

**MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
December 3, 1992
7:00 PM**

The Mayor and City Council of Peachtree City met in regular session on Thursday Night December 3, 1992 at 7:00 PM in the City Hall Council Chambers.

Mayor Lenox led those in attendance in the pledge of allegiance. Present were Mayor Robert Lenox, Councilmembers Edward Bradford, Annie McMenamin, Robert Brooks and Caroline Price.

No items were added to the agenda.

Announcements, Awards, Special Recognitions

Mayor Lenox announced that anyone wishing to speak to the issues should go to one of the microphones provided and state his or her name and address for the record.

Mayor Lenox announced that the December 17, 1992 City Council meeting would be canceled.

Mayor Lenox presented the "Employee of the Month" Award for the month of November to Mark Lamons, Fire Department.

Mayor Lenox presented the "Supervisor of the Quarter" Award for the fourth quarter to Bill Shelton, Fire Department.

Mr. Yoshiaki (Bill) Date, President of MCC Panasonic and Mr. Don Kiplinger, Area Office Manager of Georgia Power presented a check for \$2,500.00 to Karen Davis, Chairman of the Commission on Children and Youth for the 2nd Annual Youth Triathlon. Ms. Davis accepted the donation and thanked Mr. Date and Mr. Kiplinger and stated that the donation would enable the triathlon to be self supporting.

Mayor Lenox and Police Chief James Murray presented Certificates of Commendation to the graduates of the second Citizens Police Academy.

Department Reports

Mayor Lenox announced that Department Reports would be available for review after the first meeting in January.

Minutes

McMenamin made a motion to approve the minutes of the November 19, 1992 council meeting as presented. Bradford seconded the motion. Motion carried unanimously.

Old Agenda Items**11-92-17 Scenic Highway Designations**

Jim Williams, Director of Developmental Services, came forward and stated that at the November 19, 1992 council meeting, council had directed staff to prepare an ordinance allowing for the designation of scenic highways. Williams stated that staff recommended that Council adopt the ordinance submitted.

Lenox stated that staff had done an excellent job preparing the ordinance. Price concurred and made a motion to approve the scenic highway ordinance as written. Brooks seconded the motion. Price stated that the ordinance along with the set of standards would assist in carrying out the intent of the policy. Bradford stated that he had objected to the scenic roads from the beginning and that he had not seen any evidence presented that would change his mind. Bradford stated that he did not feel a need for an ordinance and would not support it.

Lenox stated that he felt that the ordinance would give Council power to designate roads and he would support the ordinance. Brooks stated that he strongly supported the ordinance and felt that with the designations the environment that attracted citizens to Peachtree City could be preserved by leaving the scenic roads as natural as possible. Motion carried with McMenamin, Price, Brooks and Lenox voting aye and Bradford voting nay.

New Agenda Items**12-92-1 Police Department Accreditation Recognition**

Police Chief James Murray stated that the City of Peachtree City, on November 21, 1992, had obtained National Accreditation and were the 236th City in the world to receive the recognition. Murray thanked Captain Mike Dupree for his hard work, thanked City Manager Jim Basinger for his support, the former Mayor Fred Brown and Council and Mayor Lenox and the current Council and stated that the process had begun six years ago and that he was proud to present the accreditation certificate to the Mayor and City Council. Murray went on to say that the certificate would be placed in the lobby of the Police Department.

Mayor Lenox accepted the certificate on behalf of the City and stated his thanks to Chief Murray. Mayor Lenox presented Commission Certificates to Captain Mike Dupree, Lieutenant Keith Dryden, Lieutenant Ben Thomas, Communications Manager Cheryl Rogers and Secretary Claudia Stapleton. Mayor Lenox presented a certificate to the Police Department and accepting the certificate was Mike Rogers, the senior member of the Police Department.

Chief Murray introduced Ms. Rachel Champagne, Executive Director of the Atlanta Crime Commission who came forward and congratulated

the Police Department on the accreditation achievement and introduced Dr. Joel Smith, Atlanta Crime Commission trainer to present a resolution of accreditation achievement to Chief Murray. Dr. Smith stated that Peachtree City was the third City in Metro Atlanta to achieve this accreditation and stated that Peachtree City would be an inspiration to other Cities.

Mayor Lenox announced that a reception, in honor of the Police Department, was being held in the Floy Farr Room of the Library and invited all present to attend.

12-92-2 Fayette County Water & Sewer
Master Plan Amendments

City Manager Jim Basinger stated that a Fayette County Master Water and Sewer Plan had been approved and signed by all municipalities in the County on January 27, 1992 and sent to the Department of Natural Resources (DNR) for approval. Basinger explained that the DNR had conditionally approved the plan and that the committee that drafted the plan had addressed the conditions and that the reply to DNR required approval by all municipalities. Basinger stated that Former Mayor Fred Brown, the Peachtree City representative, and Fayetteville City Councilman Larry Dell, Chairman, were present to answer any questions Council might have and were requesting that Council authorize the Mayor to sign the reply letter to the DNR.

Brooks asked Fred Brown to give an update on the Fayette County Master Water and Sewer Plan for the benefit of the public. Brown stated that a governmental association committee had been formed to coordinate a Water and Sewer Master Plan for Fayette County and that the committee had sent a plan to the DNR for approval and received conditional approval. The committee was now asking for Council authorization from all municipalities in Fayette County to send the additional information requested to DNR. Brown stated that all municipalities had given approval except Peachtree City and Tyrone.

Mr. Dell came forward and stated that much work had gone into the project to coordinate a plan that would benefit all of Fayette County. Mr. Dell stated that he would like to have a reply back to DNR by the end of 1992.

Price stated that she understood that DNR was asking for projections based on land, zoning and the kinds of homes to be built. Price stated there were new State regulations that dealt with water conservation through the kinds of fixtures used in the homes and Price questioned if those regulations had been factored into the amount of usage that was projected or asked if that would be an added benefit. Dell stated that in the initial draft of concerns to the State and the original master plan those concerns were addressed and taken into consideration. Dell went on to say that the document under discussion addresses specific items that the State questioned. Dell stated that there was an increase in discharge allocation requested, of 2.25 million gallons per day in

the northern part of the County. Dell explained that whether Tyrone, Fayette County or Georgia Utilities serves the community, that entity that serves the area will assume the allocation. Dell reported that the document in question addressed eight specific questions that the State had asked, some of Fayetteville, some of Fayette County, some of Tyrone and some of Georgia Utilities. Price stated that she noticed that the DNR had made a suggestion that the County investigate alternative methods of treatment, so that as technology improves we may not need to use all of the permitted discharge because of alternative means of treatment that would become more economically feasible. Brown stated that Price was correct. Price stated that she hoped more conservation measures would be used so there would be less that would need to be treated. Dell stated that eventually more alternative means of treatment would be used and would serve Fayette County well into the twenty first century.

Bradford thanked Former Mayor Brown, former Chairman Rich Parlontieri and current Chairman Larry Dell for all the work that was done for the benefit of the County and made a motion to authorize Mayor Lenox to sign the document requested. Price seconded the motion. Motion carried unanimously.

12-92-3 Public Hearing - Rezoning Thomas Property
.863 acres NE corner Kedron and 74

Mayor Lenox stated that the consideration of rezoning of the Thomas property on the Northeast corner of Highway 74 and Kedron Drive from OS Open Space to LUC Limited Use Commercial would be conducted as a public hearing and read the rules for a public hearing. Mayor Lenox stated that each side would have twenty minutes to present their views. Mayor Lenox also stated that some members of Council held shares in Fayette County Bank, and as Fayette County Bank was hoping to construct a branch bank site on the property the City Attorney had been consulted to see if there was a conflict of interest. Lenox, Price and Brooks all stated that they held shares in the bank and City Attorney Rick Lindsey stated that none held large enough shares for there to be a conflict of interest. Mayor Lenox called the public hearing to order and asked to hear first from the applicant.

Mr. Terry Miller, President of Fayette County Bank, came forward and stated that they wished to purchase the property in question and were requesting that the Thomas property be rezoned from open space (OS) to Limited Use Commercial (LUC) to allow for the Fayette County bank to expand. Miller stated that people like to bank where convenient and the Thomas property was suitable for a branch facility and related financial uses. Mr. Miller introduced Mr. Rich Parlontieri who was acting as agent for the owner Dorothy Thomas and stated that the sale of the property was contingent on being granted the requested zoning.

Mr. Rich Parlontieri, agent for Mrs. Dorothy Thomas, showed the Council a drawing of where the property was located on the

— northeast corner of Georgia Highway 74 and Kedron Drive next to the proposed Kedron Elementary School site and adjacent to the Santalina Subdivision which was still owned by Peachtree City Development Corporation. Parlontieri stated that when the .863 acres of land was acquired by the McElwaney family in 1965 it was zoned AR Agricultural Reserve and that Mrs. Thomas was not aware that her land had been rezoned to OS Open Space when land was rezoned for Kedron Village. Parlontieri stated that Mrs. Thomas was notified and was present at the hearing but did not understand that her property would be rezoned. When the Department of Transportation widened State Highway 74 Mrs. Thomas was not notified and was left with less acreage and no access to her property, therefore reducing the value of the property. Parlontieri stated that Mrs. Thomas was requesting that the land be rezoned from OS to LUC to allow for a bank and other financial uses. Parlontieri stated that an easement would be provided by Peachtree City Development Corporation from Kedron Drive and that Council had before them a letter from the Board of Education stating that they had no problem with the proposed zoning. Mr. Parlontieri stated that the property was not suitable for a single family residential lot and that a branch bank was suitable for the surrounding area due to limited hours of operation. Parlontieri went on to say that they were not looking to build an office complex, only a single structure.

— Prior to the meeting Attorney Jeff Slade, representing Mrs. Thomas, presented a Constitutional Rights letter to the City Attorney and asked that it be entered into the record of the meeting.

Mr. Tom Cox, Chairman of the Planning Commission, came forward and stated that the Planning Commission had been unanimously in favor of the rezoning. Cox stated that the Planning Commission had looked at all aspects of the proposed location of a branch bank, such as school traffic and the entrance into the residential neighborhood Santalina. Cox stated that the proposed school site was twenty acres and that there would be adequate buffers between the school and the bank property and that the zoning fit into the overall Land Development Plan. Cox stated that the property would be a visible site off Highway 74 and the restricted use of LUC for a bank and financial center would be suitable for the location.

Mr. Bill Snow, 106 Morallion Hills, came forward and stated that the Fayette County Bank was a local bank and that it was important for the community that small business be allowed to grow and expand and urged Council to approve the rezoning.

— Mrs. Marie Eguchi, 427 Walnut Grove, came forward and stated that her home backed up to property that was being readied for construction and that she had no idea what was proposed for the area. Mayor Lenox told Mrs. Eguchi that City Staff or the Peachtree City Development Corporation would be happy to sit down with her at another time to go over development of the area behind her home as this was a separate matter from the Thomas property rezoning.

Mayor Lenox asked for those wishing to speak against the proposed rezoning and hearing none called the public hearing closed and called for Council debate.

Price stated that she had been a member of the Planning Commission when property for Kedron Village was rezoned and felt it was a very comprehensive process and that it bothered her to find out that one of the parcels had not been identified during that process. Price stated that she did not feel comfortable going back to right a wrong, but felt staff and the applicant had done a good job in asking for LUC but was worried about the "proposed" school site which could change and hesitated to rezone the Thomas property with the school property site still uncertain.

Bradford stated his support and that he felt LUC was the right zoning for the property. Bradford asked if he was correct in understanding that the building would be a single building that would house only a bank and if the real estate and other financial uses would be contained within the bank building and that a strip center was not being proposed. Miller stated that was correct, and that the building would be about 1500-1600 square feet and that all financial services would be conducted inside one dwelling by the Fayette County bank. Bradford asked if it would be appropriate to state that the LUC zoning be limited to banking only. Miller stated that stock brokerage was becoming more prominent in the banking industry, but that all financial services would be contained within the bank building and conducted by Fayette County Bank. Parlontieri stated that it was not the intent of the Fayette County Bank to build a strip center, but that additions could be built at a future time. Parlontieri stated that the term financial services included banking, real estate brokerage, insurance and stock brokerage. Brooks stated that he felt the approval should contain a stipulation that all financial services would be within the bank building and conducted by only Fayette County Bank. Brooks made a motion to rezone the .863 acres of the Thomas property on the NE corner of Highway 74 and Kedron Drive from OS to LUC for a branch bank and related specific financial uses to be mortgage banking, financing, insurance sales, real estate brokerage and stock brokerage to be conducted within the building. Bradford seconded the motion. Motion carried with Bradford, McMenamin, Lenox, and Brooks voting aye and Price voting nay.

12-92-4 Change in License Representative
Montana Steak House

Mayor Lenox stated that Montana Steak House had undergone a change in management and was requesting a change in the license representative of their alcoholic beverage license. Mayor Lenox stated that Judith A. Comer was requesting to be named the license representative and was present to answer any questions Council might have. McMenamin stated that all paperwork appeared to be in order and made a motion to approve Judith A. Comer as license representative for Montana Steak House. Bradford seconded the

motion. Motion carried unanimously.

12-92-5 Roundleaf Court Bridge Bids

City Manager Jim Basinger stated that the City had solicited bids for the replacement of the cart path bridge over Cherry Branch near Roundleaf Court. Basinger stated that the bridge was twenty years old and the last of the wooden bridges in the City to be replaced. Basinger stated that the bids received were as follows:

Economy Builders	\$14,500
H. Bishop Enterprises	\$17,400
Brent Scarbrough	\$20,592

Basinger stated that Staff recommended that the bid be awarded to the low bidder Economy Builders in the amount of \$14,500. Price made a motion to approve the bid of Economy Builders for the amount bid of \$14,500. McMenamin seconded the motion. Motion carried unanimously.

12-92-6 Airport Authority Appointments

City Manager Jim Basinger stated that nine applicants had been interviewed for the vacancy on the Airport Authority and the selection committee composed of Mayor Bob Lenox, Councilman Annie McMenamin and Jim Basinger recommended that Michael Amos be reappointed to serve another term beginning January 1, 1993 through December 31, 1997. Basinger stated that the committee also recommended that Mr. David Hamilton be appointed alternate to fill any vacancy that might occur during the next six month period. Price made a motion that Michael Amos be reappointed to the Airport Authority for a term from January 1, 1993 to December 31, 1997 and that Mr. David Hamilton be appointed as alternate. Brooks seconded the motion. Motion carried unanimously.

12-92-7 Water and Sewerage Authority Appointments

City Manager Jim Basinger stated that two applicants were interviewed for the vacancy on the Water and Sewerage Authority and the selection committee composed of Councilmen Bob Brooks, Ed Bradford and Jim Basinger recommended that Mr. Newton Galloway be appointed as the member to fill the expired term of Howard Morgan beginning January 1, 1993 through December 31, 1997. McMenamin made a motion to appoint Mr. Newton Galloway for a term beginning January 1, 1993 through December 31, 1997. Price seconded the motion. Motion carried unanimously.

12-92-8 Recreation Commission Appointments

City Manager Jim Basinger stated that five applicants had been interviewed for the vacancies on the Recreation Commission and the selection committee composed of Councilmen Ed Bradford and Caroline Price and Jim Basinger recommended that Mr. Harold Mack and Mr. Donald Apking be appointed to serve terms beginning January 1, 1993

through December 31, 1995. Basinger stated that the committee also recommended that Ms. Sallie MacGregor be appointed alternate to fill any vacancy that might occur during the next six month period. McMenamin made a motion that Mr. Harold Mack and Mr. Donald Apking be appointed to a term beginning January 1, 1993 through December 31, 1995 and that Ms. Sallie MacGregor be appointed as alternate. Price seconded the motion. Motion carried unanimously.

12-92-9 Kedron Fire Station Architect Proposals

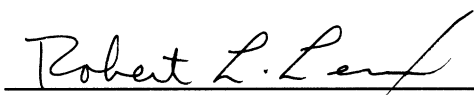
Mayor Lenox stated that staff had requested that the Kedron Fire Station Architect Proposals be tabled to allow staff more time for review of the proposals. Mayor Lenox made a motion that the item be tabled. McMenamin seconded the motion. Motion carried unanimously.

There being no further business to come before Council Mayor Lenox made a motion that the meeting be recessed to be reconvened into executive session to discuss a legal matter and a personnel matter. Bradford seconded the motion. Motion carried unanimously.

Executive Session

There was no action taken in executive session and Bradford made a motion that the meeting be adjourned at approximately 9:30 PM. Brooks seconded the motion. Motion carried unanimously.


Angie Stevens, Asst. City Clerk



Mayor

Attest: