MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
December 19, 1991

The City Council of Peachtree City met in regular session on Thursday Night, December 19, 1991, at 7 PM in the City Hall Council Chambers.

Mayor Brown called the meeting to order and led those in attendance in the pledge of allegiance. Those present were: Mayor Frederick Brown, Jr. and Councilmen Edward Bradford, Annie McMenamin, Robert Brooks and Rich. Parlontieri.

No items were added to the agenda.

Announcements, Awards, Special Recognitions

Mayor Brown presented a Certificate of Commendation to Mr. Harry Kelly of Peachtree City. The Mayor explained that on November 1, 1991 Mr. Kelly observed someone attempting to break in the laundromat in the Willowbend Shopping Center. He called the police and then gave chase to the suspect and apprehended him and held him until the police arrived. The Mayor thanked Mr. Kelly for his heroic efforts.

Mayor Brown presented the Supervisor of the Quarter Award for the quarter ending in December to Mr. Curtis Benson of the Public Works Department. Mr. Benson was also Supervisor of the Year.

Mayor Brown presented the Employee of the Month Award for November to Linda Gravely, Secretary in the Public Services Division. Ms. Gravely was also Employee of the Year.

Mayor Brown recognized and congratulated Frances Meaders, Director of Administrative Services, for her efforts in the City's receiving the Certificate of Excellence in Financial Reporting Award for the fourth consecutive year.

Mayor Brown read a Proclamation of Appreciation for the Youth Soccer Association and recognized the efforts of those who have given their time to this successful youth program. He presented the Proclamation to their representative and volunteers in the program who were present for the meeting.

At this time Councilman Brooks explained that this would be the last Council meeting that Mayor Brown would preside over and the Council wanted to present him with a plaque displaying his years of service as Mayor, his Council Chambers nameplate and his gavel. Brooks explained that long time resident, Frank Fessenden, had prepared the beautiful piece of wood for the plaque and called Mr. Fessenden forward. Mr. Fessenden at that time presented to Mayor Brown a gavel he had made for the City so that there would be one to pass on each time a new Mayor is elected.

Mayor Brown expressed appreciation to Mr. Fessenden for his beautiful wood work on the plaque and the gavel and thanked him for this thoughtful gift. The Mayor stated that it was with mixed emotions that he was leaving the office of Mayor. He stated that the citizens had given him the highest honor possible by selecting him as Mayor five times and that those ten years had been the most rewarding time of his life. The Mayor stated that he felt he was leaving the City in good hands including the elected officials, management staff and other city employees who were all working toward one goal and that was to serve the citizens of Peachtree City. He urged the citizens to take part in the governmental process because that was what made the system work best. The Mayor told the employees that they had the best of conditions and that they had his utmost respect for the job they had done and he was sure that they would continue to provide the city with their best. To the elected officials he said that it had been his distinct pleasure to work with them and he considered them his friend. He was confident that they would continue to act in a manner that would be in the best interest of the City. As to his future, he had no immediate plans but he would stay active in City and County affairs. He reaffirmed his earlier statement that he would not be seeking any political office. In closing the Mayor stated that he and his wife, Nita, wanted to thank everyone for all the kindness through the years.

Center Space Lawsuit - Walt Banks Road

Mayor Brown announced that the lawsuit filed against the City by Center Space Inc/ Palm Beach Development Company was heard in the Fayette County Superior Court by Judge English. After three days of testimony the Judge had rendered a decision in favor of Peachtree City upholding the City's Land Use Plan and Zoning Ordinance. The Mayor commended the attorneys and the City Planner, Jim Williams, on the magnificient job they did in this case.

Department Reports

Mayor Brown called attention to the monthly departmental reports and urged the public to review them. He reported the population to be 21,483 as of December 1, 1991.

Minutes of Meeting

Motion was made by McMenamin that minutes of the meeting held November 7, 1991 be approved as presented. Motion was seconded by Parlontieri. Motion carried unanimously.

New Agenda Items

12-91-5 Highway 54 West Corridor Plan

Mayor Brown called upon Jim Williams, Director of Developmental Services, to address the Highway 54 West Corridor. Mr. Williams reported that the staff had recently been contacted by the State DOT asking for ideas and comments on the proposed four laning of the Highway 54 West Corridor extending from Highway 74 West to the City Limits at the Coweta County line.

Williams explained that the Planning Commission had been looking at this for some time and had held four meetings on a proposed plan with three of them being advertised public hearings. He stated that this area was one that will be difficult to work with because there were many property owners along the corridor. The area consisted of approximately one mile but there were many established businesses along that area and this was an area where there were already problems. He stated that taking both sides of the road into consideration, there would be approximately 11,000 linear feet of road frontage. Williams explained that he was calling this the West Side Planning District and that, although there may never be a West Side Village, there was substantial land in the area that would play a significant role in the future development of Peachtree City.

Williams explained that the final version of the corridor study, as approved by the Planning Commission, was what had been forwarded to Council in a report entitled "A Corridor Study for Georgia Higway 54 West" and it was the recommendation of staff and the Planning Commission that this study be adopted by the Council and used as the basic policy guide for all future developments in the corridor.

Mr. Williams discussed the plan at great length reporting on existing conditions in that area of the City, recommended frontage roads, median cuts, traffic signals, general appearance of the area, cartpath connections, etc.

The Council questioned Mr. Williams about the Study and the recommendations submitted to them for consideration. There was concern about the frontage roads and questions about the median cuts and also about the number of traffic lights being considered. There were questions about who would bear the cost of many of these recommendations and Williams thought that most of the cost would be borne by the developers as part of the cost of developing. Mayor Brown felt the plan was a good plan but was not sure that DOT would go along with it.

Jerry Peterson of Peachtree City Development Corporation stated that they felt it was a good plan for a difficult area. He stated that Equitable had approximately 400 acres to develop in that area and would be looking at this and working with the City staff during the next four months to determine how this area can best be developed.

Council had reservations about acting on the plan at this time and asked about the time frame for submitting it to DOT. Williams stated that he felt that DOT was working on the engineering of the area but that he would not presume that something of this magnitude would be digested and adopted in an hour or so and would have no problem in postponing action.

Motion was made by Parlontieri that the item be tabled for further discussion before submitting the plan to DOT with reconsideration being no later than January 16, 1992. Motion was seconded by McMenamin. Motion carried unanimously. Mayor Brown announced that the item was tabled to the January 16th Council meeting.

12-91-6 <u>Policy Statement for Crosstown Road Development</u>

Jim Williams, Director of Developmental Services, presented a proposed policy for future development of Crosstown Road. He stated that the development along Crosstown Road was happening so fast that it was becoming difficult to keep up with what is appropriate. He explained that when Wendy's applied for development next to the convenience store it became apparent that something needed to be done to assure that this area would develop properly with driveways, turn lanes, etc. Williams explained that Crosstown Road is a two lane major commercial collector road which is visualized as eventually being a four lane road.

Williams explained that as they talked to Wendy's and thought about future commercial development along the road, it became evident that it just could not be done without turn lanes and deceleration lanes. At this point the Planning Commission asked staff to develop a written policy for Crosstown Development. Mr. Williams reported that staff prepared the policy which had been provided to the Council and which had been adopted by the Planning Commission who have asked that the City Council also adopt it. The policy submitted read as follows:

For any development which is proposed along Crosstown Road between Georgia 74 South and Peachtree Parkway, the following standards should be applied:

1. No access drive may be constructed onto Crosstown Road without the prior approval of the Planning Commission, and the number of access drives shall be kept to a minimum. As much as possible, access drives on one side of the street should line up with existing or proposed access drives on the other side of the street.

2. Each access drive should include provision for a deceleration lane on Crosstown to assist right-turn movements.

3. A deceleration lane should be at least 12 feet wide and 100 feet long with a taper of at least 65 feet.

4. Each access drive should include provision for a dedicated left turn lane on Crosstown to assist left-turn movements.

5. A left-turn lane should be at least 12 feet wide and provide a stacking area for at least 6 automobiles.

6. If a proposed access drive is to be aligned across from an existing access drive, and the existing drive does not conform to this policy, the developer should extend the dedicated left- turn lane to accommodate stacking for at least 6 additional automobiles to turn in the opposite direction.

7. Existing non-conforming access drives should be consolidated, eliminated, or brought into conformance as soon as possible and practical.

After a brief discussion a motion was made by Brooks that Council accept the Policy Statement for Crosstown Road as recommended by the Director of Developmental Services. Motion was seconded by Parlontieri. Motion carried unanimously.

12-91-7 <u>Change in Alcoholic Beverage License - Wings & Things</u>

City Manager Basinger reported that an application had been filed by Mr. John Schaf, Licensee for Wings and Things Restaurant, asking that the license representative be changed to Michelle L. Icenhour. He reported that the paperwork appeared to be in order and Mr. Schaf and Ms. Icenhour were present for questions.

McMenamin asked Mr. Schaf if he had made changes in his operations to ensure that there are no future violations inasmauch as there had recently been a problem. He assured her that he had. Motion was made by McMenamin that the application be approved as presented. Motion was seconded by Parlontieri. Motion carried unanimously.

12-91-8 Citizens Assistance Office

City Manager Basinger referred to a memorandum from Frances Meaders, the Director of Administrative Services recommending the establishment of a Citizens Assistance Office to implement a newly established Citizens Assistance Plan. The memo explained that the staff had been working for some time toward a program that would improve communications with the citizens and the recently completed plan would require certain actions on the part of the Council to implement the plan.

The plan would include the installation of voice mail equipment so that agendas and other public notices could be available to the citizen at any time of the day or night by telephone; the publication of various publications regarding City regulations to be available to the citizens at several convenient locations; the installation of an outdoor bulletin board for public notices at City Hall; and the purchase of computerized equipment to be able to print zoning maps and other publications in house to be provided citizens. The memo noted that a part of the plan that had already been implemented was placing all agendas and abbreviated minutes of meetings on Channel 16 of Cable TV. This had been well received by the citizens.

The memo requested funding for the items mentioned as follows:

Voice Mail Equipment,installation and monthly charges	$5700
Computer Equipment/software	2100
Printing costs and display racks	3000
Outdoor Bulletin Board	525
Total	$11,325

Basinger explained that the Citizens Assistance Office would have a telephone number assigned to call in for information and that the office would also be responsible for responding to citizens complaints in a timely manner.

Basinger felt this office could be manned by existing staff at the present time but as the City grew it might be that it would expand to a seperate entity. He recommended that this funding be approved and that the monies be moved from the Highway 74 Landscape Item in the Public Improvement Program.

Mr. Ike Isaacson applauded the City for this proposal and complimented the staff for utilizing Channel 16 for providing information to the public.

Ms. Carmen Gonzales , as a citizen and member of the Planning Commission, congratulated the City for taking this step toward informing the citizenry.

McMenamin commented that she thought the City was doing a good job of notifying the public through Channel 16, the Update Newsletter and the Newspaper. She was not in favor of purchasing voice mail equipment which would not be designed to record messages but only to provide information which she felt was already being adequately provided.

Bradford agreed with McMenamin about the voice mail equipment feeling that it could be added later if it is found to be needed.

Brooks complimented the staff on the thoroughness of the information provided and also on the idea. He asked why staff felt voice mail was needed.

Basinger explained that there seemed to be a problem in getting information out to the citizens based on comments heard recently but the top priority at this time would be to implement the office. He felt the second priority would be to provide brochures and phamplets of information of interest to the public, the third priority would be the bulletin board and lastly would be the voice mail equipment. It was simply another means of providing information in a convenient manner to the public, some of which have a problem in visiting the City Hall during normal work hours. Basinger stated that the voice mail could be delayed until later if that was Council's desire.

Brooks stated that he liked the voice mail idea because he felt it would be reliable and was a way information could be changed and updated in a timely and accurate manner. He supported the voice mail purchase.

Motion was made by Brooks that the Citizens Assistance Office be approved and purchases be authorized as requested. Motion was seconded by Parlontieri. Parlontieri felt that voice mail equipment was becoming a way of life and Mayor Brown agreed with the comments of both Brooks and Parlontieri. A citizen commented that it was important that the word be gotten out to the citizens that this program was available. Other comments were made by McMenamin who felt purchasing voice mail was a waste of money and Bradford asked that the purchase be delayed for awhile to see how the office works out. Another citizen stated that not everyone in the city had cable tv which meant those citizens did not have access to Channel 16. Brooks felt the voice mail would provide consistent, accurate information to the public which might not be the case if different individuals are providing the information. After further discussion the motion to approve the purchases as presented was approved with McMenamin and Bradford voting nay.

There being no further business to come before the Council, a motion was made by Mayor Brown that the meeting be recessed to be reconvened in executive session to discuss pending lawsuits of Black and Justice. Motion was seconded by McMenamin. Motion carried unanimously.

Executive Session

No action was taken in executive session and motion was made by Mayor Brown that the meeting be adjourned. Motion was seconded by Brooks. Motion carried unanimously. The meeting was adjourned at 9:30 PM.

Frances Meaders
Frances Meaders, Director of
Administrative Services

Robert L. Lanf Attest
Mayor