

**City Council of Peachtree City
Minutes of Meeting
February 18, 1999
7:00 p.m.**

The City Council of Peachtree City met in a regular session, Thursday, February 18, 1999, at 7:00 p.m. in the City Hall Council Chambers. Mayor Lenox led those attending in the pledge of allegiance. Other council members present were: Carol Fritz, Annie McMenamin, Bob Brooks. Jim Pace was absent.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox presented the Employee of the Month award to Mark Eimer.

Mayor Lenox recognized Brandon Wiemann for being the only student from Peachtree City to be a member of the Atlanta Youth Symphony Orchestra.

Mayor Lenox announced a Joint County Commission/Peachtree City Council Workshop scheduled on March 23, 1999, at 6:00 p.m. in the Floy Farr Room of the Peachtree City Library.

MINUTES

McMenamin made a motion to approve the minutes of January 4, 1999, as presented. Brooks seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

02-99-03 Public Hearing - Update Short Term Work Program

Mayor Lenox read the rules for conducting a public hearing and gave a time limit of 20 minutes for citizens to speak on the issue. Lenox asked first to hear from David Rast, City Planner, who explained the purpose of the Public Hearing. The hearing was to give citizens an opportunity to comment on amendments to the Comprehensive Plan, which was originally adopted in 1992. Rast explained that the Georgia Planning Act of 1989 required that local governments keep their Comprehensive Plans current by updating the Short Term Work Program (STWP) identified in the plan on a regular basis. He explained that most of the goals and objectives established within the Comprehensive Plan had been achieved or were currently being implemented. No one else wished to speak on the issue. Council instructed Rast to notify the Atlanta Regional Commission and the Georgia Department of Community Affairs that a public hearing had been held and there no amendments to be made to the program as a result of the hearing.

NEW AGENDA ITEMS

02-98-05 Consider Funding Request - Fayette County Council on Domestic Violence

City Manager, Jim Basinger, explained that City Council had provided funding for the Fayette County Council on Domestic Violence (formerly the Fayette County Council on Battered Women) each year since 1994 and that they were requesting a continuation of that funding. Linda Wells, Executive Director for the Council on Domestic Violence, requested \$6,000, which was the same amount Council provided last year for the annual rental of their office space.

McMenamin made a motion that \$6,000 be taken from the Council Contingency Fund and given to the Fayette County Council on Domestic Violence. Brooks seconded the motion. Motion carried unanimously.

02-99-06 Consider Housing Code Ordinance

Jim Williams, Director of Developmental Services explained that the State of Georgia, through its Department of Community Affairs, stipulated a series of building and construction codes that each jurisdiction within the state must adopt in order for it to operate an approved building inspection program. He said Peachtree City adopted the codes and had been enforcing them for many years.

In addition to the standard codes that were required by the state, there were a number of other model codes that had been approved by the state for local adoption in those instances where a particular jurisdiction desired more specialized regulation. Williams said the City's current codes apply only to new construction and do not adequately cover existing buildings. Staff proposed that Peachtree City adopt three of the supplemental codes: The Standard Existing Buildings Code, 1988 Edition, as revised; The Standard Housing Code, 1994 Edition, as revised; and The Standard Unsafe Building Abatement Code, 1985 Edition, as revised. The purpose of the proposed new codes would be to provide for the enforcement of minimum standards of health and safety for existing homes and other occupied structures within the City. While there have not been significant problems in the past, it was becoming more of a problem each year as the building inventory aged.

Williams said the proposed new codes had been reviewed by the Planning Commission at three separate public hearings and that public input had been received and integrated into the codes accordingly. He said the Planning Commission unanimously approved the codes and recommended that they be adopted by City Council. A brief content outline of the Standard Existing Buildings Code included: Administration; Definitions; Historic Structures; Means of Egress; Fire Protection; Light, Ventilation and Sanitation; Building Services; Maintenance; Rehabilitation Guidelines for Egress, Electrical and Plumbing; Performance Criteria; Fire Ratings of Materials and Assemblies; and Structural Assessment./

Discussion followed, in which Council made it clear that the proposed codes were needed at this time. Brooks made a motion to adopt the Standard Existing Buildings Code, 1988 Edition, as presented in the Model State Code, with the following exception: Delete Section 105, "Board of Adjustments and Appeals," in its entirety and replace it with a new Section 105 as recommended by the Planning Commission. McMenamin seconded the motion, motion carried unanimously.

Brooks made a second motion to adopt the Standard Housing Code, 1994 Edition, as presented in the Model State Code, with the following three exceptions: Delete Sections 103.1, "Right of Entry," 106, "Housing Board of Adjustments and Appeals," and 107, "Appeals," in their entirety and replace them with new sections as recommended by the Planning Commission. McMenamin seconded the motion. Motion carried unanimously.

Brooks made a third motion to adopt The Standard Unsafe Building Abatement Code, 1985 Edition, as presented in the Model State Code, with the following two exceptions: Delete Sections 103.1, "Right of Entry," and 105, "Board of Adjustments and Appeals," in their entirety and replace them with new sections as recommended by the Planning Commission. McMenamin seconded the motion. Motion carried unanimously.

02-99-07 Resolution of Support - Technical Training Center

Basinger explained that the Development Authority of Peachtree City and several other entities in the County have been working for several years to establish a technical school in the county. He said land was available in the Peachtree City Industrial Park for the facility and Griffin Technical Institute had an interest in locating a satellite facility at that location. He said the Fayette County Chamber of Commerce had requested a resolution of support from Council for a state planning grant in the amount of \$460,000.

McMenamin made a motion to adopt the resolution of support as requested by the Fayette County Chamber of Commerce. Brooks seconded the motion. Motion carried unanimously.

02-99-08 Resolution to Establish Election Qualification Fees

Basinger explained that the State Election Codes governing Municipal and County elections were recently merged into one Code to avoid the confusion that was caused by having separate requirements. The previous law required Council to adopt a resolution two months prior to an election that would establish the election date, voter registration deadline and qualifying dates/fees. The new law requires that Council set and publish qualification fees no later than February 1 of any year in which an election is to be held. Staff prepared a resolution that established the qualify fee to be set at 3 percent of the total gross salary paid for the elected

— position in the preceding calendar year, as required by law. Brooks made a motion to adopt the resolution as presented and to publish the fees in the legal organ. McMenamin seconded the motion. Motion passed unanimously.

Council/Staff Topics

Larry Turner, General Manager of the Peachtree City Water and Sewerage Authority presented a brief update on the Authority's Capital Improvement Program and a presentation of the draft plan for facilities.

Mayor Lenox felt it was time to consider annexation of the Westside Village. Council briefly discussed the issue and felt the matter needed to be studied further. Brooks made a motion to lift the moratorium on annexation as it applied to the Westside Village, so that staff could proceed with discussions on the issue. McMenamin seconded the motion. Motion carried unanimously.

Mayor Lenox suggested establishing a Task Force to study the land use of the Walt Banks/SR 54 Intersection Property. Council agreed it would be a good idea. Brooks made a motion to establish the Task Force as recommended by Mayor Lenox. McMenamin seconded the motion. Motion carried unanimously.

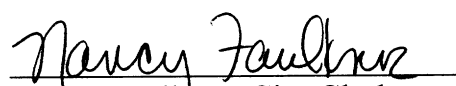
— Council discussed and agreed to forward letters to Governor Barnes regarding Senate Bill 177, Senate Bill 57, and House Bills 278 and 279.

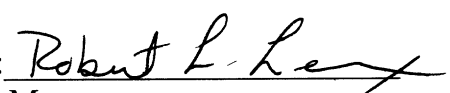
Council discussed the scheduling of 1999, July 4th activities because the holiday would fall on a Sunday this year. Concerns that the annual parade route would interfere with church services if it were held in the morning and that it would not be a good idea to have the parade in the afternoon because of the heat led Council to decide the July 4th activities should be held on Saturday, July 3.

Lenox made a motion to adjourn for a brief recess and to reconvene into executive session to discuss a legal matter. McMenamin seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action was taken in executive session. Lenox made a motion to adjourn the meeting. Brooks seconded the meeting. Meeting adjourned at 9:00 p.m.

— 
Nancy Faulkner, City Clerk

Attest: 
Mayor