

City Council of Peachtree City
Abbreviated Meeting Minutes
Thursday, May 16, 2024
9:30 AM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, May 16, 2024. Mayor Kim Learnard called the meeting to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

Presentation

A. Audit Presentation

David Irwin of Mauldin & Jenkins presented the findings of the annual review of the independent auditor's report, compliance reports, and financial statements. He explained that Peachtree City prepared an Annual Comprehensive Financial Report (ACFR), which went above and beyond basic reporting requirements, and noted that the City had been awarded the ACFR Certificate for Excellence in Financial Reporting for 35 consecutive years.

The government-wide financial statements showed \$200.8 million in equity, up \$7.7 million from last year, and Irwin said the City was in a good liquid financial position. Another slide showed total revenues to the General Fund at around \$48.8 million, and that the City ended the year with a fund balance equal to about nine and a half months of expenses.

Destadio commended the Finance Department staff. Holland asked how many years Mauldin & Jenkins had been doing these audits for Peachtree City, and Irwin said at least 10 years. Interim City Manager Justin Strickland said this was the first time since he had been with the City that they had asked Mauldin & Jenkins to present this report, and he thought it was valuable.

Public Comment

Jackie DiPietre said she represented the 250 families in the competitive swimming team and 1,200 families in the swim league. They were interested in working with Council on the Recreation Master Plan and getting a new pool structure that would meet the needs of citizens of all ages. She also thanked Council for holding morning meetings.

Rhonda Quillian was upset that public comments at meetings could not include comments regarding what was on that meeting's agenda. She then accused the Mayor of hindering the process of allowing Council members to place something on the agenda and said Council members should not have discussions outside of public

meetings. Quillian also said Learnard was pushing for more high-density housing, maybe not apartments, but condominiums and townhomes, and that was not what citizens wanted.

Keep Peachtree City Beautiful (KPTCB) Director Al Yougel said KPTCB would be removing the 140 recycling containers around the city. The market for many recycled items, such as plastic, had declined, and removing the containers would give them more time to take care of cardboard, which was the biggest problem.

Mary Plant also sought community and Council support for a new aquatics facility. She said she was an Olympic medalist in swimming and was grateful for the discipline she learned and what the sport did for her in preparing for life's challenges. She believed swimming should be a cradle to grave endeavor.

Agenda Changes

None

Minutes

Johnson moved to approve the May 2, 2024, regular meeting minutes, the May 2, 2024, executive session minutes, and the May 7, 2024 workshop minutes. Brown seconded. Motion carried unanimously.

A. May 2, 2024 Regular Meeting Minutes

APPROVED 5-0

B. May 2, 2024 Executive Session Minutes

APPROVED 5-0

C. May 7, 2024 Workshop Minutes

APPROVED 5-0

Consent Agenda

Destadio moved to approve Consent Agenda items A and B. Holland seconded. Motion carried unanimously.

A. Reclassification & Position Title Change for one Public Communications Specialist

APPROVED 5-0

B. Approval of New Cardiac Monitor Purchase.

APPROVED 5-0

Old Agenda Items

A. 08-22-01CST - Crosstown and Peachtree Parkway Roundabout 60% Design

City Engineer Dave Borkowski introduced Dan Davis of Integrated Science and Engineering (ISE), who said previous Councils had been eyeing solutions to Peachtree Parkway/Crosstown Road intersection congestion for at least 10 years. When ISE presented the 30% design, Council directed them to advance it to the

60% level in order to get a tighter range on cost estimates.

Davis explained this project was first identified in the Fayette County Transportation Plan in 2004. Five traffic studies had been performed on this intersection, yielding two solutions. One was a traditional traffic signal, and the other solution was a roundabout, which all five studies concluded was the best option. A traffic signal would lessen congestion for only a decade or so. ISE considered several variations on the roundabout design and concluded that a single-lane roundabout would be sufficient to upgrade the intersection and maintain that level of service for many years.

Utility relocation would be a challenge, with the main obstacle being a 20-inch Fayette County water main. This design pushed out the utilities so no utility relocation would be necessary when a multi-lane roundabout was needed, which probably wouldn't be until around 2050.

Davis noted that roundabouts were becoming more popular throughout the country. They were safer because the design prevented T-bone crashes and lessened pollution and traffic noise. Davis also said he had noticed that traffic signals seemed to trigger changes in land use in the area that roundabouts did not.

This newer design reduced the footprint a bit from the 30% rendering. Davis said neighborhoods on the eastern side of the intersection as well as Regions Bank and Arbor Terrace on the west would be well-buffered from the roundabout by undisturbed natural areas and landscaping.

The cost, Davis told Council, would be \$3.2 million, which included acquisition of rights-of-way and easements, project management fees, and additional engineering fees, plus construction cost. The next step would be for Council to advance this to 100% design and put the project out to bid.

Strickland wanted the public to have more information about non-standard intersections, and Davis explained this one was non-standard because it was a four-lane road that intersected with a two-lane road at a four-way stop. The traffic study noted that numerous accidents had occurred there.

Did he expect costs to go up from the \$3.2 million at the 100% level? Holland asked. Davis said this was the best estimate at this time. Holland also asked why some slip lanes had long lead times and others did not? Davis said that was the recommendation, noting that slip lanes not only guided safety, but efficiency of movement. Holland also wanted to know about safety for big trucks, and Davis pointed out an area around the roundabout's center circle that was designated for a tractor-trailer's wheels.

What about access and egress from Crosstown to Arbor Terrace? Holland continued. Davis said they would make the Arbor Terrace driveway a right-in, right-

out. People leaving Arbor Terrace would turn right and go through the roundabout to head in any direction. Also, Davis noted, the intersection at Village Park onto Peachtree Parkway should be converted to an R-cut so people could not turn left upon exiting. Holland asked if people going west on Crosstown could make a left into Arbor Terrace? and Davis said drivers would have to pass Arbor Terrace, then turn around at Kroger. They had also looked at the possibility of a new driveway from Arbor Terrace to Crosstown, but Arbor Terrace had to agree.

Destadio asked about a timeframe. Advancing this to 100% design would take three or four months, preparation of bid documents another two months, and evaluating bids two months after that. Construction could start at the end of this year, and utility relocation would take as long as a year. Davis said he would allow for a year and a half or two years construction time.

Johnson asked if Council would see this again after the 100% design was complete? Davis said Council would provide direction, but he certainly could come back and provide an updated cost estimate.

Holland asked where the money would come from if costs ran over. Strickland said there was \$1.5 million from an intergovernmental agreement with the County in 2018 from 2003 Special Purpose Local Option Sales Tax (SPLOST) funds. There was about half a million from the 2017 SPLOST, and the remainder could come from SPLOST surplus.

Holland moved to advance to 100% design and bid the project. Destadio seconded. Motion carried unanimously.

New Agenda Items

A. 05-24-06 2024 Paving Bid Award

Public Works Director Jonathan Miller said he received four bids for the annual paving program, ranging from \$5.5 million to \$6.5 million for 10.5 miles of road resurfacing. Funds were available through the Local Maintenance and Improvement Grant and the 2017 SPLOST. Atlanta Paving and Concrete was the low bidder, and Miller recommended Council approve that bid.

Johnson moved to approve awarding the paving bid to Atlanta Paving and Concrete for \$5,555,555. Holland seconded. Motion carried unanimously.

B. 05-24-07 Drainage Easement Abandonment Request- 713 Magnolia Walk

City Attorney Ted Meeker said this was a request to initiate the abandonment of a portion of an easement. The subdivision at issue had reflected on its plat a 20-foot drainage easement along the rear of the property. A pool permit was pulled and construction started, but an inspection showed that the pool wall encroached 3.8 feet into the drainage area.

Section 915 of the Zoning Ordinance said no permanent structures should be placed on easement areas. Meeker said if Council wanted to move forward, they would have to comply with State law dealing with abandoning any interest in property. If Council was not interested, a motion to that effect was needed. He noted that abandoning property was one of the last vestiges of true discretion for Council as to whether it was in the City's best interests.

The owner, Dr. Joli McCarthy, said she bought the property in June of last year, and no one mentioned an easement along the back. When building the pool, they discovered that the survey measurement had been taken from the back corner of the patio as opposed to the back corner of the house, which meant the pool was dug and poured 3 feet, 8 inches into the easement.

McCarthy hired a hydrologic engineer to do a study, and it said there was no issue with the drainage patterns, rainfall, etc. where the pool was currently dug and poured.

Holland moved to deny New Agenda item 05-24-07, drainage easement abandonment request- 713 Magnolia Walk. Brown seconded.

Destadio noted that every time someone made a mistake, they came to Council to ask that the ordinance be put aside, and he was tired of that. Ordinances were there for a reason; the owners should hire the right people to do things correctly or take the non-compliant structure out.

Brown agreed, noting that eventually there would be that 100-year storm, and if the drainage easements weren't functioning correctly, there would be a problem.

Johnson said she got some reassurance from the engineer's report that abandoning the easement wouldn't cause drainage problems, but then there was the issue of what if another neighbor wanted the same thing.

The swimming pool builder, Timothy Broadwell of Atlanta Pool Solutions, said there had been a lot of inconsistencies from the City, and they were not told until lately that a variance was an option. The plat showed a 20-foot easement, but the water ran much closer to the greenbelt. There were 33 feet, six inches behind the pool wall that could be used, and he said the plat was not a good representation of reality. Other properties in this subdivision had retaining walls that went farther past where this pool wall was.

Broadwell added that the back of the pool would work as a retaining wall. Even if there was a flood, there was no way water could encroach on this property. He said all the Council members had the engineering report and could see that this construction wasn't done haphazardly. He added that communications with the City had been difficult, but they would be happy to do anything the City wished to improve drainage if they would grant this.

Destadio asked about a photo in the packet. Broadwell said it was of the back of the house and showed the discrepancies between the initial survey and the pool foundation survey requested by the City. He added that the surveyor noted the drainage easement could not be located precisely because there were no pins to mark it.

Learnard called this “heartbreaking,” but said she had a concern about replicating this situation with neighbors along this street and a longer-term concern about a cumulative effect along the swale that did not exist yet but should. She told McCarthy that her issue was with the pool company and told Broadwell that a variance not have been feasible.

Johnson said they needed to discuss the City’s path in the future regarding this development, but then said that was probably a separate issue.

The Mayor called for a vote, and Holland’s motion for denial passed unanimously.

Public Hearings

A. 05-24-08 New Alcohol License - Qualified Location Permit - Lela's Place

Interim City Clerk Stacey Collins said this was a special events facility, and the qualified location license would allow service of beer and wine. Cash bars were not allowed. Each time there was an event, the vendor would have to obtain a special event permit.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition, and she closed the hearing.

Brown moved to approve Public Hearing item 05-24-08, new alcohol license - qualified location permit - Lela's Place. Brown seconded. Motion carried unanimously.

B. 05-24-09 Resolution- 05-16-2024PH 2024 Capital Improvement Element (CIE) Annual Update

Assistant Finance Director Kelly Bush, standing in for Planning Director Robin Cailloux, explained that the Capital Improvement Element (CIE) was part of the Comprehensive Plan. Nothing about this was anything that hadn’t been budgeted or planned or before Council previously. Impact fees could only be spent on expansions or new services. This report showed where they started the year, the fees they collected, the categories they were collected in, how the money was spent and how they stood at the end of the year.

Today, she was asking Council to sign the Transmittal Resolution that authorized staff to send the report to the Atlanta Regional Commission and the Department of Community Affairs for review. It would come back to Council for adoption in June or

July.

The Mayor opened the public hearing. No one wished to speak in favor or in opposition, and she closed the hearing.

Brown moved to approve the resolution as submitted. Johnson seconded. Motion carried unanimously.

C. 05-24-10 Ordinance #1219- Rezoning request for 1 Paschal Road from GI to LUI

Meeker said this was a request to rezone this property from General Industrial (GI) to Limited Use Industrial (LUI) to allow for its subdivision into two lots. The uses allowed in LUI included the uses in GI and Light Industrial (LI). The Planning Commission unanimously recommended approving this rezoning with the conditions regarding utility easements and access.

The applicant, Adam Baaklini, said this was one of the original industries in Peachtree City, and he wanted to renovate it and keep jobs here.

The Mayor opened the public hearing. No one wished to speak in favor or in opposition, and she closed the hearing.

Holland said he was glad to see industrial redevelopment. Brown said she visited the site, and asked Baaklini if he was in agreement with the proposed ordinance? He said he was. Brown, too, was glad to see this development, as were Johnson and Destadio.

Holland moved to approve the rezoning from GI to LUI and adopt the ordinance in the Council packet. Brown seconded. Motion carried unanimously.

Council/Staff Topics

Brown reminded everyone that advance voting for the primary election was nearing an end, and election day was the next Tuesday.

Holland invited the public to the ceremony planned at City Hall at 9 a.m. on Memorial Day.

Strickland added that the Fire Department was observing Mental Health Awareness Month, and the previous day had been Peace Officers Memorial Day.

Budget workshops and hearings would be held in June, Strickland promised.

Executive Session

Johnson moved to adjourn to executive session at 11:01 a.m. to discuss pending or threatened litigation and the sale, lease, or acquisition of real estate. Brown seconded. Motion carried unanimously.

Adjourn


Martha Barksdale, Recording Secretary


Kim Learnard, Mayor