City Council of Peachtree City
Meeting Minutes
March 3 2016
7:00 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, March 3, 2016. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Others attending: Terry Ernst, Mike King, Kim Learnard, and Phil Prebor.

<u>Public Comment/MacDuff Parkway Construction Update</u>
Bob Rolader of Scarbrough Development gave an update on the construction of the remainder of MacDuff Parkway (this was moved from Council/Staff Topics). He noted that Kolter homes had logged 55 days of rain delays starting construction on the Cresswind subdivision on November 9.

The developers were struggling with permits from the Corps of Engineers (for stream crossings) and CSX Railroad. Rolader continued that they had received the first part of the stream permit from the Corps of Engineers, and they were working on the second part. The biggest hurdle was the CSX permit, which they had been working on for three years. Each time it seemed they were on the cusp of getting the permit, nothing would happen. After calling and e-mailing, they would discover the person they had been working with was no longer employed, and work would start over. The design work had been completed, and the developers felt the permit was close.

A lot of money was being spent on the job sites now, and Rolader said they had to have the road. Getting the road built was the top priority. Once all the necessary permits were in hand, they would go full bore to get the road done.

City Manager Jon Rorie asked Rolader if they had all the City permits. Rolader said they did. The City had been working with the developers in stages on the permits, and the City was in no way holding up the road. They had permission to clear and grade. The rest would come with the other permits.

Fleisch said she understood CSX would grant the permit after the fee was paid. Rolader said they still were not at the final point where it was time to pay the fee. For six to eight months, they had been told by CSX that they were almost there. Now CSX had found the developers needed an easement from the railroad. Rolader said they asked how much that would cost, and the railroad said they should tell them how much they would pay for it. He said working with the railroad had been ridiculous. They might have to get the City to condemn the CSX easement, which CSX told them would be faster.

Charles Hickey, a resident of the MacDuff Parkway area, said the construction of the road was near and dear to their hearts. They understood the developer had asked to build more units before the road was finished. He and his neighbors were sick and tired of delays and empty promises from the developers to finish the road. The roads in the area were degrading due to the construction traffic, and the City knew how bad the MacDuff Parkway/SR 54 was. The first phase of the road was done and benefitted only the developers. He urged Council and the City to not allow any more delays or more housing units to be built before the road was completed.

Minutes
December 1, 2015, Workshop Minutes
February 18, 2016, Regular Meeting Minutes
King moved to approve the December 1, 2015, workshop minutes as written. Ernst seconded. Motion carried 4-0-1(Prebor).

King moved to approve the February 18, 2016, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda
1. **Consider Memoranda of Understanding – Police Special Response Team (LaGrange & Fayetteville)**
2. **Consider Budget Adjustment – FY 2016, Building & Grounds Overtime**
3. **Consider Budget Adjustment – FY 2016, Funding for AED Replacements**
4. **Consider Amendment to Budget Resolution – FY 2016, Municipal Court**
5. **Consider Modification of Sanitation Franchise Agreements – Elimination of Glass Recycling**

King moved to approve the Consent Agenda items 1 – 5 as presented. Ernst seconded. Motion carried unanimously.

Fleisch thanked Recreation & Special Events Administrator Cajen Rhodes for getting additional automated external defibrillators (AEDs) donated, noting that there were now 11 located in City facilities.

Learnard asked if residents could take glass to the Recycling Center. Public Information Officer/City Clerk Betsy Tyler said the recycling stations at McIntosh Trail still accepted glass, but the glass was separated there instead of being comingled. Learnard asked where the glass would be taken if there was not a market.

Keep Peachtree City Beautiful Director Al Yougel said there had been a general drop in the value of recycled materials. When glass was comingled with other recyclables, the other materials were contaminated when the glass was broken, which made the other materials unusable. The garbage companies had asked the City to take the glass out of the comingled recycle bins. If residents chose not to bring their glass to the McIntosh Trial recycling area, then it should be placed in the household trash.

New Agenda Items
03-16-01 Public Hearing – Consider Rezoning (GI to LUI), Churchill International Property Corp., 725 HWY 74 S
Senior Planner David Rast addressed Council, saying the 12.1-acre tract was located in the Industrial Park, directly across from Panasonic. The original conceptual site plan was approved in 2002, and it included a 200,000 square-foot office/warehouse building, 60 parking spaces, and associated service areas. The final site plan was approved in 2006, with a 100,000 square-foot office/warehouse building, 60 parking spaces, and services areas. The remainder of the site was precleared and graded to accommodate another 100,000 square-foot building, and the stormwater plan was designed to accommodate the 200,000 square foot build-out of the property.

Churchill International Property Corporation, the owner of the tract, had requested a rezoning from General Industrial (GI) to Limited Use Industrial (LUI) to allow for subdivision of the property for financing purposes. The rezoning was needed due to the setbacks associated with the new parcel that would be established. Rast continued that the divided tracts would be 6.1 acres

and 5.9 acres. The second building would have additional parking and a truck service court. Rast said this rezoning was similar to several others where the owners had been allowed to subdivide their properties for financial purposes to move forward with the next phase. He added the Planning Commission had recommended approval of the rezoning 3 – 1.
The conditions for approval included:

1. *Approval of the rezoning request shall not include approval any site enhancements or improvements.*
2. *The new building shall not exceed 100,000 square feet in size.*
3. *All site improvements shall comply with the established final site plan submittal requirements.*
4. *The Applicant shall coordinate with City Staff to ensure notes related to site access, parking, stormwater, and utility easements are properly addressed and included in the final plat.*

Fleisch opened the public hearing. No one spoke for or against the proposed rezoning. The public hearing closed.

Prebor asked about the financing aspect of the rezoning request. Andrew Langbridge of Churchill International, the owner of the tract, said the plan for subdividing the property was to sell the second lot and use the proceeds from that sale to pay off the current loan, then pay the mortgage on the second parcel. Churchill International would continue to own and lease the buildings. He added that the current tenant was a local distribution company, and the company was using all 100,000 square feet of the current building. The company wanted to expand, and they were considering leasing the second building, so there might be one tenant using both parcels.

Learnard moved to approve the rezoning from GI to LUI subject to the four conditions as shown in the Council packet. King seconded. Motion carried unanimously.

03-16-02 Consider Budget Adjustment – FY 2016, Capital Equipment Purchases
Financial Services Director Paul Salvatore said this item needed action prior to the approval of the FY 2016 loan, which was scheduled for the March 17 City Council meeting. While most budget adjustments were on the Consent Agenda, Salvatore said this one was on the regular agenda because of the dollar amount. The adjustment included the repurposing of the broadband financing for the required equipment. There would be no additional use of Cash Reserves, and the current debt service budget was sufficient to handle the payment for this fiscal year. The adjustment would also save approximately $25,000 this fiscal year.

Items included in the budget adjustment were software for Municipal Court (originally budgeted for $160,000, with actual cost of $50,000 for an upgrade to the existing software rather than a different software), and a fire truck in the FY 2017 Public Improvement Program (PIP) for $665,000. Salvatore said the fire truck purchase had been pushed back for a couple of years, but was needed. The vehicle would not be purchased until after October 1, but staff wanted to include it in the upcoming loan to take advantage of the pricing of the loan. The total amount of the adjustments was $1.95 million, with $190,000 budgeted for debt service. The actual amount needed for debt service would be approximately $165,000, which included the $25,000 savings.

King asked what the interest rate would be. Salvatore said staff would know more as the time drew closer, but he anticipated it would be less than 2%.

Ernst moved to approve New Agenda item 03-16-02 Consider Budget Adjustment – FY 2016, Capital Equipment Purchases. King seconded. Motion carried unanimously.

Council/Staff Topics
MacDuff Parkway Construction Update (This item was discussed under Public Comment)

Ordinance Amendment & Action Preview

- **Ordinance Amendment – Elimination of Glass from Curbside Recycling Requirements**

Tyler said Council had approved the elimination of glass from curbside recycling requirements in the franchise agreement as part of the Consent Agenda. The Health and Sanitation ordinance also needed to be amended, and the language had been changed so the only modifications needed in the future would be to the sanitation franchise agreements. She continued that the details of the recycling requirements would be removed from the ordinance and referenced in the franchise agreement. The ordinance amendment would be on the March 17 agenda for consideration.

Learnard reported that the Lake Peachtree residents had conducted a trash pickup in the lake the past weekend, leaving a big pile of trash at the Pinecrest boat dock.

Prebor asked if the City was considering condemning the CSX property needed to build the bridge on MacDuff Parkway that would go over the railroad tracks. Rorie said the City had not yet been asked to do so, but if the City was put in that position, the condemnation would need Council approval.

City Attorney Ted Meeker said the railroad only responded to people in Washington, D.C., and suggested residents contact U.S. Representative Lynn Westmoreland with their concerns. Fleisch said the City had contacted Westmoreland previously, which had gotten things this far, but she had not known the process had slowed down. Rorie said staff would help keep the ball rolling. This was a private development, and there were a lot of moving pieces.

Executive Session
Learnard moved to convene in executive session to discuss pending or threatened litigation at 7:31 p.m. King seconded. Motion carried unanimously.

Learnard moved to reconvene in regular session at 7:53 p.m. Ernst seconded. Motion carried unanimously.

There being no further business, King moved to adjourn at 7:54 p.m. Learnard seconded. Motion carried unanimously.

Pamela Dufresne

Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor