

City Council of Peachtree City
Minutes of Meeting
December 2, 1999
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, December 2, 1999, at 7:00 p.m. in the City Hall Council Chambers. Mayor Robert L. Lenox led those attending in the pledge of allegiance. Other Council members present were: Annie McMenamin, Carol Fritz, Jim Pace and Bob Brooks.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

There were no announcements, awards, or special recognition.

MINUTES

McMenamin made a motion to approve the minutes of November 18, 1999, as presented. Fritz seconded the motion. Motion carried unanimously.

NEW AGENDA ITEMS

12-99-01 Public Hearing – Variance – Line Creek Parkway Street Design Standards

Lenox explained that the first two agenda items would be conducted public hearings. He read the rules for conducting the public hearing and set a time limit of twenty minutes for each side to present its case. Lenox asked first to hear from the applicant and those supporting the variance.

Michael Rossetti addressed Council to request a variance to the paving standards for Line Creek Parkway. The city's standard required:

6" Dense Aggregate Graded Base
3" Asphalt Base
2" Type "B" Modified Asphalt Binder
1.5" Type "E" Asphaltic Concrete

Rossetti requested that for the Line Creek Collector project, the standard be varied to correspond to the GA DOT standard as follows:

8" Graded Aggregate Base
3.5" Type "B" Asphalt
1.5" Type "E" Asphalt

Specifically, the variance would increase the thickness of the Graded Aggregate Base from 6" to 8"; eliminate the 3" Asphalt Base; and increase the Type "B" Asphalt Binder from 2" to 3.5". Overall, the paving section would be increased by ½ inch if the variance was approved, but the actual thickness of asphalt would be reduced by 1.5 inches. Rossetti said the base of the road was more important for the strength of the road. He said reducing the asphalt topping would not compromise the strength of the road. He said he knew staff was recommending denial of the variance. He hoped Council would approve the variance, but if they did not, he hoped they would come up with alternative standards for road construction based on the Department of Transportation's standards.

Doug McMurrian, Ram Development, said his company was funding 75% of the construction cost for the road. He said if the variance was granted the construction cost would be decreased by approximately \$45,000 because the base material would be less expensive than the asphalt. He said he would spend the savings on additional landscaping for the project. McMurrian said the foundation of the road was more important. He said he realized Council would be setting a precedent if they granted the variance, but he pointed out that the ordinance was not flexible. He asked Council to give staff some flexibility in making decisions regarding paving standards.

Hearing no one else speak in favor of the variance, Lenox asked to hear from those opposing the variance.

Jim Williams, Director of Developmental Services, addressed Council to oppose the variance. He said the current ordinance was enacted in 1997 at the recommendation of the City Engineer because there were problems in the City that needed to be addressed. Williams felt the current ordinance was far superior to the previous ordinance. He said since the new ordinance was adopted, no developer had requested a variance to the standards. He felt if Council granted a variance it would be unfair to the developers who have built roads to the current standards. He suggested that if Council felt the road should be built to a different standard, they should not grant a variance, but should amend the ordinance.

Hearing no one else speak in opposition to the variance, Lenox asked if there were any questions. Robert Brown pointed out that Peachtree City was in a unique situation. He said developers build roads and eventually turn the roads over to the City for maintenance. He felt the roads should be built to the highest standards possible to reduce the cost of maintenance.

Lenox how the current standards long-term maintenance cost compared to the previous standards. Colin Halterman, Director of Public Services, said it had not been necessary for the City to patch roads that have been built to the current standards since 1992. He said Crosstown Road had been constructed to the previous standards and much maintenance had been required.

Jim Pace said the base of the road was more critical than the asphalt topping. He said the overall thickness of the road needed to be taken into consideration. He did not want to go back to the previous city standards, but he felt that the Department of Transportation certainly knew how to construct roads. He said he was a little confused about the suggestion to reduce road construction costs to increase the landscaping budget. He said the base of the road was the most critical element of road construction. Lenox called the hearing to a close and opened the floor for Council debate. Lenox said the Department of Transportation built and maintained roads with public money, while Peachtree City's roads were built with private money and maintained with public money. He felt the City wanted to ensure top quality roads were constructed to reduce maintenance costs. He felt the current ordinance seemed to work for the City.

Jim Pace felt it was a mistake to claim one construction standard was better than another was. He said the Department of Transportation was not in the business of maintaining roads. He said they wanted to construct roads in a manner that would require as little maintenance as possible. He felt it was more important for the road to have a strong foundation. He said the condition of the soil was another factor that needed to be considered. He was not in favor of a variance, but he did think the ordinance should be evaluated to determine if an amendment was necessary. He felt there was more than one way to

construct a road. He suggested that the ordinance include more than one standard and allow staff latitude to make decisions. He was not concerned about the expense of construction, but with the quality of the road.

Brooks agreed with Pace. He did not feel a variance was appropriate. He suggested staff evaluate the ordinance and decide if they wanted to amend the ordinance. Lenox said the question had been raised to determine if the current standard was appropriate. He asked if the City needed a standard for good soil and another standard for bad soil.

Brooks made a motion to deny the variance and remand it back to staff to consider whether the ordinance should be amended. Fritz seconded the motion. Motion carried unanimously.

12-99-02 Public Hearing – Consider Approval of GMA Bricks and Mortar Financing Program for Police Station Site and Subsequent Sale of Property to GMA

Joe Morton, Assistant City Manager presented a resolution for Council's consideration, which would authorize the City to enter into an Installment Sale Agreement with the Georgia Municipal Association (GMA) for the acquisition and construction of the new police station. He explained that the First Union Bank would be providing the financing for the project. The total amount financed would be \$2,269,415, which would be repaid over a fifteen-year term with a 5.27% interest rate per annum. The resolution would also authorize the acceptance of the GMA bid in the amount of \$138,750 for the police station property. He said the bid was received by the City and opened on November 24, 1999. Morton explained the property would then be transferred to the City as part of the Installment Sale Agreement.

McMenamin made a motion to adopt the resolution authorizing the installment sale agreement and transfer of property associated with the new police station. Pace seconded the motion. Motion carried unanimously.

12-99-03 Consider Appointments – Water and Sewerage Authority

Jim Basinger, City Manager, explained that a selection committee, composed of Annie McMenamin, Jim Pace, and himself interviewed five applicants for the vacancy on the Water and Sewerage Authority. It is the recommendation of the committee that Mr. Michael Harman be appointed to serve a five-year term from January 1, 2000 to January 31, 2004.

McMenamin made a motion to appoint Mr. Michael Harman to the Water and Sewerage Authority as recommended by the selection committee. Pace seconded the motion. Motion carried unanimously.

12-99-04 Consider Appointments – Recreation Commission

Jim Basinger, City Manager said a selection committee, composed of Annie McMenamin, Carol Fritz and himself considered three applicants for the Recreation Commission. It is the recommendation of the committee that Mr. John Connolly and Ms. Jan Shannon-Zink be re-appointed to serve a three-year term from January 1, 2000 until December 31, 2002. He said the committee further recommend that Ms. Tammy Pakulski be appointed to serve as an alternate to fill any vacancy which may occur.

McMenamin made a motion to reappoint Mr. John Connolly and Ms. Jan Shannon-Zink to the Recreation Commission as recommended by the selection committee, and that Ms. Tammy Pakulski be

appointed to serve as an alternate to fill any vacancy which may occur. Fritz seconded the motion. Motion carried unanimously.

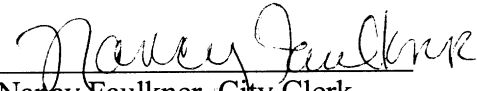
COUNCIL/STAFF TOPICS

There were no council/staff topics.

Lenox made a motion to adjourn the meeting into Executive Session to discuss a legal matter. McMenamin seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action taken in executive session. Lenox made a motion to adjourn. McMenamin seconded the motion. Motion carried unanimously. The meeting adjourned at 7:35 p.m.


Nancy Faulkner, City Clerk

Attest: 
Mayor