

**City Council of Peachtree City
Minutes of 1997 Retreat
January 31, and February 1, 1997**

City Council held an annual Retreat on January 31, and February 1, 1997 at the Peachtree Executive Conference Center. The purpose of the Retreat was to discuss several items and projects for possible action in the future. While no official action was taken at the Retreat, a brief outline of items discussed is provided below for the record:

PCDC 1997 CONSTRUCTION SCHEDULE - Peachtree City Development Corp gave a brief presentation of their 1997 Construction Program and identified several projects they planned to bring before the City for approval.

Residential subdivisions planned to develop in 1997:

Kedron Hills	50 home sites
Cottage Grove	35 home sites
Crabapple Woods	59 home sites
Ardenlee, Phase III	50 home sites
The Commons	19 home sites
Timber Lake	34 home sites (additional 154 in Fayette County)
The Peninsula	Revisiting the plan - may request rezoning

Commercial and Office Developments planned in 1997:

West Park:	Piedmont Hospital Quantegy Two other sites in Westpark Design of commercial subdivision between bicycle bridge and Aberdeen Parkway
City Circle:	Arby's Sun Trust Bank Country Hearth Inn
Kedron Village Center:	Outback Steakhouse Wachovia Goodyear Tire and Car Care Center
Other Activity:	Comfort Suites at Georgian Park Scholosky's Deli Gas/Convenience at Aberdeen Parkway at SR 74.

PCDC reminded Council that because of the nature of their business, they would not remain in Peachtree City once the City was completely developed. They suggested the City consider if and how the Architectural Review Process might be continued.

PLAN 2000 - Staff explained the object of Plan 2000 was to establish and maintain levels of customer service Peachtree City citizens expect and deserve as the City approaches build-out. Staff presented an initial draft of the plan and explained that when the plan was complete it would include a tracking and reporting system as a means of regularly soliciting customer feedback.

FINANCE -

Finance/Budget Review - Staff reviewed several key areas of the budget including: 1997 Revenue Projections versus Actual, Council Contingency Reserve, Employee Health Insurance Funds, Fayette County Library Sales Tax Fund, City-wide Impact Fees, Georgia Utilities Funding, Short-term and Long-term Financial Strategy and Investment Programming

Construction Projects - Staff reviewed 1996 and 1997 constructions projects. The following is a summary of the status of major projects that are complete or near completion::

	<u>Project Description</u>	<u>Amount</u>
Bond Projects:		
	Kedron Field House & Aquatic Center	\$2,361,990
	Baseball & Soccer Complex	\$1,267,643
Public Improvement Program Projects:		
	Robinson Road	\$332,324
	Wynnmeade/Hwy 54 Traffic Signal	\$173,046
	Public Works Expansion	\$383,176
	Recreation Administration Building	\$491,510
	Highway 74 Bicycle Bridge	\$429,135
	Highway 54 Cart Path Bridge Replacement	\$150,430
	Hip Pocket Cart Path System	\$222,771
	Wynnmeade Cart Path Connection	\$ 81,915
	Smokerise Recreation Park	\$ 73,912
	Meade Field #2 Renovation	\$ 75,000
	Girls Softball Field	\$183,915
Flint River Regional Library Project:		
	Library Expansion	\$1,651,120

The status of other major 1997 Fiscal Year Projects included:

Spear Road - upgrading and paving will be completed by Fayette County.

Paschal/Willow Road at Highway 74 - turn lanes and traffic signal plans are being reviewed

by the GA Department of transportation and are expected to go out for bid by April 1997.

Huddleston Road/Highway 54 - passing lane and traffic signal should go out for bid by early February.

Crabapple Lane (West) - upgrade and paving of ½ mile is in the preliminary design phase.

Meade Softball Field #3 Reconstruction - scheduled to begin in June 1997.

Sports Complex Maintenance Building - construction design is currently in progress.

Refurbish Riley Field Complex - new concession building and other site improvements are currently out for bid.

North Parkway Cart Path and Bridge - preliminary design is currently in progress to connect Stoneybrook and Smokerise to the cart path system.

Meade Field Sewerage - pump station and force main to provide sewer service to the sports complex is awaiting outcome of the Georgia Utilities acquisition.

Post Office Entry Improvements - currently under construction.

FIVE-YEAR PUBLIC IMPROVEMENT PROGRAM (PIP) - Staff reviewed key areas of the Five-Year Public Improvement Program including Millage reductions, project construction costs, master Recreation Plan Revisions, and street and carpath programs.

PROPOSED SENIOR STAFF REORGANIZATION - Staff suggested creating a new Director position to oversee Leisure Services which is currently under the management of the Director of Public Services. Council will consider this request at a future Council meeting.

DIVISIONS' PERSONNEL REQUIREMENTS - Staff recommended ten new positions to provide efficient service to the residents. These positions, along with increased projected salary and benefit costs, are as follows:

Cashier/Deputy Court Clerk	\$ 25,516
Firefighter/Paramedic (3)	101,283
Assistant Building Official	35,189
Police Officer (2)	59,754
Maintenance Worker - Fleet Maintenance	21,147
Maintenance Worker - Sign Maintenance	21,147
Maintenance Worker - Parks Crew	21,147
Subtotal (10 positions):	\$285,183

Council will consider taking action on these positions at a future Council meeting.

BAN ON OUTSIDE BURNING - Council discussed creating an ordinance to prohibit certain types of outside burning. Council instructed staff to prepare an ordinance for their consideration at a future meeting.

STORM WATER MANAGEMENT PROGRAM - Council and staff discussed a Storm Water Utility Management Program to maintain drainage infrastructure and to prevent rainwater washing pollutants from land surface into rivers. Council instructed staff to develop a list of drainage problems, prioritize costs and develop a program to discuss further at the 1998 Retreat.

WATER QUALITY MONITORING PROGRAM - Council discussed monitoring the quality of water entering the City and leaving the city. Staff advised Council the test would cost \$12,200.

FLAT CREEK (LAKE PEACHTREE LAGOON) SEDIMENT REMOVAL PROJECT - Staff discussed Fayette County's plans to remove the sediment from the silt trap just north of the Highway 54 bridge on Flat Creek. Staff explained the County would need the City's permission to construct a road along the bank of the lagoon to access the silt trap. Council felt further study was needed and asked staff to look into alternatives for Council to consider at a future date.

AUTHORITIES/COMMISSIONS UPDATE/DISCUSSION - Peachtree City Authorities and Commissions attended the Retreat to discuss various items with Council.

Airport Authority - The Airport Authority presented their marketing strategy for 1997 addressing assets, competition, challenges, goals, and marketing plan.

Development Authority - The Development Authority presented their Facilities Capital Improvement Program and Council agreed to consider funding the critical needs list in the amount of \$106,000.

Water and Sewerage Authority - The Authority advised Council of the following committees that were appointed:

Finance - Mr. Taylor, Mr. Cole
Personnel - Mr. Taylor, Mr. Gronner
Operations - Mr. Williams, Mr. Helton
Budget - Mr. Cole, Mr. Williams

Council also discussed the possibility of providing sewer service to the new schools being built on Highway 74 South.

Library Commission - The Commission updated Council on progress made since the Commission was established last year. The Commission said they were working closely with staff and asked to hold staff meetings the first and third Friday of each month to keep everyone informed.

The Library Commission also updated Council on the status of Internet access at the Library. The City Attorney, Rick Lindsey, will review the policy before it is implemented.

The Commission indicated the need for a new Professional Librarian position. The Commission will identify expenses to create a budget.

Commission on Children and Youth - Council and the Commission discussed the proposed Parental Responsibility Ordinance; an Ordinance regulating the operation of bicycles, skateboards, scooters, skates and roller blades in commercial areas; and a Resolution proposing an agreement between the shopping centers and the city. Council suggested that the CCY hold a separate hearing on the Parental Responsibility Ordinance to determine what goals they want to achieve.

In addition, Council asked that the CCY coordinate a joint workshop meeting with the Recreation Commission regarding the Skateboard Ordinance, and to summarize and forward their opinions to City Council. It was also suggested that the CCY ask to be placed on the Recreation Commission agenda to determine solutions to issues as they arise.

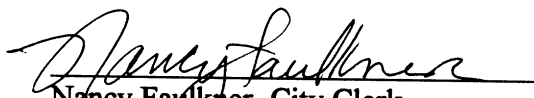
Recreation Commission - Council and the Recreation Commission discussed updating the Master Recreation Plan and decided to review the 5-Year Public Improvement Plan at a joint meeting to be held in the next six to eight weeks. In addition, staffing requirements, user fees, policies and procedures of the Kedron Field house and Aquatic Center, the BMX and Roller Hockey facilities were discussed.

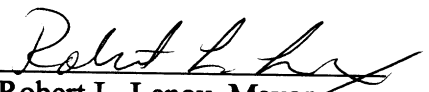
Planning Commission- Council and the Planning Commission discussed the current buffer policies and suggested that the Developmental Services Director develop guidelines to bring before the Planning Commission for consideration.

The definition of scenic highways was also discussed. Council will examine the current ordinance to determine whether it should be revised to include a definition of scenic highways.

Council suggested that the Planning Commission review the Zoning Ordinance to determine the necessity of including an architectural review. Council will revisit this issue at the 1998 Retreat.

Council discussed a request made by Mildred Harris to impose a moratorium on all building and construction. Council did not feel they could support a moratorium that would put people out of work unless there was a very good reason.


Nancy Faulkner, City Clerk

Attest: 
Robert L. Lenox, Mayor