City Council of Peachtree City
Minutes of Meeting
January 19, 2006
7:00 p.m.

The City Council of Peachtree City met Thursday, January 19, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

Announcements, Awards, Special Recognitions

Mayor Logsdon proclaimed January 15-21, 2006, as Kiwanis Awareness Week. Building Official Tom Carty presented the Builder of the Year awards – Legend Homes, Builder of the Year; Cooper Wiring, Choate Construction, Best Commercial Site; John McCormick, Choate Construction, Best Superintendent; and Phi Mu Fraternity, Group VI, Job Site Safety.

Minutes

Rutherford moved to approve the January 5, 2006, regular meeting minutes as written. Kourajian seconded. The motion carried unanimously.

Consent Agenda

1. **Consider Ordinance Amendment to Codify Senior Homestead Exemption**
2. **Alcohol License – Change in Licensee and License Representative – The Famous Fish Company**

Rutherford moved to approve the Consent Agenda. Plunkett seconded. The motion carried unanimously.

Old Agenda Items

09-06-09a Consider Amendments to Motorized Cart Ordinance (Registration)

Administrative Services Director/City Clerk Jane Miller said that in August Council had approved a timeline and fee for replacement of golf cart decals in 2006. Based on Council input from that meeting, staff revised the fee from the original proposed $15 fee to $12. In October, some Council Members and some members of the public said they only wanted to charge the fee to those who had not registered their carts appropriately. Miller said she spoke to Police Chief James Murray, who said only about 50% of the total number of carts were appropriately registered. Waiving the fees for the 50% that were appropriately registered would cost approximately $48,000, which would result in a need to supplement the program from the General Fund. Miller continued the program had been designed to break even. She said the proposed ordinance amendment reflected a requirement to replace decals every five years at a cost of $12. Language had also been added so golf cart dealers would no longer be required to pay a transfer fee for carts that were traded in for resale. The businesses would have to submit the paperwork, but would no longer be required to pay the $5 transfer fee. Miller continued that the City had also learned that it did not have the authority to require inspections, so the inspection requirement for gasoline golf carts had been deleted. Both Chief Murray and City Attorney Ted Meeker had reviewed the changes.

Rutherford moved to approve the amendment to the Motorized Cart ordinance for registration purposes for the fee of $12. Kourajian seconded.

Boone asked if there was a provision regarding responsibility for safety on the cart paths. Boone said several senior citizens had talked to him about reckless driving by some youths. He asked if there was a mechanism to hold cart owners responsible for following safety guidelines, as well as educating their youth. He wanted to ensure that golf cart operators signed a caveat that they were aware of the regulations and ordinances that governed the path system.

Public Information Officer/Deputy City Clerk Betsy Tyler told Boone that she had thought the registration would provide an opportunity to be in contact with and educate every cart owner. Tyler said the audible signal requirement was in the ordinance. Tyler continued that she was also getting complaints, but about all ages. She noted that the audible signal was required by ordinance, but was difficult to enforce. Meeker said that it would be difficult to hold parents responsible. The focus of the amendment was to bring registrations up to date, which would help. Plunkett suggested the City required people to sign something that said they had received a "rules of the path" pamphlet. Miller said they could add a signature to the registration form. Logsdon held up a copy of the current brochure and said it had good information. Kourajian said the City should look at getting information out more than once every five years. Logsdon asked Kourajian if he was suggesting sending a special mailing out every year. Kourajian said yes. Miller said they did put reminders in the UPDATE, but would work on their education efforts.

Rutherford amended her motion to include that flyers be given to all registrants and that they be required to sign that they received the flyers. Boone seconded. The motion carried unanimously.

Logsdon said he was concerned about golf carts operating without insurance. He asked McMullen to look into the matter.

09-05-15 Public Hearing – Consider Rezoning Wilks/Blocker Tracts, Old Senoia Road (AR to LUR)

Logsdon and Rutherford asked if a public hearing needed to be held since the rezoning had come before Council previously. Meeker said the rezoning had been re-advertised since there had been a substantial change to the plan.

Jerry Peterson addressed Council on behalf of Chadwick Homes. Peterson told Council they had started over completely on the plan. He gave an overview of the tracts' location. The house plans had changed, as well as the lot sizes. There was now a feature inside the subdivision and most of the homes would orient to the little park. He said the subdivision would be almost a large cul-de-sac. The lots were approximately 60 feet by 125 feet. There was one entry. The buffer was the 50 feet required by LUR zoning, with a 20-foot buffer on the two sides adjacent to residential. The retention would be on the low side of the parcel.

Peterson compared the revised plan to the plan presented to Council in September 2005. The tracts would be combined to total 8.4 acres. The old plan had 32 lots; the new plan had 23 lots.

The lots had been 50 feet wide under the old plan, but had changed to 60 feet in the new plan. The original lot depth had been 110 feet, and was now 125 feet. The old plan had 3.8 units per acre with a housing size of 1,800 square feet. The new plan had 2.7 units per acre with a housing size of 2,600 square feet. The buffers, detention, and streets were about the same acreage. The houses were bigger, more unique, and probably more expensive. Peterson said the plan would be a logical step in land use and density, and was a lot better than the other things that could go on the tracts.

Boone asked if the engineering had been done yet for the stormwater runoff. Peterson said it had not, but it would be addressed at the appropriate time. He felt there was enough area.

Rutherford recalled that Council had discussed the fact they would be creating one more cul-de-sac in the City and asked about having the street connect through the Ardenlee subdivision for access to GA 74. She asked if anyone had spoken to the Ardenlee Homeowners Association about the possibility of having the alternate route. Peterson said he had spoken to them, and they were not interested in having another street on the backside of their subdivision.

Logsdon asked where the cart path tied in. Peterson said the neighborhood would be connected through the path on the backside of Ardenlee.

Rutherford asked if a playground in Ardenlee was still part of the proposal. Peterson said they wanted to do something in the internal park, but probably not a tot lot. He did not expect the houses to appeal to families with young children.

City Planner David Rast gave Council background information on the tract and an overview of the parcels in the area on Old Senoia Road. The parcel to the north was known as the Jones tract. The AMF Industrial Park was to the south. He said the three parcels on Old Senoia had been land used single-family cluster residential. The tracts located further south on Old Senoia Road were classified as office space. The reason these tracts had been reaffirmed as residential was because they backed up to residential zoning, Ardenlee and Belvedere subdivisions. There was a draw and a creek separating the AMF site from the Blocker tract. Rast went over the zoning in the area. Ardenlee was zoned GR-4, which allowed four units per acre. Belvedere was also zoned GR-4. The property across Old Senoia Road was zoned General Industrial, with unincorporated Fayette County beyond that.

Rast showed a map of the initial proposal and noted that the submittal had been revised. It had been a more traditional subdivision design. The new plan reduced the number of lots, increased the size of the lots, and provided more of a neighborhood feel. The access point had also been moved to an existing drive. There was an existing home on the lower tract with an existing driveway. There was some dedicated parking for visitors around the internal park area so visitors would not have to park on the street. The buffer ordinance required 50 feet of dedicated greenbelt next to Old Senoia Road, which would be deeded to the City before the subdivision was platted. Rast said staff had recommended all the greenspace around the perimeter of the site be designated as greenbelt and deeded to the City to create open greenspace. Rutherford asked if doing so would make the City ultimately responsible for the stormwater. Rast said the stormwater would ultimately be turned over to the City as part of the stormwater plan anyway.

Rast continued that Chadwick had originally asked for GR-4 zoning, which was similar to the adjacent subdivisions. General Residential-4 was a logical zoning, but would allow up to 32 lots. Rast explained that an LUR zoning was similar to a Limited Use Commercial (LUC) zoning in that the zoning became site specific. He said that would give the City and the adjoining property owners some assurances about what to expect. Rast showed photos of a similar development in Summer Grove. Rast said staff recommended approval, and a number of conditions were recommended. Rast added that there had not been a land use designation for single-family cluster residential until the plan was updated in 1995. A number of criteria were recommended for the classification. The proposed development was consistent with the land use recommendation for the area.

Michael Chang, Juan Matute, and Dave Archbold spoke about their concerns regarding the proposed rezoning. The concerns included:

- Ardenlee residents preferred that the buffer area remain wooded rather than building a tot lot;
- Residents along the backside of Ardenlee wanted to ensure that existing drainage problems were not exacerbated;
- Homes were too close to railroad tracks;
- Homeowners should be made aware that homes were close to railroad tracks; and
- There was concern about the buffers.

Logsdon assured the residents that the engineers had the same concerns about the drainage and it would be addressed. Rutherford noted that the railroad tracks had been a concern at the last meeting. The tracks were below road level, which created a natural berm. Boone said he believed there was enough buffering on the east side to accommodate the noise. Plunkett noted she did not see a buffer along the bottom of Lot 1. Peterson said no buffer was required because of the requirements for the industrial lot. Plunkett asked if the buffer could be extended. Peterson said the lot was very tight. Peterson said the creek ran between the properties also. The lot was also a bit deeper than the others.

Rast clarified that the City had asked the builder to install a tot lot within Ardenlee when the developer first started working with the City. The land had been originally designated for a tot lot by Pathway Communities, but had never been built. If the neighbors did not want a tot lot, Rast said he had no problem taking the condition out and putting an amenity in the park for the subdivision's homes. Kourajian asked if the tot lot could be put somewhere else. McMullen said the developer could donate the equipment or the funds to buy the equipment to the City.

Rast said there were a number of drainage issues in Ardenlee. The developer would be required to coordinate with the City Engineer regarding the drainage if the development moved forward.

Rast continued that staff had also discussed the railroad noise with the developer. The homes closest to the tracks would require additional insulation and double-paned windows to alleviate the noise. The developer had agreed.

Rutherford said she had the same concerns as before. Larger lots were supposed to be on the edge of the City. She said the rezoning request was not a step-down. There were fewer lots, but it was not step-down zoning. She asked about the line of sight at the new entrance. Rast said the entrance would be in the general location of the existing drive, which had been there for years. The City Engineer would need to look at the entrance. It was in the area of an elongated curve. The potential clearing would open up a better sight line. Rutherford questioned what had changed so much that line of sight was no longer a question. Rast said that he did not believe the traffic increase would be too dramatic. He said the proposed road from the Westside to GA 74 would bridge the railroad tracks and Old Senoia Road.

Kourajian noted the one lot without a buffer on the back. He asked if Council could require a buffer. Peterson said there was a 75-foot setback from the neighboring light industrial area. Kourajian said he was concerned about the line of sight from the back. Rast said there was also an issue with a creek that ran through the property. There was a 25-foot buffer required from creeks. The creek bank was very wide and very deep. The cost to bridge the creek would be very expensive, so there was little likelihood something would be developed there. Rutherford said that did not mean the City should not hold the developer to a requirement to develop the best quality lot for the people who would buy it. Council should require the best on those 8.2 acres.

Kourajian asked Peterson what kind of feature would go into the internal park. Peterson said the people who bought this type of home did not usually have small children. He said a gazebo or arbor would be more appropriate than a tot lot. Plunkett pointed out that the internal park would benefit just the 23 homes, but a tot lot would benefit a broader base. She said they were not adding amenities anymore. Rast said the tot lot would have gone in the City greenbelt area. Rast added that the intent was to create an internal park similar to those in Cardiff Park and Ashton Park. Logsdon clarified that the money for the tot lot would now go to the feature in the center. Chad Floyd of Chadwick Homes suggested that the company make a donation of funds to the City to make the City's parks better. He said he did not have a value on the feature yet. Leisure Services Director Randy Gaddo said his department was updating the City's tot lots this year so the timing of a donation would fit in perfectly.

Kourajian moved to approve the rezoning from Agricultural to Limited Use Residential with the conditions identified in the staff position paper, the price of a tot lot would be donated to the City for the parks and used where deemed appropriate, and that a 20-foot buffer be added to Lot #1. Boone seconded. The motion carried 4-1 (Rutherford).

<u>**New Agenda Items**</u>

01-06-10 Consider Request for Funding from Fayette Senior Services

01-06-11 Consider Request for Funding from Promise Place

Miller noted that in 2000 Council had approved limited funding to non-profit organizations that provided services to City residents. Council authorized funding of up to $7,500 annually to those organizations that provided basic needs such as food, shelter, and protection. Since that time, Council had provided funding for Fayette Senior Services and Promise Place, formerly the Fayette County Council on Domestic Violence. Both agencies had again requested $7,500 each for a total of $15,000. The $15,000 was in the FY 2006 budget. Both agencies would enter into an agreement with the City to provide services to residents for the funding. Miller introduced Andy Carden with Fayette Senior Services and Sonja Strickland with Promise Place.

Rutherford moved to approve $7,500 for Fayette Senior Services and to authorize the Mayor to sign the agreement. Kourajian seconded. The motion carried unanimously.

Rutherford moved to approve $7,500 for Promise Place and to authorize the Mayor to sign the agreement. Plunkett seconded. The motion carried unanimously.

Rutherford thanked both organizations for the work they did.

01-06-12 Select Council Representative to Peachtree City Tourism Association
Rutherford moved to appoint Plunkett to the Peachtree City Tourism Association. Boone seconded. The motion carried unanimously.

01-06-13 Consider Franchise Agreement on Refuse Collection
Assistant Finance Director Janet Camburn addressed Council. She noted that Council had discussed a possible franchise agreement at the 2005 Retreat and had directed staff to review the options. The purpose had been to produce the best possible rates for sanitation for residents and to reduce truck traffic on the City streets. In November 2005, requests for proposals (RFP) were mailed to seven vendors in the area and placed on the City website. Representatives from four firms attended two pre-proposal meetings in December. Proposals were received from two firms on January 6 – Republic Services doing business as All-South Robertson and Allied Waste (the City's current preferred provider). Camburn said both companies were capable of providing the services. All-South's proposal was the most favorable at $11.40 per month for once a week service, one container; $17.10 for once a week service, two containers; $17.10 for twice per week service; $22.50 for once per week, one container backdoor service; $2.75 once per week recycling; $3.50 once per week yard trimmings; and $15 for bulky waste by request. The rates were favorable to the current preferred provider except for the once per week collection. Camburn continued that the current preferred provider could ask for a price this year based on 90% of the last 12 months consumer price index (CPI). The December CPI for the last 12 months was announced on January 18 and the factor was 3.4%. Based on that information, the current preferred provider could increase their price for once a week collection to $11.34, as well as increasing their other rates.

Rutherford asked how much of the City was serviced by Allied. Tyler said there was one other company that provided service to the City in addition to Allied and All-South. Peach State, out of Griffin, had a small percentage of customers. Tyler estimated that Allied had a little less than 80% of the City and All-South had about 20%. Tyler gave Council a copy of a summary of citizen comments regarding the proposed franchise agreement, as well as copies of the letters and e-mails she had received. Twenty-three residents opposed the agreement, and eight were in favor of a franchise agreement. She gave a brief overview of the history. Until six years ago, the City was a true free market. Three independent companies provided service. At that time, EPI bought two of the companies and one went under. All-South came in about that time, along with another small company. Staff and residents realized that City customers were being charged a higher rate by the same providers for the same service than the residents in the unincorporated County and Tyrone. Staff looked at a preferred provider agreement, which kept the free market going, but lent the City's endorsement to companies that agreed to hold rates. Originally, both EPI and All-South signed as preferred providers. All-South opted out of the agreement after the first three years. There had been rate increases over the years. Allied had approached the City recently regarding a price increase due to the increased cost of fuel. Tyler said Camburn had informed Allied about the restriction on the price increase. Tyler said that the City or Allied Waste had the option to cancel the preferred provider agreement with 90 days notice. Allied's submission for the franchise agreement RFP had $13.69 listed as the rate with everyone as a customer. She said residents could expect the current rates to go up even with a full free market. Staff was hoping to keep those rates as low as possible.

Tyler referred to the information she had provided to Council and gave an overview of the complaints for the past 16 months. There was not any data prior to that time. The problems started in October 2004 when Allied took over EPI and when there were some miscommunications and route changes. Tyler said that she had worked closely on problems and residents' complaints with Michael Wingard at Allied Waste. Wingard had been very responsive, but problems had continued. She said her hope in entering a franchise contract was that the City would have the ability to enforce customer service standards. One element of the proposal was a $25,000 annual cash bond so that when she received complaint calls that the provider had not satisfied, the City could impose a monetary penalty. Tyler said she received an average of five complaints per month. Ninety-four percent of the complaints were about Allied, and Allied had less than 80% of the customers. All-South had six percent of the complaints and 20% of the customers.

Rutherford asked if there was a fuel surcharge clause in the contract. Tyler said the company could raise the fee based on a percentage of the CPI after a full year of service. A fee increase would require Council approval.

Logsdon asked if $25,000 was enough for the proposed bond. Camburn said the $25,000 was a cash bond. She said there was also a 25% performance bond based on the expected annual amount of the contract. Logsdon asked how long the agreement was. Camburn said the first year would be eight months expiring on December 31, 2006, with an automatic renewal for three years unless either party gave a 90-day notice.

Plunkett asked when the public first became aware that the City was considering a franchise agreement. Tyler said she was not sure, but the idea was discussed at the Retreat in March 2005. She continued that the bids had been posted on the website, but there were no press releases issued.

Kourajian asked why Council had looked at the possibility at Retreat. McMullen said it was part of the Short Term Work Program (STWP) for the City to look at waste collection, which was the genesis for bringing the topic up at the Retreat. Kourajian said he was a capitalist and liked a free market. He said having a bond in place was a terrific idea, but $25,000 was not enough since it was basically one week's worth of pickups. As a City, Kourajian said he did not want to go into the garbage business. He told staff they had done terrific work, but he was not ready to back it.

Boone said he had received a lot of calls and e-mails opposing a franchise agreement. He agreed with Kourajian, and said he also loved free enterprise and competition. If a person was not satisfied with service, then they could look at another vendor. Boone said he had not liked the comment in the newspaper that said residents that did not want to participate could drive to the dump in Fayetteville. He said he was opposed to the franchise agreement idea. Tyler said that particular comment had not been a quote. In her discussion with the reporter, Tyler had said that the option to take trash to the dump was currently available for those who could not afford the franchise rates or did not want to participate, and that option would still be available.

Logsdon told staff they had done a good job on the presentation to Council, but the presentation to the public had been a failure. All the good intentions had fallen to the wayside with the bad press. It was noteworthy that where there was a true free enterprise system, the citizens had been getting the short end of the stick. The City got involved and improved the situation with the preferred provider contract. While there was room for government intervention, he did not see the proposal passing at this meeting. Better public relations were needed for the citizens when something like this was involved. It was probably in the best interests of the residents, but they did not want it right now.

Rutherford said she had terrible service, so she cancelled it. She called the next name on the list, and the same person answered the phone. Sometimes it was a perception that there was an option. She said people had asked her why there were so many garbage trucks on the road. There had been solid reasons to look at the franchise. There were people who were not happy with the way garbage was handled in the City. The people who called to oppose the franchise were the people who did not want it, but there were also e-mails from people who thought it was a good idea. Rutherford said the franchise agreement was a nice compromise when compared to having the City pickup garbage. Allied's complaints had increased. She had e-mails asking about other options. Customer service was an issue. The City would not get a kickback from the garbage company.

McMullen said residents usually complained to the City as a last resort. They had gone to their company first. Boone said they could fire Allied and go to All-South. He asked if there were other providers. Tyler said Peach State was another option. The current ordinance did not prevent anyone from coming in. It was a very competitive market. Companies providing the service to the City had to sign an indemnity agreement with the City. Boone asked if the City could require cash bonds from companies that wanted to do business in the City. Meeker said the City could offer a non-exclusive franchise and several parties could enter into an agreement with the City. The residents would have a choice of a limited number of vendors.

Tyler said the preferred provider agreement had been the toughest option to enforce from a customer service standpoint. The preferred provider agreement had an annual renewal for three years and might have another year. Rutherford said if service was that bad then maybe the City should give the preferred provider the 90-day notice.

Michael Wingard, the general manager for Allied, said that Allied had just moved its office from Tyrone to Atlanta. He said the company was not trying to dodge its responsibilities. He was aware of the concerns, and managerial changes had affected service. He said the company had worked diligently to improve service and was close to where they needed to be. Six new pieces of equipment would arrive in March that would solve 90% of the problems. Service would improve. If service did not improve, then he would set up a time to come every week to address problems. Rutherford asked Wingard if he would meet with Tyler or the residents. Wingard said he would do it either way. He said the company had made progress and would continue. Kourajian noted that the complaints had dropped over the last few months, but had picked up in December and January. Wingard said December was the worst time of the year for garbage. Amounts increased by 70% the week before Christmas and for two weeks after. The company could not staff for 49 weeks of the year to prepare for those three weeks. They worked seven days a week, 14 hours a day for those three weeks.

Logsdon asked Wingard if Allied would increase its rates if everything stayed status quo. Wingard said it was safe to say the City could count on the CPI increase. They had not increased the fees for two years, but it was difficult with the increased fuel prices, which was a large portion of their operating expenses. Logsdon said he did not see much about recyclables. Wingard said his company offered recycling for a fee; however, the market for recyclables was not there any more. He said they had to stop taking glass because there was no market.

Ron Black said he would go to the office and complain when it was located in Tyrone. They did not answer the phone in Atlanta, or he was told they would look into it. He said there had been no pickup the week of January 2. He welcomed the opportunity to have another vendor. Black said he had called All-South six months ago and was told the company did not service the City any longer. A monopoly would not work.

Roger Weston told Council he had used both companies. He liked choices. A free market was the only thing that worked in this situation.

Ken Ginter said a monopoly was not as good as people thought. He preferred the current system. He used his own cans and had no problem, but would have a problem with aesthetics if required to use the green carts. Ginter said he also represented Cobblestone Creek. They were able to work with their provider concerning what types of container they used, as well as frequency of pickup. Logsdon asked if the homeowners could use another provider. Ginter said they could not, but the association could change providers if members were unhappy with service. Logsdon noted that the Cobblestone board's efforts and its members created a monopoly, and was similar to what the City was looking at.

Rutherford said her biggest disappointment was that there were only two bids. Part of that issue was that companies kept buying each other up. Wingard said part of the problem was also the way the proposals went out and the services that were required. Bundling of services would help.

Plunkett moved to deny consideration of 01-06-13. Boone seconded. The motion carried 4-1 (Rutherford).

Logsdon told staff he would like to revisit the proposal next year. He wanted to watch it this year. Plunkett said that the City also needed to do a better job of educating the public. Kourajian said he would also like to see the comparisons if the City took garbage on as a service.

01-06-14 Consider Amendment to Section 54-7 of the City Code of Ordinances (Alcohol in City Facilities)

Miller explained that the ordinance prohibited alcohol in City parks and recreation facilities, but contained an exception that allowed alcohol at the Tennis Center and Frederick Brown, Jr., Amphitheater. The ordinance currently referred to the Development Authority of Peachtree City as the manager of those venues. The amendment replaced the Development Authority with the Peachtree City Tourism Association as the manager, and also took care of some clarifications and housekeeping items.

Kourajian moved to approve the amendment to Section 54-7 of the Code of Ordinances to read Peachtree City Tourism Association plus the housekeeping items. Rutherford seconded. The motion carried unanimously.

01-06-15 Discussion of a Request for De-annexation, Rezoning, and Change to Land Use Map Designation

Rast introduced Rod Wright of Peach State Group. Rast said the property was located on the eastern boundary of the City between the Camp Creek Estates subdivision and unincorporated Fayette County. He showed the location of the map. The City limits followed the centerline of Camp Creek for a majority of the eastern boundary. In some areas like this one, the boundary followed the land lot line. Camp Creek Estates was zoned Estate Residential (ER). The area under consideration was 48.05 acres. The property to the north and south was zoned ER. The property to the west of Robinson Road was zoned either R-10, R-22, or R-15. The ultimate proposal was to take the overall tract and use the center line of Camp Creek to form the natural boundary between the City and the unincorporated County. As a result, 20.31 acres would remain in the City and the zoning designation would change from ER to Open Space (OS). Rast said the land was all floodplain, could not be developed, and would be left in its natural condition. The property on the east side of the creek (28.74 acres) would be included in the Platinum Ridge subdivision and developed into three lots because of the floodplain.

Rutherford recalled that this issue came before Council last year, and the discussion was to annex the property into the City. Council's decision at that time was to ask the County to take the property. Meeker said the action requested from Council was to simply accept the application so the process could move forward. Fayette County had already taken the first step required to de-annex the land under the state statute. Rutherford said there would have to be a public hearing because rezoning was involved. Meeker said notice had to be given to the County, and the Planning Commission and Council would have to hold public hearings.

Wright told Council that he planned to use the property remaining in the City as open space and for wetlands mitigation credits. Rutherford asked Rast if zoning the property OS would interfere with the mitigation credits. Rast said it would not. Rast said the rezoning also prevented the acreage from becoming 24 residential lots.

Rutherford moved to accept the application for the de-annexation. Kourajian seconded.

Kourajian asked if the acreage numbers were correct. Wright said he thought that the 28-acre parcel would remain in the City. Rutherford said the discussion was to de-annex the acreage the houses were on so they would have the same public services as the rest of the subdivision. Kourajian said he remembered three homes, but had questions about the acreage. Rast said the acreage was correct. The 20 acres would remain in the City, and the three lots (28 acres) would be de-annexed. Rast said that the Comprehensive Plan and the Land Use Plan both recommended that the City's eastern and western borders be natural boundaries when possible.

The motion carried unanimously.

01-06-16 Consider Mowing and Maintenance Agreement for State Route 74 South
City Engineer Dave Borkowski told Council that the state was in the final engineering and design stages for the widening of GA 74 South to GA 85. The plan was to put in a 20-foot raised curb center median. The state wanted to know if the City preferred a concrete or grassed median. Based on what had been done in the past, Borkowski said the City wanted a grass median with landscaping. Staff recommended Council approve the maintenance agreement so the state could proceed with their design. The City would landscape the median. He said the median would extend from the GA 74/GA 54 intersection to Crosstown Road.

Rutherford moved to approve the mowing and maintenance agreement for GA 74 South. Boone seconded.

Kourajian asked who would mow the median. McMullen said the City would mow it. The City currently mowed the right-of-way. The state would grass the median, and the City would come in with the landscaping after the widening was completed.

The motion carried unanimously.

<u>Council/Staff Topics</u>
Recreation Commission Presentation to Update on Recreation Master Plan
Recreation Commission Chairman David Ring addressed Council. He said the Recreation Commission had further defined a mission statement for itself -- *The PTC Recreation Commission and Parks & Recreation Department will provide a full range of recreational facilities and programs administered by qualified paid or contracted staff and volunteers to meet*

or exceed the expectations of and improve the quality of community life and leisure time for residents of Peachtree City. Ring said the true goal was to meet and exceed expectations.

The 2005 Recreation Commission members were Robert Learnard, Cynthia Plunkett, Joe Frazar, George Martin (vice-chairman), and David Ring (chairman). Learnard and Plunkett completed their terms on December 31. Learnard's background was with facilities and facility management. Plunkett's background was in legal issues, and she was interested in the political aspects of the city. She attended many of the hearings that impacted recreation. Both were active participants in many of the recreational activities. Ken Hartzog and Colleen Sugar joined in January. Hartzog was bringing ideas for adults. Sugar had been very active with the All Children's Playground.

The Commission's primary areas of responsibility were the Youth Sports Council, youth associations, Dog Park, the senior citizen programs, culture and arts, the City's Comprehensive Plan, the All Children's Playground, and working with the Tourism Association

The staff included Director of Leisure Services Randy Gaddo; Recreation Administrator Sherry McHugh; 32 full-time and nine part-time city employees; more than 20 temporary/seasonal employees (scorekeepers, field supervisors); approximately 50 contracted instructors; outsourced personnel (pool management, turf management, pond management); and 14 volunteer youth sports or special interest associations.

Ring continued that the foundation of the Parks and Recreation was the park system and Recreation staff. Ring noted that two parks were missing from the map – McIntosh Trail and the Central Park, which the Recreation Commission would discuss later at the Master Plan presentation in 30-60 days.

The system included 400 acres, more than 40 buildings, nine community parks, fishing ponds five neighborhood parks, seven large playgrounds, 13 tot lots, four athletic complexes, 44 sports fields, a seven-lane track, a multipurpose rink, a BMX track, and five pools. Ring noted that some of the definitions no longer described the facilities accurately and they would be redone.

The park facilities were maintained by a crew of 16 individuals who also prepared the athletic fields prior to each new season. Fourteen youth associations provided the programming, and the opportunities to participate in various activities. The Recreation Department coordinated through the Youth Sports Council, which was made up of representatives of each athletic program using City facilities. On any given weekend, there are over 2,000 young athletes participating in programs.

The Baseball Soccer Complex had 10 lighted baseball fields, six lighted soccer fields, and restrooms/concessions. Meade Field had four youth and three adult softball fields, two soccer fields, and restrooms/concessions Riley Field had two football/lacrosse fields and a track. The Kedron recreation area had two indoor basketball courts, two year-round pools and a multipurpose rink with restrooms/concessions. The McIntosh Trail Complex included the Senior Center, the Amphitheater, the BMX Track, the Skate Park, the Dog Park, the Recreation

Administration Building, Shakerag Knoll, and new restrooms/concessions. The Glenloch recreation area included an Activity Center, a swimming pool, four tennis courts, outdoor basketball, a playground, play fields, seven soccer fields, and restrooms. Braelinn Recreation Area included restrooms, two tennis courts, outdoor basketball, a playground, five baseball fields, and play fields.

The staff worked on events such as the July 4th parade/fireworks, Memorial Day, Veterans Day, Patriot Day, Shakerag Arts & Crafts Festival, and Touch-A-Truck. Staff also provided the logistics for events such as Movies In The Parks, Hometown Holiday, the Father/Daughter Dance, fishing rodeos, kids events, and Youth Council events.

The year in review included nine major program areas. There were more than 260 different classes. There were 15 major special events coordinated by Recreation staff and supported by other departments. The Commission also worked on the development of the Master Plan and synchronization with the Tourism Association.

The focal points for 2006 were approval of the Master Plan, working on the Comprehensive Plan, funding, capital improvements, the Public Improvement Plan (PIP), grants, public/private partnerships, beginning community discussion on the City's 50th anniversary, noise abatement in the Riley Field and Kedron areas, fees and facility usage for out-of-City residents, and workshops with neighborhoods and associations.

Update on Flint River Library/Fayette County Membership Issue
Leisure Services Director Randy Gaddo updated Council on the regional library membership issue. The Flint River Regional Library had informed the County that it would no longer provide support after July 31. Gaddo said that he, McMullen, Jill Prouty, and Tyrone Town Manager Barry Amos had a teleconference with Dr. Lamar Veatch, head of the Georgia Public Library Services in Atlanta. Gaddo said they made it clear to Dr. Veatch that they would take whatever action was needed to ensure services at the libraries did not drop and that the price paid for those services did not go up. Gaddo said Veatch indicated he would call a meeting with the City, County, and Tyrone in Atlanta. Gaddo said the ***Atlanta Journal-Constitution*** reported in the January 19 edition that Dr. Veatch had met with the County. The City was scheduled to meet with Veatch on Friday, January 20. Gaddo called Veatch, who said he shared the City's concerns and that he had made no promises to the County during their meeting. Gaddo said Veatch said he still needed to meet with the City and to talk to the Flint River board to get their perspective on why they made the decision, as well as meet with their attorneys to sort out the legalities. Gaddo said he told Veatch that the City was skeptical about whether the County could set up a system in six months. He felt it would take at least one year. Gaddo said the emergency arrangement might have to be fairly long-term until the City was satisfied the County could support and operate an efficient system. Veatch told Gaddo it normally took about 18 months to set up a system. Gaddo said he would give continuous updates. Rutherford asked if there were still discussions on whether the City would stay in the Flint River system. Gaddo said they would discuss some options at the meeting, which included the City contracting with Flint River for services or the possibility of setting up a municipal system with Tyrone and jointly contracting with Flint River.

Miller reported that staff met with the County tax people to coordinate how to address getting the senior homestead exemption on the bills of the residents who qualified. The procedures were in place and staff was ready for residents to come in and apply. Miller noted that the exemption, which was approved by the voters in November, was $5,000 for residents over the age of 65 with a federal adjusted gross income of $30,000 or less. Residents had to apply for the exemption by March 1, but many would not have their taxes completed. Miller said they were asking residents that qualified to come in by March 1 to fill out the application and show proof of age. They must show their actual tax form by April 21. Information would be sent to the Senior Center, and would appear in the UPDATE and the newspapers. Residents would have to come to City Hall every year to qualify. Miller said they had no idea how many homeowners in the City would qualify for the exemption.

Kourajian asked for an update on the Three Dollar Café. McMullen said he had heard nothing since the last meeting.

Rutherford moved to convene in executive session for threatened or pending litigation. Kourajian seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Kourajian seconded. The motion carried unanimously.

There being no further business to discuss, Boone moved to adjourn. Rutherford seconded the motion. Motion carried unanimously. The meeting adjourned at 10:06 p.m.

Jane S. Miller

Jane Miller, City Clerk

Harold K Logsdon

Harold K. Logsdon, Mayor

Pamela Dufresne

Pamela Dufresne, Recording Secretary