

**Joint Workshop Meeting**  
**Fayette County Commission & Peachtree City Council**  
March 23, 1999  
6:00 p.m.

A joint workshop dinner meeting was held between the Fayette County Commission and Peachtree City Council on March 23, 1999 at 6:00 p.m. The dinner/workshop was held at the Holiday Inn located at 203 Newgate Road. Commissioners present from the County were Linda Wells, Greg Dunn, Glenn Goza, Herb Frady, and Harold Bost. Members present of the Peachtree City Council were Mayor Robert Lenox, Annie McMenamin, Bob Brooks Carol Fritz and Jim Pace.

**JAIL**

Bost said the County jail was overcrowded. He said the County had plans to build a new jail and possibly connect it with the old jail to save money. He said it was their intent to use the current jail, which had 76 cells, as maximum security. They anticipated the first phase of the new jail to have 368 new beds with plans to expand in the future as needed. Frady said there were no firm cost projections but that he recommended funding come from Local Option Sales Tax. He felt 30% of LOST would come from outside the County. He also said he did not like to do things the citizens could not vote on. He also felt it was unnecessary to have additional expenses of financing the new jail with bonds. He said it was only a matter of time before the jail would have to be built because it was overcrowded and if the County did not take action soon, the state could force the county to build or expand the jail which would increase property taxes. Dunn had serious concerns about the jail. He did not want a large annex that would be used as a State prison. He felt it best to build the jail in stages as needed. He felt the issue needed to be advertised because they needed public support. Dunn said the jail currently housed twice the population capacity everyday. There was discussion that a L.O.S.T may conflict this the school boards plans. There were also concerns voiced that if the LOST did not pass they could not obtain a certificate of proposal (cop).

Brooks said if the state forced the county to build the jail, then the County would have to raise mileage rates. Lenox was in favor of a LOST. He said the jail construction was something that had to be done and Fayette was the only county in the region that did not have a LOST. Frady projected a 1% sales tax would yield 11 ½ mil a year and would bring in over \$60 mil in five years. Dunn estimated the amount to be 65 mil. Discussion took place concerning whether or not the courthouse and judicial system should be connected to the jail. Dunn felt it would be a good idea so that prisoners could be moved to court without ever leaving the facility.

McMenamin offered to publish information about the issue in the City's monthly newsletter. Frady felt they could be ready to put the issue on the ballot in November.

Brooks let the Commissioners know that Peachtree City was also planning to address facility needs. He said it was possible the City would be building a new police station and remodeling the city hall building to address space needs. He said the Recreation Commission also wanted a \$10 million bond for recreation needs. He offered to discuss somehow tying the projects together. Bost said they would get back with City officials at another time to discuss the issue.

— Linda Wells had to leave the meeting early.

### **The City's proposed annexation of 1,200 acres**

Frady was in favor of the annexation but felt it was important to keep the density to a minimum and to recognize the importance of aesthetics. Lenox said the Council would not consider more than 1,500 total houses on the entire 1,240 acres. He felt the property owners/developers may reach a decision by the end of the year. He expected it to be a 5 to 6 year project. He said property owners have been planning and discussing the development and he expected plans would address all needs such as a site for a school, roads, recreation etc.

### **Automatic Aid for Fire/EMS**

Discussion was delayed until the meeting on April 13. Dunn said he was concerned about the issue. He said the County had an automatic aid agreement with everyone else but Peachtree City and it seemed the FUTURE committee was opposed to the it. Lenox said the issue was complicated but the City would always be willing to talk about it.

### **Land Use along Boundaries**

— Frady said the County had asked the City of Fayetteville to annex portions of the County along Highway 54 so that there would be a clear distinction between the County and City boundary lines. Dunn said he was concerned about having good step down zoning from the cities. The development of the Publix shopping center was brought up and it was said that the zoning on that property had been in place since 1972. There was a brief discussion about the Mews rezoning project recently denied by Peachtree City. Frady said he was in favor of a quaint specialty shop in that area similar to Carmel CA. Dunn said the County was reviewing their Land Use Plan. He said there were five different districts along Highway 54 starting with the Hospital.

### **Establishment of More Effective Warning System for Sewerage System Problems/Spills**

Dunn brought up concerns that the County was not properly notified of WASAs recent sewerage spill. McMenamin was surprised they had not been immediately notified. She said that since it has been brought to the City's attention, they would ensure the County would be notified if or when similar events happen in the future. Fritz agreed. She said currently the Board of Health was to be notified within 24 hours of a spill and then they disseminate the information. She felt they could come up with a better system. She felt anybody can understand that things happen such as: an act of God, human error or equipment failures. She said it was important to let people know about it right away so they could stay away from the contaminated areas for a while.

### **Dredging of Lake Peachtree**

— Lenox said most of the issues regarding the dredging of Lake Peachtree had been resolved. Beckett said the two attorneys were still discussing the issue. Lenox said he thought everything had been

settled except the timing and issue of cleaning out the inlets. Basinger said it seemed obvious to him that the inlets needed to be dredged or the silt would flow down stream and end up in the lake. Dunn said it was obvious what was happening but he was concerned with the expense. He felt the siltation problems should be solved before the dredging took place. Frady said there was an existing contract that said it would be dredged every eight years. Beckett suggested letting the attorneys communicate to resolve the issue.

### **TDK Expansion**

Lenox said the TDK expansion was making some progress. He said Cowetta County agreed to the project from their side but wanted water withdrawal rights from Lake McIntosh if and when it was built. Brooks said Vernon Hunter wanted a commitment from the County to sell them water at cost. It was the County's intention to build the lake but Beckett said it as an uphill project. He hoped to have a timetable soon, but they were not in a position to bargain away water. He said the water committee was reasonable but they would not be in favor of a joint ownership.

### **Peachtree City to Acquire Former Kelly Drive Treatment Plant**

Beckett felt the County's assessment for the site sight was too high and the City's assessment was too low. He felt there was a more realistic amount in between the two amounts. He suggested 3 or 4 Realtors to come together and come up with their own estimates. McMenamin asked if the County used the site because it seemed to be a piece of junk property with a chain link fence, junk cars and truck, no shrubs and landscaping, etc. Pace said the city just wanted it to be cleaned up. Beckett said it was used to store pipes and equipment. Brooks said it was an eye sore and that many people from out of town drive by it on the way to the amphitheater. Frady agreed that it was an eye sore and something needed to be done.

There was no action taken at the meeting. Meeting adjourned at 8:00 p.m.

  
Nancy Faulkner, City Clerk