

City Council of Peachtree City
Minutes of Meeting
November 20, 1997
7:00 p.m.

The City Council of Peachtree City met in a regular session Thursday, November 20, 1997, at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those attending in the pledge of allegiance. Council members present were: Caroline Price, Bob Brooks, Jim Pace, and Annie McMenamin.

ADDITION OF AGENDA ITEMS

Mayor Lenox made a motion to add one additional agenda item number **11-97-10**: "Certify General Run Off Election Results" for Council Post 4 . Brooks seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox announced that Councilmember Caroline Price's father-in-law died that afternoon and extended condolences on behalf of the City and staff.

Mayor Lenox presented the Employee of the Month Award for October to Gloria Strobel.

Mayor Lenox presented a "Resolution of Appreciation" to Electric Membership Corporation (EMC).

Kiwanis Club presented a check for \$2,000.00 to the DARE Program.

Peachtree City Running Club presented a check for \$1,000.00 towards the purchase of a Mountain Bike for the Community Response Team.

MINUTES

Pace made a motion to approve the minutes of the November 6, 1997 meeting as presented. Brooks seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

**11-97-05 Alcohol Beverage License - License Representative Change
LaFiesta Mexican Restaurant**

Lenox presented the request of Mr. Carlos Hernandez, the owner of LaFiesta Mexican Restaurant, to appoint Mr. James Handberry, III as the License Representative for the LaFiesta Mexican Restaurant and that a satisfactory criminal background report had been received and the application appeared to be in order.

Mr. Handberry addressed Council and said he had been with LaFiesta for approximately three years and was familiar with the rules of the City and the State regarding the Alcohol Beverage License Ordinance in response to McMenemy's inquiry.

McMenemy made a motion to appoint Mr. James Handberry, III as the License Representative for the LaFiesta Mexican Restaurant. Price seconded the motion. Motion carried unanimously.

11-97-06 Impact Fee for Crabapple Service Area

Jim Fulton, a member of the City Impact Fee Committee, addressed Council and presented the results and recommendations of the committee. Fulton requested that Council consider the proposed Ordinance which was intended to establish a new impact fee that would apply to any new lot developed for residential purposes on property in Peachtree City currently served by Crabapple Lane West. The purpose of the new impact fee was to fund a portion of the Crabapple Lane West improvement project, which was currently under construction.

Fulton explained that, for purposes of calculating an impact fee, the cost of the Crabapple improvement project had been set at \$499,700. Of that amount, PCDC had committed to pay \$336,000 as a part of its annexation and zoning of the Crabapple Woods project. The remaining \$163,700 must be funded by the City. It was proposed that the City use an impact fee to reimburse up to 80 percent of its share of this cost and that this impact fee be assessed against each of the 54 potential units in that area, which would result in a new fee of \$2,425 per dwelling unit in addition to the existing Kedron Service Area fee of \$1,283. As a result, if Council approved the amendment to the Peachtree City Land Development Ordinance to revise impact fee assessments, to change service area boundaries, and for other purposes, the total impact fee for the proposed new Crabapple West Service Area would be \$3,708 per dwelling unit.

Price thanked Fulton for the continued work on the impact fees which had made a tremendous difference in the things the City had been able to do within the City and made a motion that a new paragraph (i) be added to Section 307.5(a)(1) to set \$3,708.00 per dwelling unit for the Crabapple West Service Area. Also, as outlined, the fee would be an incorporation of the City-wide Service Area, the Kedron Service Area and the Crabapple Lane West Service Area. Pace seconded the motion. Motion carried unanimously.

11-97-07 Discuss Water Quality Study

City Engineer, Cam McNair, addressed Council and introduced David Huetter and Connie Tallman with United Consulting Group. McNair said the purpose of the presentation was to provide a summary of the 1997 Water Quality Monitoring Program, which was planned and performed for the City by United Consulting Group.

McNair presented an outline for Council (a copy of which is attached and made a part of this official record) which included:

Impetus for Study

What the Study *was* and *was not*

Study Data and Analysis

Study Conclusions and Recommendations

Recap and Action Plan, which included:

1. **Continue and expand the stream monitoring program.**

McNair requested that the City Council consider funding additional testing for 1998 using United Consultants. McNair said that the City had the ability to use the Peachtree City Water and Sewerage Authority's laboratory as well as train citizen volunteers to help reduce the cost of the monitoring and sampling programs.

2. **Gather more data from other available sources.**

McNair explained that "other sources" were the Fayette County Water System, the EPD, and the Peachtree City Water and Sewerage Authority. Further, there were industries in Peachtree City that were required through permits to monitor their storm water runoff and this data was necessary for analysis purposes.

3. **Graph and analyze trends.**

McNair advised that graphing and analyzing trends were essential to understanding what events or conditions were affecting water quality and that well documented data would be very important later. The data would be especially important if there was a need to involve state or federal agencies in

some type of enforcement activities because those agencies would require evidence in order to take any enforcement action.

4. **Support an Adopt-A-Stream Program.**

McNair advised this program would provide a means for any interested citizens and organizations to become better educated and trained on environmental protection.

5. **Make use of WASA capabilities.**

McNair said he felt we were making good strides toward improving our water quality just by having purchased the sewerage system because the City can now see to it that the operation of the sewerage system is done much more efficiently, effectively and with public oversight. McNair introduced Gene Carlson, who was directing the laboratory activities and had been very supportive of these efforts recently. McNair said he thought the Peachtree City Water and Sewerage Authority was a valuable resource to the City, which could help the City over time, expand monitoring programs without expanding the costs.

6. **Develop a Comprehensive Stormwater Management Program.**

McNair stated that the City should develop a Comprehensive Stormwater Management Program. This program was briefly discussed at the 1996 Retreat with the intention of possibly establishing a storm water utility. At that time, Council directed City staff to do more research and submit the information at the 1998 Retreat. A proposal had been submitted from one of the premier companies in the country who had met with City staff and was willing to work with the City. McNair said it would help if City staff prepared a basic assessment of our stormwater program needs so that by the time Council met at the 1998 Retreat, staff would be able to provide hard facts and five-year funding numbers that would help staff decide how to move forward with a comprehensive program. Ogden Environmental Services provided the best proposal when this project was bid and McNair would like to bring their report to the next Council meeting for the Mayor and Council's review. McNair said City staff would like to move ahead more aggressively on the comprehensive program.

7. **Locate and fix sources of pollutants.**

McNair said this was the bottom line as far as finding the problems and correcting them.

Pace asked where the discharge points were and had testing been done on the other points of discharge.

McNair said two plants discharge into Line Creek in addition to the Rockaway Plant, which was further south and did discharge just upstream of the 1B discharge point. The Line Creek Plant discharged further upstream in the vicinity of the southern end of Falcon Field. McNair said these were the two largest sewerage treatment plants in the City. The Flat Creek Plant was the third plant and was the smallest and oldest of the plants, which discharged north of Crosstown Drive and south of Lake Peachtree.

In response to Pace's inquiry as to whether or not there was a dechlorinator at the Rockaway Plant, McNair said a dechlorinator was just installed last year at the Line Creek Plant at considerable cost and was one of the last major investments that Georgia Utilities had made before the City bought the sewerage system, but that a dechlorinator was not in place at the Rockaway Plant. Pace said he would support testing for the various toxins in an effort to put the issue to rest.

McNair asked Dennis Chase to address Council because he was the person most responsible for bringing the issue to the forefront, and had been instrumental in helping design the monitoring program which was the main subject of the discussion tonight.

Pace said he would like City staff to do some spot checks at some of the discharge points and that Dennis Chase could possibly assist.

Chase addressed Council and stated he was a fish and wildlife biologist and also acted as a private citizen in these matters. Chase said this situation did not happen very often in small communities such as Peachtree City and congratulated City staff for taking positive steps to correct same. Chase said the goal in this process was to start narrowing down where the problems were and which tributary or sub-tributary was contributing to the pollution; otherwise, Chase thought the City would be wasting money.

Chase said one factor he pushed for was the biological portion of the program and that if you just looked at the chemistry and the physical parameters, you would probably come to the conclusion that Line Creek was not the problem. However, by adding the biological characters, you could identify there was a problem with Line Creek and their goal was to identify - as best they could - what that problem was. Chase recommended following the approach Cam McNair and the consultants had suggested to come up with finances and programs to adjust those issues.

Chase said it was important to take a look at the upstream versus the downstream at each parameter to find out if there was a general increase in most of the chemistry and a decrease in most of the biology from the north and the south to find out if Peachtree City had added something to a system that was not already there. In addition, Chase advised that work would have to be done outside the City to find out what was causing these

problems as McNair had suggested - going into the watershed to see if the problems could be located and narrow them down.

Chase said there was money available to study these watersheds, but that Peachtree City had to demonstrate there was a problem. Chase explained they were in the process of identifying the problems and then they could focus on enforcement and possible funding through the EPA.

Chase said the good news was that, where almost two years ago he could not find anything alive, now some living organisms were being found and thought this was very important. Additionally, steps had been taken to close several hazardous waste sites or potential hazardous waste sites in Peachtree City. Further, Chase thought the City had added to the improvement of water quality due to improvements made by the City to the sewerage treatment plants

Chase said floatables did not exist at the Line Creek Plant, but did exist at the Rockaway Plant and it bothered him when he observed floatables hung up on the rocks or floating in Line Creek - so perhaps some of the problems were at the Rockaway Plant currently.

Chase said additionally he thought it was very important for the citizens to understand that the City was willing to have that kind of participation and that it was extremely valuable for all the citizens.

Lenox said the recommendations of the consultants would be the appropriate approach, and fortunately, through prodding from citizens, City staff had focused on this problem in a timely manner in order to avoid a catastrophe. However, the City would like to have better than average water quality and there were problems that should be addressed and that he was in favor of endorsing the program that was presented.

Andrea Dwyer, Planterra resident, addressed Council and said she applauded the City and others who were working on this project. Dwyer said it was time to become concerned rather than waiting for the point where the matter went beyond the red flag. Dwyer said it was important to mention that the City was doing this work now because there was a proposed reservoir for the bottom of Line Creek, and if the reservoir goes through to

become the City's drinking water, she wanted to know what was going into the water and thought this was how we could prepare for the future health and safety of families and children as well as real estate values.

Basinger recommended that Council fund the \$30,000.00 out of the Council Contingency Fund.

Brooks suggested that City staff draft an agreement on the Water Quality Testing.

Lenox requested this item be placed on the December 4, 1997 agenda.

11-97-08 Lease Agreement between Peachtree City and Southern Conservation Trust for the Operation of the Line Creek Nature Preserve.

City Manager, Jim Basinger, addressed Council and stated that the City had signed a lease in 1993 with the Southern Conservation Trust to operate the Flat Creek Nature Preserve and that the City also had a lease agreement with the Trust for the former Leisure Services Division building that the Trust used for office space and in which the Trust had been establishing a Nature Center.

Basinger said further that last year the City accepted title to the fifty acre Line Creek Nature Preserve and that the Trust desired to enter into a year-to-year lease with the City that automatically renewed each year unless there was notification by one of the parties. Basinger said the lease was basically the same as the agreement for the Flat Creek preserve and that staff recommended Council's approval of the lease. Basinger advised Council that a representative from the Trust was there tonight to discuss plans for developing the preserve (a copy of which is attached and made a part of this official record).

Jerry Peterson, of SCT, addressed Council and said the lease was based on the lease for the Flat Creek Nature Preserve and updated Council on Southern Conservation Trusts' plans for the Line Creek Nature area which was about 70 acres along Line Creek and the western edge of Peachtree City. Peterson said plans for Southern Conservation Trust had been approved by the Planning Commission, engineering studies had been submitted, a good portion of the funds raised were in the bank and that local contracting companies were being solicited for donations towards building the driveway and parking lot. In addition, there was a small issue to work out with the DOT yet, but the members of Southern Conservation Trust were getting close to finally opening up the Line Creek Nature Center.

Lenox made a motion that he be authorized to execute the Lease Agreement between Peachtree City and Southern Conservation Trust for the Operation of the Line Creek Nature Preserve upon receipt of financial data. Brooks seconded the motion. Motion carried unanimously.

11-97-09 Purchase of Police Vehicle

Basinger addressed Council and stated that the City would like to purchase a 1998 Four-Wheel Drive Ford Expedition for use by the Police Chief as well as for use by the Police Department during ice and snow conditions. The four-wheel drive vehicle would also be used at times to handle certain types of off-road calls for service, and that the vehicle was on a state contract for \$25,795.

Basinger explained that, initially, the plan was to purchase a lower priced Ford Explorer. However, the Explorer was not on state contract, and the prices quoted by the dealerships for a no-frills Explorer were close to the price of the Expedition. Additionally, an Explorer with four-wheel drive was quoted at a higher price than the state contract Expedition. Basinger advised the City could purchase a four-wheel drive Expedition off the state contract at a lower price than the City could purchase an Explorer directly from a dealer.

Basinger said there were sufficient funds in the 1998 Police Department budget and in the Public Improvement Program Police Vehicle Lease Program line item to fund this expenditure and that staff recommended Council's approval to purchase a 1998 Ford Expedition off the state contract at a price of \$25,795.

Price made a motion to approve the purchase a 1998 Ford Expedition four-wheel drive vehicle off the state contract from Carl Gregory Ford at a price of \$25,795. McMenamin seconded the motion. Motion carried unanimously.

11-97-10 Certify General Run Off Election Results of November 18, 1997.

Miller read the election results of the General Run Off Election of November 18, 1997 as reported by Gloria Strobel, Elections Superintendent (a copy of which is attached and made a part of this official record).

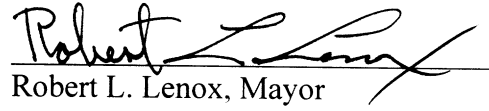
Pace made a motion to certify the results of the General Run off Election as read. McMenamin seconded the motion. Motion carried unanimously.

Lenox made a motion to take a brief recess and to reconvene in executive session to discuss a personnel matter. Brooks seconded the motion. Motion carried unanimously. Meeting adjourned at 8:45 p.m.

EXECUTIVE SESSION

No action was taken in executive session. Lenox made a motion to adjourn the meeting. Brooks seconded the motion. Motion carried unanimously and the meeting adjourned at 9:00 p.m.

Attest:


Robert L. Lenox, Mayor


Gloria Strobel, Acting City Clerk