and Bob Brooks.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox read a proclamation for National Library Week (April 9 - 15).

Mayor Lenox read a proclamation for Exceptional Children's week (April 10 -14).

Mayor Lenox recognized Theresa Vannier for her service on the Commission on Children and Youth.

Mayor Lenox announced that the Peachtree City Police Department was scheduled for an on-site assessment as part of a program to achieve reaccreditation by verifying it meets professional standards. Employees and members of the community were invited to offer comments at a public information session to be held on Monday, April 17, 2000, at 7:00 p.m. in the City Council Chambers. They were also invited to call the Assessment Team on April 17, between the hours of 1:00 p.m. and 5:00 p.m.

MINUTES

McMenamin made a motion to approve the minutes of March 16, 2000, as presented. Fritz seconded the motion. Motion carried unanimously.

CONSENT AGENDA

There were no consent agenda items.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

04-00-01 Public Hearing – Rezoning – Westpark Drive (5.028 acres) – Phi Mu Sorority

Mayor Lenox read the rules for conducting a public hearing and set a time limit of 20 minutes for each side to present its case. Tate Godfrey, Pathway Communities, addressed Council on behalf of the applicant, the Phi Mu Sorority. He said they wished to rezone a 5.02 acre parcel within the Westpark Office Park from its current designation of LUC3 Limited Use Commercial to LUC16 Limited Use Commercial. The purpose of the proposed rezoning would be to allow the prospective purchaser of the property, the Phi Mu Sorority, to include six guest rooms within a new office building. He said if approved, the sorority would relocate its national headquarters to Peachtree City. He said the guest rooms would be used by the sorority's volunteer board members who would travel to Peachtree City occasionally for sorority

business.

Jim Williams, Director of Developmental Services, supported the rezoning. He said the Planning Commission recommended approval of the rezoning with the following conditions:

- 1) There can be no more than six separate guest rooms on a single zoning lot;
- 2) There can be no more than one guest room for every 3,000 square feet of office space in a building;
- 3) All guest rooms must be located entirely within the office building;
- 4) No guest rooms shall include a complete kitchen;
- 5) All guest rooms shall be used only for short-term accommodations for bona fide business associates of the principal office use; and
- 6) The guest rooms shall be strictly and for non-paying guests and no payment of any kind shall be made by those guests for the use of the facilities.
- 7) If at any time in the future the property is not to be used for the national headquarters of a sorority, the zoning will revert back to LUC3.

Hearing no one else speak in favor of the rezoning, Lenox asked to hear from those opposing the rezoning. Hearing none, Lenox asked if there were any questions. Hearing none, Lenox called the hearing to a close so that Council could discuss the issue and render a decision. McMenamin made a motion to approve the zoning with the conditions recommended by the Planning Commission. Brooks seconded the motion. Motion carried unanimously.

04-00-02 Consider Fayette County Jail Impact Fees

Jim Basinger, City Manager, explained that the Fayette County Commission was proposing a Development Impact Fee on each new residential unit throughout the County to help fund the cost of a jail facility projected to cost just over \$25 million dollars. They provided Council with an Executive Summary to explain the formula that was used in calculating the fee. Basinger said it was staff's preliminary opinion that Council could amend the City Development Impact Fee Ordinance by increasing the per unit fee for all service areas throughout the City by the initial \$818.88 jail impact fee. The fee would increase each 5-year period for the next 20 years with an ending fee set at \$1,223.74 per residential unit. He said before Council could amend the City ordinance, Fayette County would have to have the jail impact fee and formula approved by the State Department of Community Affairs.

Harold Bost addressed Council to answer questions. He urged Council to take action as soon as possible. He said each month the impact fee was not in effect would result in a significant amount of money that that would have to come from the existing taxpayers instead of the impact fees. Lenox agreed with the concept of the impact fee, but he felt he needed more time to study the issue. Lenox made a motion to table the issue until the next meeting. He said at that time if Council wanted to support the issue, they could instruct staff to organize the Impact Fee Committee to move forward with the process. McMenamin seconded the motion. Motion carried unanimously.

04-00-03 Consider Alcohol License (new) – Formosa Deli – 608 Crosstown Road

McMenamin made a motion to approve an application to allow Formosa Deli to sell beer and wine at 608 Crosstown Road #101. Mr. Chun-Sheng (Tom) Chen was appointed as the Licensee and License Representative. Fritz seconded the motion. Motion carried unanimously.

04-00-04 Consider Alcohol License (transfer) – Mini Mart – 2763 Highway 54 West

McMenamin made a motion to approve an application to transfer the alcohol licensee from Four Star Convenience Stores, a tenant of the convenience store located at 2763 Highway 54 West, to the owner of the building, Richard Bearden, upon termination of the lease. Fritz seconded the motion. Motion carried unanimously.

04-00-05 Consider Modification to Indemnification Resolution

The City Attorney, Rick Lindsey, presented a modification to the Indemnification Resolution that would provide City employees and officials with legal representation to defend charges of violation of the Ethics Ordinance. Council discussed the issue and felt a provision should be included to determine the selection of an attorney. McMenamin made a motion to table the issue until the next meeting so that the City Attorney can prepare a new Resolution for consideration at the next meeting. Tennant seconded the motion. Motion carried unanimously.

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04-00-~~04~~ Acceptance of FY-1999 Audit

The Fiscal Year 1999 Audit was presented to Council. The auditor, Mr. Ed Wetherington, briefly explained the audit process. Brooks made a motion to accept the audit. McMenamin seconded the motion. Motion carried unanimously.

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04-00-~~05~~ Consider Ordinance Amendment – Budget – Public Notice Procedures

Joe Morton, Assistant City Manager, presented an amendment to the City's Budget Ordinance as it applied to Public Notice Procedures. He said the proposed ordinance would adopt and clarify the state's advertising and public hearing requirements as it related to the City's Annual Budget process. The main change would require a public hearing to be held at least one week prior to the adoption of the budget. He said Council had previously adopted the budget immediately after the public hearing. McMenamin made a motion to approve the ordinance as presented. Fritz seconded the motion. Motion carried unanimously.

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04-00-~~06~~ Consider Ordinance Amendment - Purchasing Procedures

Morton proposed several minor changes to Section 34-121 "Modification of Specifications" of the City's Purchasing Ordinance to clarify the intent of this section. He said the first proposed change would clarify staff's authority to negotiate with the low bidder. He said in practice, staff had negotiated with the low bidder on numerous projects to ensure that projects were brought in at or near the approved budget. He said with several pending major projects (i.e. Police Station, Riley Football/Track, etc.) and many new projects in the Five-Year Public Improvement Program (PIP), the ability to negotiate with the low bidder would be essential in meeting budget

— projections. The second proposed change would clarify the use of change orders on approved contracts or purchase orders. Change orders would be limited to no more than ten (10%) percent of the original contract amount. The final proposed change would clarify the title of Sec. 34-121. The title would be changed from "Modification of Specifications" to Modification of Bids and Proposals" to more accurately reflect the intent of the section. McMenamin made a motion to adopt the ordinance as presented. Fritz seconded the motion. Motion carried unanimously.

04-00-⁰⁹~~07~~ Consider Ordinance Amendment – Watershed Protection

Jim Williams, Director of Developmental Services, presented an amendment to the Watershed Protection Ordinance. He explained that the changes were required at the request of the Department of Community Affairs. As a part of the review of the City's Short Term Work Program (STWP) and Capital Improvements Element (CIE) update, the City was required to submit its existing Watershed Protection Ordinance to DCA for evaluation. Williams explained three revisions recommended by DCA to bring the document into full compliance with the requirements of the latest Environmental Planning Criteria established by DCA. McMenamin made a motion to submit the proposed ordinance to DCA for review and approval. Upon approval by DCA, the Ordinance would be re-submitted to Council for adoption as an amendment to the Watershed Protection Ordinance. Fritz seconded the motion. Motion carried unanimously.

04-00-¹⁰~~08~~ Consider Bids – City Hall Fountain Repairs

— Jane Miller, Director of Administrative Services, presented Council with a request to repair the City Hall fountain. She said the original tile work was not properly installed and was in need of replacement. The fountain floor was unsightly with chipped paint, and wiring and lights needed to be recessed into the floor. She said a number of mechanical elements also needed to be replaced. Miller discussed the results of bids that were solicited to make the repairs. She said there was \$22,399 in the City Hall budget for all fountain repair work. Council discussed the repairs and a maintenance contract that was proposed. Brooks made a motion to transfer \$45,040.14 from the Council Contingency fund to the City Hall budget, to award the bid to Aquatic Fountain & Installation, Inc. for repair of the fountain and replacement of the sculptures, and approved a one-year maintenance contract. McMenamin seconded the motion. Motion carried unanimously.

04-00-¹¹~~09~~ Consider Public Safety Manpower Costs for Air Show

— Jim Basinger, City Manager, said the Wings Over Dixie Air Show was scheduled for Saturday and Sunday, May 13th and 14th. He said many of the City's Police, Fire, EMS and volunteer personnel would be working during their off duty hours to provide the necessary Public Safety services. He said the City had been requested to fund the cost for this expense. The Development Authority funded the expense last year, but was funding a different function relative to this year's Air Show. The total cost for public safety services was projected to be \$21,265. Of this amount, \$12,625 would be for Police and \$8,640 would be for Fire and EMS services. He said the volunteer EMS personnel were volunteering their time on Thursday, Friday and Monday, but requested to be paid hourly wages for the Saturday and Sunday show days. The volunteers would, in turn, donate the money to the Volunteer Association for use in

purchasing Fire and EMS equipment and supplies.

Councilman McMenamin said she would abstain from voting on the issue since she was a member of the Kiwanis Club. She said the Kiwanis Club was sponsoring the air show and she was involved in planning the event. She said the proceeds from the air show would be donated to the local youth protection homes and the Kiwanis Club. Council discussed the benefits of having the air show in Peachtree City and whether or not it was appropriate for the City to provide funding for public safety expenses. After much discussion, Mayor Lenox made a motion to approve the funding from the Council Contingency Fund in the amount of \$21,265 with the understanding that 5% of the proceeds of the air show would be paid to the City. Brooks seconded the motion. Motion carried with McMenamin abstaining.

04-00-¹²~~10~~ SR-54 Cart Path Bridge Repair of Approach Spans.

The City Engineer, Troy Besseche, addressed Council concerning the cart path bridge over Highway 54. He said the bridge had been inspected and was in need of repair. He explained the repairs that were necessary and recommended that Council authorize the transfer of \$166,000 from Council's contingency fund to establish a project account for the repairs. He further recommended that Council authorize staff to enter into a sole source contract with Bellamy Brothers, Inc. for the replacement of the three approach spans to the SR-54 Cart Path Bridge in the amount not to exceed \$83,912. In addition, he requested Council to authorize the purchase of the bridge spans directly from Steadfast Bridges for \$82,088.

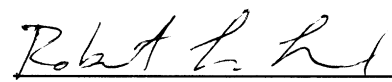
Brooks made a motion to transfer \$166,000 from the Council Contingency Fund to establish a project account for the bridge, to enter into a sole source contract with Bellamy Brothers, Inc. for the replacement of three approach spans to the Highway 54 Cart Path Bridge in an amount not to exceed \$83,912 and to authorize the purchase of bridge spans from Steadfast Bridges for \$82,088. McMenamin seconded the motion. Motion carried unanimously.

COUNCIL/STAFF TOPICS

Basinger invited the public to attend the annual City Council Retreat to be held April 6 & 7 at Aberdeen Woods Conference Center.

Lenox made a motion to adjourn the meeting. Fritz seconded the motion. Motion carried unanimously. Meeting adjourned at 9:40 p.m.


City Clerk, Nancy Faulkner

Attest: 
Mayor