

City Council of Peachtree City
Minutes of Meeting
March 2, 2000
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, March 2, 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

Government Week Art Contest - Mayor Lenox announced Peachtree City would be observing City Government Week April 23 – 29. The City would sponsor an art contest for Peachtree City children in kindergarten through fifth grade.

MINUTES

McMenamin made a motion to approve the minutes of February 17, 2000, with a minor changer in grammar. Fritz seconded the motion. Motion carried unanimously.

NEW AGENDA ITEMS

03-00-01 Public Hearing – Consider Rezoning – GA 54 and Walt Banks Road

Mayor Lenox called the public hearing to order. At the applicant's request, Lenox made a motion to continue the public hearing until the March 16th meeting. McMenamin seconded the motion. Motion carried unanimously.

03-00-02 Public Hearing – Variance – Strong

Mayor Lenox called the public hearing to order and asked first to hear from the applicant and those supporting the variance. Mr. and Mrs. Rodney Strong addressed council and requested a variance to allow one corner (2.6 feet) of a proposed 12' x 20' room addition to the rear of their home located at 319 Sandalin Lane.

Jim Williams, Director of Developmental Services, spoke in favor of the variance. He felt it was a relatively minor encroachment and was unlikely to adversely affect any of the adjoining or nearby properties.

Hearing no one else speak in favor of the variance, Mayor Lenox asked to hear from those opposing the variance. Hearing no opposition, Lenox called the hearing to a close for Council to debate the issue and render a decision.

McMenamin stated that her daughter lived on Sandalin Lane, but that she did not own property adjacent to the Strong's. She asked the City Attorney if she should abstain from voting. Webb felt there was no reason for McMenamin to abstain from discussion or voting on the issue.

McMenamin made a motion to grant the variance as requested. Brooks seconded the motion. Motion

— carried unanimously.

03-00-01 Appointments – City Attorney/Solicitor & Judge

JUDGE - Jim Basinger, City Manager, said six firms submitted proposals for Municipal Court Judge. He recommended Council appoint A. Mitchell Powell of the firm of Glover & Davis. Basinger explained that while there were two proposals with significantly lower hourly rates, he felt it was worth the additional investment to retain the services of Judge Powell in the critical, high profile position because Powell had a reputation for being fair and compassionate. He felt Powell had a history of rendering correct decisions by objectively reviewing the facts of court cases before him.

Jane Miller, Director of Administrative Services, also addressed Council. She said she and the Court Clerk both recommended Powell be re-appointed.

McMenamin said that over the years many citizens had told her Powell had treated them with the highest level of respect. She felt the City would want its citizens to be treated fairly and with respect and dignity. McMenamin made a motion to reappoint A. Mitchell Powell as the Municipal Court Judge. Fritz seconded the motion.

— Tennant raised concerns that there were no interviews conducted among the six candidates. He agreed that Powell had a good reputation and said he had a great deal of respect for him. However, he also felt it was important to note the price differences of the proposals that were submitted. Specifically, he compared Judge Powell's proposal of \$120 per hour, a 25% pay increase from last year, to Judge Peirce's proposal of \$65 per hour. He felt that as stewards of the citizens' tax dollars, Council would be remiss not to appoint Pierce. He did not feel an appointment for such a critical position should be based strictly on the lowest bid, but he did feel Pierce also had a good reputation and the experience to do the job.

Fritz recommended Powell be reappointed. She said she had talked to many people who worked with judges and she had also observed Powell during court on several occasions.

Tennant also pointed out that Pierce had recommended a change in court procedures to schedule two weeks for arraignments and two weeks for trials. He felt her recommendation would save the City additional money by not requiring police officers to attend court every week.

Lenox called for a vote. Motion passed 4-1 with Tennant opposing.

JUDGE PRO HAC VICE – Basinger said staff recommended Council appoint Eric Maxwell as Judge Pro Hac. He said that while his proposed fee was \$5 higher per hour than that of Sharon Pierce, Ms. Pierce advised staff that she expected to be paid the same hourly rate as the Judge if she were appointed Judge Pro Hac. Basinger said Maxwell's resume reflected that he was certified to hold judgeship both for Municipal Court and State Court, and he presently served as Judge Pro Hac Vice for the City of Fayetteville and the State Court of Fayette County.

— Fritz made a motion to appoint Eric Maxwell as Judge Pro Hac Vice. Brooks seconded the motion. McMenamin stated for the record that she had known Maxwell for a number of years and he had donated \$250 to her campaign. Motion carried 4-1 with Tennant opposing.

CITY ATTORNEY/SOLICITOR – Lenox allowed Rick Lindsey, City Attorney, to read a lengthy

— statement concerning letters printed in a local newspaper accusing their firm of having a conflict of interest. He passionately denied that his firm had any conflict of interest and ended his statement by announcing to Council and to the public, that earlier that day they filed suit in Fayette County Superior Court on behalf of Jim Webb and the law firm of Webb, Stuckey & Lindsey against Mr. Stephen Brown, Fayette Publishing, Inc. the publisher of The Citizen Newspaper and The Peachtree City Citizen Review, and its publisher Mr. Calvin Beverly, personally, for libel. He stated that it was their intention that any monies that they may receive as a result of the lawsuit would be given to a local charity and not be kept by any members of their firm.

Mr. Stephen Brown was present in the audience and asked to address Council and respond to Lindsey's statement. Lenox denied the request. Tennant asked Lenox to reconsider, as a matter of fairness, since Lindsey was allowed to make a statement. Lenox said that as Chair of the meeting, he would not allow Brown to address Council unless there was a majority vote by Council in favor of it. Tennant made a motion to allow Mr. Brown to be heard in light of Mr. Lindsey's diatribe that Council had just heard in the sense of fairness. Lenox seconded the motion. Motion failed 1-3 with Lenox, Brooks, and Fritz opposing. McMenamin abstained.

— Lenox said a letter was hand delivered to City Hall alleging a possible violation in 1997 of the City's Ethics Ordinance by the City Attorney, Jim Webb. He explained that Georgia State law required municipalities to give its citizens 24-hour notice of any changes to the agenda. He said since staff was unable to comply with this 24-hour notice requirement, the item would be placed on the next council agenda. Lenox said he was not prepared to discuss nor make any decision relative to appointment of the City Attorney the matter had been adjudicated and settled. Lenox made a motion to table the appointment of City Attorney until the matter was settled. Brooks seconded the motion. Motion carried 4-0 with McMenamin abstaining. Lenox clarified that the City would continue using the firm of Webb, Stuckey and Lindsey until Council officially took further action.

03-00-02 Consider Authorization for City of Senoia directional sign on Rockaway Road

Jim Williams, Director of Developmental Services, explained that the City of Senoia requested permission to erect a directional sign in Peachtree City at the intersection of Highway 74 South and Rockaway Road. The location of the proposed sign would be on property owned by Peachtree City. He explained that since the sign would be greater than 2 square feet, it would require the approval of Council. He recommended the proposed sign be approved as a courtesy to the City of Senoia, provided it was installed in accordance with all the provisions of Ordinance Section 66-191 (6), and that the top of the sign was no more than 6 feet above the ground. McMenamin made a motion to approve the request. Fritz seconded the motion. Motion carried unanimously.

03-00-03 Consider Authorization and Funding – Pay and Classification Study

— Jane Miller, Director of Administrative Services, addressed council to request permission to conduct a classification and pay plan study. She explained that the current plan was completed and implemented in 1991. She said the Atlanta Regional Commission was unable to conduct a pay and classification plan as they had previously. She requested authorization to proceed with a Request for Proposal (RFP) process to select a private company to conduct a new study and to develop a new plan. She said staff would return to Council with a recommendation and a request for funding once the proposals had been received and evaluated. Brooks made a motion to allow staff to proceed with the RFP process. Fritz seconded the motion. Motion carried unanimously.

03-00-04 Consider Ordinance – Records Management

Nancy Faulkner, City Clerk, requested Council to adopt an ordinance to implement a comprehensive records management program and to officially acknowledge Peachtree City's ongoing compliance with the Georgia Records Act. She said the City had applied for and received a \$2,500 matching grant from the Secretary of State, Department of Archives and History to assist in the implementation of the program. She anticipated that additional funding would be available in the future. She also said the Georgia Department of Archives and History requested the City to join them in applying for a grant from the National Historical Publications and Records Commission. If the grant were awarded, Peachtree City would participate as a test site for developing and testing guidelines and strategies for the long-term preservation and accessibility of electronic records. McMenamin made a motion to adopt the ordinance as presented. Brooks seconded the motion. Motion carried unanimously.

03-00-05 Reconsideration of Lifting Annexation Moratorium to Consider Annexation of Westside

Mayor Lenox presented the following Power Point Presentation regarding the issue of lifting the moratorium on annexation for property located west of Peachtree City:

Peachtree City History - The original plan

- Incorporated: 1959
- Land area: 15,000+ acres (24 sq. Miles)
- Target build-out population: 80,000 people (5.33 per acre)
- Planned elements:

Residential	Three lakes
Office	Airport
Industrial park	Extensive recreation
Retail/commercial	Churches

Major Plan Modifications

Massive reduction in density driven by market forces, citizen desires and city policies. Current planning per the 1992 Comprehensive Plan and for infrastructure purposes calls for 45-50,000 people (3.00 to 3.33 per acre).

Current Situation

- Land area: 15,637 acres (24 Sq. Miles)
- Current population-12/31/99 33,375
- Planning problem: Nearing buildout. Goal is to achieve balance among population, infrastructure, land uses and long-term financial viability. Planning must also take into account long-range traffic patterns and the impact of expected development in surrounding political jurisdictions.

Population Projections

- Current population-12/31/99 33,375
- Remaining residential land in the city

Proposed Use	Units	Population
54 west apt complex	399 @ 2.1	838
Cedarcroft	221 @ 3.4	751
Black property—south	254 @ 3.4	863
Adams-54 east	135 @ 2.0	270
Adams-54 east lofts	60 @ 2.0	120
Edee Apts-74 north	217 @ 3.0	651
Peninsula-P'tree pkwy north	54 @ 3.2	173

Katz-west Village south	200 @ 3.4	680
Bradshaw-Kedron northeast	200 @ 3.4	680
Wynnmeade extension	120 @ 3.4	408
Other Misc sites-platted	300 @ 3.2	<u>960</u>

Existing city limits build-out population 39,769

Proposed Use	Units	Population
West village-managed care	100 @ 1.0	100
West village-single family	1,250 @ 3.4	4,250
Build-out with West Village		44,119

Proposed Density

Current Land Area 15,637 acres (24 sq miles)
Annexation Area 914 acres
Total land Area 16,551 acres (25 sq miles)

Density = 2.67 people per acre

No Annexation Alternative - South Sector

Owner	Acres	Min Units	Max Units
Katz—city	112	90	400
Katz—county	70	35	55
Huddleston—city (formerly Whitlock)	40	15	30
Wynnmeade—city	80	70	105
Potential Houses Range		210	590

General Comments - South Sector

- Access to the above development, along with all other development planned for north of hwy 54 west, will be solely from Line Creek Parkway.
- There will not now, or in the future, be any connection between Hwy 54 West and Hwy 74 North except via the existing 54/74 intersection. No "western bypass" of Peachtree City will ever again be possible.
- The city cannot provide adequate fire and emergency services to the planned and potential developments within the existing city limits without building, equipping and manning a new fire station.
- The city will be required to provide emergency and police services to the Katz parcel in the county. Some type of city/county contract will have to be negotiated.
- The parcels in the city will have to be sewerred. The Katz parcel in the county will be on septic tanks.
- Those residential units in the city would be subject to city impact fees. Those units in the county would be subject to no impact fees.
- No land or other amenities would be provided to the city, the county, or the School Board.
- The School Board will have to absorb the student load from 210 to 590 new homes. Nearby schools are already at or above capacity, so this may lead to redistricting, pushing some Peachtree City students as far north as Sandy Creek.
- The residents in the homes on the Katz property in the county will most certainly view themselves as living in Peachtree City and will use the city's amenities and cart path system.

No Annexation Alternative - Middle Sector

Owner	Acres	Min Units	Max Units
Pathway-County	365	90	350
Pathway-City	50	0	0
Potential Houses Range		90	350

Business Park - 50 acres @ 250-400,000 sq ft

General Comments- Middle Sector

- Access to the above development will be only via the grade crossing entrance located at the Cable TV company.
- This further precludes any future possibility of a connection between Hwy 74 North and Hwy 54 West other than at the existing 54/74 intersection.
- The city will probably be required to provide emergency, fire and police services to this area under some type of contract with the county. Due to station locations and response times, coupled with the grade crossing access point, this may be detrimental to our future ISO ratings.
- The business park may be sewerred, depending on cost. At 175 houses all would be on septic tank. Anything above that number would require sewer, which Pathway has a legal right to under the sewer system acquisition agreement.
- No city or county impact fees would be generated by any of the proposed development.
- No land or other amenities would be provided to the city, the county, or the School Board.
- The School Board will have to absorb the student load from 175 to 350 new homes. Nearby schools are already at or above capacity, so this may lead to redistricting, pushing some Peachtree City students as far north as Sandy Creek.
- The residents in this area of the county will almost certainly view themselves as living in Peachtree City and will use the city's amenities and cart path system.
- This major entrance onto Highway 74, via a grade crossing, will be a long term problem and bottleneck as well as a significant safety hazard for residents of the subdivision and employees in the business park. CSX estimates that 30 trains per day travel through Peachtree City.

No Annexation Alternative - North Sector

Owner	Acres	Min Units	Max Units
Redwine-County	294	125	200
Stillwell-County	109	35	55
Conn-County	20	8	14
Whitlock-County	27	10	16
Misc-County	29	12	18
Misc-City	50	0	0
Potential Houses Range		190	303

General Comments - North Sector

- Access to the above developments is possible only via the existing grade crossing at Wilkes Grove Church Rd. or via an extension of Crabapple Lane from Tyrone through the Guthrie industrial park development.
- There will not be any connection between this northern sector and the adjacent middle sector.
- The county will want the city to provide emergency services to this area, but we cannot do so without destroying our ISO rating. We will have to fight this.
- Virtually the entire area will have to be on septic tanks as it is cost prohibitive to extend sewer into the city areas.
- Those residential units are all in the county and no impact fees would be generated.
- No land or other amenities would be provided to the city, the county, or the School Board.

- The School Board will have to absorb the student load from 190 to 303 new homes. This area would probably naturally be in the Sandy Creek school area.
- The residents in the area would have little connection to Peachtree city because of the access available. They would, however, use the city's recreational facilities and would see us as their commercial and business area.
- The Redwine tract is especially problematic. Access is fair to poor for residential. The rock quarry in Tyrone has an interest to extend their quarry southward, and Guthrie has an interest to extend his Tyrone industrial park southward. Either of these uses would probably lead to clear cutting of the land prior to sale.

Sewer System Analysis

- Current discharge capacity: 4.9 million gallons/day

Sewer System General Comments and Plan

- The Rockaway and Line Creek treatment plants each have a daily treatment capacity of 2.0 million gallon per day (mgd). The Flat Creek plant has a daily capacity of 0.9 mgd. Flat Creek is worn out and needs to be replaced.
- Current planning is to replace it with a new 2.0 mgd plant, upgrade treatment levels at Rockaway and Line Creek, and have 6.0 mgd of first class treatment capacity.
- With the West Village and a build out population of 44,000 plus our industrial treatment loading, we would need 5.3 to 5.4 mgd of capacity. With reserve capacity requirements for daily and seasonal heavy flows, we would have an almost perfect match between capacity and need. This would minimize the cost per user to all of us as customers of the sewer system.
- Without the West Village we would have to reduce our permit request to 1.5 mgd and build a smaller plant. Plants under 2.0 mgd are costlier to build and more expensive to operate on a per unit basis. We would also lose forever the additional 0.5 mgd of treatment capacity. We cannot simply replace the Flat Creek plant with a new 1.0 mgd facility as we would then have a need for 4.8 mgd and a capacity of only 5.0 mgd—leaving no reserves for peak flows. In short, without the balance provided by the West Village we will be unable to maximize the efficiency and cost-effectiveness of our sewer system—and we will pay for that shortcoming forever.

City Infrastructure Analysis

- Based on our last Comprehensive Plan Update, we have used a build-out population figure of 45-50,000 for general planning purposes. This has impacted every area of our planning efforts including road sizing and location, the acquisition of recreation land and the construction of facilities, our library planning, our City Hall and emergency services planning, and our long term budget and capital expenditures planning.
- Peachtree City is extremely cost efficient. Our city taxes, when compared to the level of services provided, are among the lowest in the country. This is not by accident—it is the result of sound planning and excellent management. In the not very distant future, Peachtree City will be done, and good planning now coupled with continued excellent management in the future will be essential to maintaining our quality of life and our reasonable taxes.
- The West Village will not only not result in increased taxes, it will help keep our taxes among the lowest in the country. The impact fees generated by the West Village will help us tremendously in completing our capital infrastructure needs without increased taxes on those of us already living here. Additionally, the cost of maintaining our world class service levels will be spread over the planned and appropriate number of people, and all the beneficiaries of these services will be paying their fair share.

No Annexation Alternative – Summary

- New residential units-minimum: 490
- New residential units-maximum: 1243
- Business park: 250,000-400,000 square feet

No Annexation Alternative- General Comments and Drawbacks

- West side development will be the typical balkanized development, with no cohesive road pattern, seen in most other cities.
- Road access points to new development will range from poor to potentially dangerous.
- The short and long term pressure on Hwy 54 West and on the 54/74 intersection will be significantly increased.
- Once piecemeal development begins, a western bypass of the 54/74 intersection is forever precluded.
- No land, no amenities, and little financial assistance is provided to any governmental entity.
- Puts a significant number of septic tanks (400-530) into an environmentally sensitive area.
- General Comments and Drawbacks
- Creates a short term and long term emergency services problem of serious proportions.
- Significantly pressures the School Board, gives them no help, and leaves them with only unpalatable choices such as temporary classrooms and redistricting.
- Foregoes \$1.5 to \$2.0 million dollars in Peachtree City impact fees.
- Fails to balance the city's population with its infrastructure and financial needs in the long term.
- Puts long term pressure on city recreational, governmental and cultural facilities without corresponding tax revenues.
- Forever leaves the west side of Peachtree City as the "other side of the tracks".

West Village Annexation - Development Goals

- Any annexation plan must contain no more than 1450 single family residential units.
- An assisted living facility of not more than 100 units would be an asset to the village.
- A maximum area of 25 acres of neighborhood office and commercial should be included.
- A new parkway shall be constructed which would run from the northern end of Line Creek Parkway to connect to Kedron Drive (North) via a bridge over the railroad tracks.
- This parkway, including the railroad bridge, shall be completed and opened to traffic prior to the occupation of any residential, commercial or office units.
- The new parkway shall be constructed as a two-lane or four-lane, median-separated roadway as an appropriate traffic study dictates. If initially built as two-lane, sufficient right-of-way shall be provided to permit four-laning in the future and the bridge over the railroad shall include structural provisions for expansion to four lanes.
- A 25-acre elementary school site acceptable to the Board of Education shall be donated to the Board with a deed restriction requiring site planning, clearing and preparation to be managed by the City of Peachtree City, requiring permission for the City to conduct building inspections at no cost to the Board, and requiring that the Board comply with the City's landscaping ordinances.
- Careful consideration should be given to locating a 45-acre middle school site within or close to the Village which would be donated to the Board of Education or made available to them at favorable pricing with the same deed restrictions as outlined above.
- 25 acres of passive recreation space within the Village shall be donated to the City.
- A 1.5 to 2.0 acre fire station site, contiguous to and centrally located on, the new parkway shall be donated to the City.
- Careful consideration should be given to donating to the City a six to ten acre site, located at the north end of the Village, to permit the development and construction of a community center. This could include a purpose limitation and reversionary clause.
- Substantially all of the development within the Village must be connected to the WASA sewer system.
- The final Village design plan must reasonably and adequately buffer Line Creek both during construction and long-term occupancy. The City staff and the Line Creek Association shall both attest to this.
- The railroad must be adequately buffered from all residential development to minimize long-term noise problems.
- All railroad grade crossings into the Village should be eliminated unless precluded by legal action on the part of the railroad or any affected property owner.
- Appropriate grade-separated cart path connections to the City system shall be provided at the north and south ends of the Village.
- While the 1450 residential units should generally reflect the rest of Peachtree City, consideration should be given to using clustering to preserve green space, buffer the creek and wetlands, and to provide separation from the railroad. As a goal, saving an area equal to 30% of the annexation area would be desirable.
- No more than 365 residential building permits shall be issued in the Village during any calendar year

- (pro-rata and non-cumulative)
- Appropriate impact fees for the area will need to be established. In general, such impact fees would be spent within the Village area to provide:
 - A new fire station and equipment
 - Recreation land improvements
 - Green space enhancements
 - Parkway buffering and landscaping
 - Community Center planning and designing
- The overall annexation plan must be complete, thorough and detailed enough to permit adoption as a Limited Use district if so desired by Council. In addition, the plan must be approved by the City staff and recommended to Council for adoption by the staff.

West Village Annexation - Summary of Advantages

- The west side of town becomes a fifth village with the same "look and feel" as the rest of Peachtree City, including schools, recreation, green space, major City facilities and excellent transportation patterns.
- The City has a long-term balance between population and infrastructure leading to financial efficiency and the ability to deliver maximum services with the lowest possible tax and sewer rates.
- Completion of the new parkway up front will provide short-term relief to the congestion on Hwy 54 West and at the 54/74 intersection by providing a significant alternate route.
- The City will receive over \$2,000,000 in impact fees, which will provide entirely for the infrastructure needs of the new Village and contribute to the cost of new amenities available to all of us.
- The School Board will receive significant help in meeting the future needs of our children. While we have a county school system, this should enable them to continue the practice of schooling our children in Peachtree City insofar as is possible.
- Annexation ensures that west side residents will always receive the best emergency services—and that they will pay their fair and proportionate share for these services.
- An environmentally sensitive area will be protected from the effects of haphazard development, both during the construction period and long-term.
- Potentially eliminates all three railroad grade crossings in the northern part of the City which will improve safety and should lead to the elimination of train whistle noise for all the residents of that area.

West Village Annexation - Summary of Disadvantages

- The City has about 4,000 more residents than it might have without annexation—44,000 versus 40,000.

West Village Annexation Moratorium - Suggested Actions

- Lift the annexation moratorium relative to the West Village. We have one of the best planning staffs I know of and denying ourselves their expertise and input on such a critical decision seems ludicrous.
- Form a citizen committee of 12-15 members, to be selected by the City Council, to meet weekly or bi-weekly, as necessary, to review every aspect of the proposed annexation and to assist in developing a final integrated plan for presentation to and consideration by the City Council.

Following his presentation, Mayor Lenox opened the floor for general discussion. This general discussion period lasted approximately 2 ½ hours as many citizens asked questions and made comments.

A summary of comments made by the Councilmembers are as follows:

Carol Fritz - Fritz explained that she recently voted to deny lifting the moratorium on annexation because she could not find any compelling reason with the presentation at that time. She said she felt troubled for several days after her vote and questioned whether it was the right thing to do. She felt there were still many issues to discuss and she advised Mayor Lenox that she would be researching the matter further and talking to various individuals. Based on her research she asked that the issue be placed on

the agenda for reconsideration. She felt there was a need for a new school in Peachtree City. She acknowledged that some people felt that was the School Board's problem, but she felt that it was everyone's problem. She felt that the sewerage issue was another important concern. She said the westside property was extremely environmentally sensitive and she would rather see the development connected to the sewerage system rather than septic tanks. She said she learned that it had always been Joel Cowan's intent to annex the property into the City. She felt it was very important to have the Line Creek Parkway developed to alleviate some of the traffic problems on Highway 54 and 74. She also explained that the City currently had a weak area in providing fire protection services and that the City would eventually have to build a new fire station whether or not the property was annexed. She felt the \$1.4 million construction cost should be considered and that it should be recognized that the City would provide service to that area regardless of annexation. She said some people have stated that the City could not be forced to provide public safety service to the area, but she felt the City would have a moral obligation to do so. She felt that lifting the moratorium on annexation was the right thing to do so that all of the issues could be considered. She felt it was important for Council to understand the repercussions of its decision regarding annexation regardless of the final decision.

Dan Tennant – Tennant felt Lenox's presentation was well presented, but he also felt the process was flawed. He said city resources were used to put together a very effective presentation, but he was disappointed that the City elected to present only one side of the story. Tennant said he believed strongly believe in honor, integrity and in keeping your word. He felt he was elected by the community because he did not support annexation. He felt annexation would be the biggest issue facing him during his term. He stated that phone calls and e-mails he received ran 6 to 1 in favor of keeping the moratorium in place. He questioned where annexation would stop and then stated that he felt annexation of the east side of Peachtree City was not an issue because there weren't any large tracts of land owned by Pathways Communities. He said he trusted the Fayette County Commission and noted they were also the City's elected officials. He believed there would be a maximum of 600 homes developed without annexation if the City applied the proper pressure to the County Commission. He also believed that annexation would bring thousands of more people to Peachtree City, more traffic, and higher density. He said it was stated that 1,450 homes would be required as a minimum for economic feasibility of the annexation development. He felt the additional homes would increase population, which would also increase infrastructure costs, and the need to increase school capacity. He felt that increased population would cause taxes to increase. He also felt if the moratorium were lifted it would be certain the annexation would be approved. He felt the whole matter was being run by a few people who stood to make a lot of money at the expense of few. He did not believe the annexation would benefit a family of four.

Annie McMenamin – said she voted for the development of Planterra Ridge because she felt it was an opportunity to bring that side of town into Peachtree City and make it a great place to live. She said she had not been against annexation, but she had been against the specific developments presented. She felt if the property were annexed it should be developed better than the rest of Peachtree City. She commended Mayor Lenox on his presentation and felt he did an outstanding job. She said she would vote in favor of lifting the moratorium, but she would be tough as nails when it came to the actual annexation issue. She said it would have to be an incredible benefit for the City for her to support it.

Bob Brooks – Brooks felt that Peachtree City would be providing services to the area because it was the closest governmental entity available to do so. He explained that Peachtree City citizens also paid County taxes, and they should consider who could provide the most efficient economical service to the area. He said if the property were annexed into Peachtree City, impact fees would be assessed pay the infrastructure cost. If the property were not annexed, county taxes would have to pay the infrastructure

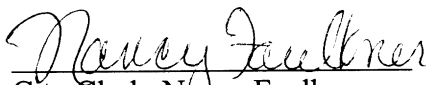
costs. He felt it was important to protect the watershed and ensure sewerage service would be provided for the development. He also pointed out that the City had much better controls in place than the County to manage storm water runoff. He felt it was very important to provide a bridge over the railroad tracks so that emergency vehicles would never be blocked by a train. He felt the school issue was the toughest issue to address because density would need to be increased to pay for the amenity package.

Brooks made a motion to lift the moratorium on annexation as it applied to the Westside Village. Fritz seconded the motion. Motion carried 4-1 with Tennant opposing.

COUNCIL/STAFF TOPICS

Tennant and Brooks volunteered to serve on selection committee for Library Commission Applicants.

Lenox made a motion to adjourn the meeting. McMenamin seconded the motion. Motion carried unanimously. Meeting adjourned at 11:00 p.m.


City Clerk, Nancy Faulkner

Attest: 
Mayor