

City Council of Peachtree City
Minutes of Meeting
November 19, 1998
7:00 p.m.

The City Council of Peachtree City met in regular session, Thursday, November 19, 1998, at 7:00 p.m. in the City Hall Council Chambers.

Mayor Protem Robert Brooks led those attending in the pledge of allegiance. Other council members present were: Carol Fritz, Annie McMenamin, and Jim Pace. Mayor Lenox was absent.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Brooks presented the Employee of the Month Award to Cheryl Burchfield.

Brooks read a Proclamation of Congratulations for the McIntosh High School Girls Cross Country Track Team

ADDITIONAL AGENDA ITEMS

Pace made a motion to add agenda item 11-98-17 to consider appointments for the Water and Sewerage Authority.

MINUTES

McMenamin made a motion to approve the minutes of November 5, 1998, as presented. Fritz seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

11-98-12 Alcohol License Change - Braelinn/Flat Creek /Planterra Golf Clubs

Basinger explained that Ms. Lee Burton, an officer of the corporation that owned the three golf courses in Peachtree City, had submitted applications to be appointed as the Licensee for all of the facilities. McMenamin made a motion to appoint Ms. Burton as the Licensee for Braelinn, Flat Creek and Planterra Golf Clubs. Brooks seconded the motion. Motion carried unanimously.

11-98-13 Public Hearing - Consider Variance - 102 South Fairfield Drive

The City Clerk read the rules for conducting a public hearing. Brooks set a time limit of 15 for each side to present its case and called for the applicant and those wishing to speak in favor of the variance to speak first. The applicant, Mr. Freeman T. Randolph, Jr., addressed Council and explained that traffic along Wisdom Road had increased significantly. He said the new Texaco Station directly across from his home created much a great deal of noise and foot traffic near his property. He said constant car noise and lights also created an undesirable situation for him. He

asked for a variance that would allow him to have a six foot fence along his property line. The ordinance prohibits fences in excess of 4 feet within 35 feet of the right-of-way for collector streets.

Rick Wall, Ms Summerson, Ms. Holden and Ed Wyatt all spoke in favor of the variance. They felt the situation was unique in that there was no other residential area located as close to a commercial piece of property. Mr. Wall explained that he was one of 10 other homeowners in the same situation. They all agreed that head lights shining through their windows was a nuisance, as well as the noise from the vehicles. They also felt they had a lack of privacy because patrons of the store could see into their homes. They were also concerned about the safety of their children, because additional traffic on the road posed a safety issue. Unfortunately, it was also noted that crime was a concern due to the large number of people using the gas station and the quick accessibility to the state highway.

Hearing no one else to speak in favor of the variance, Brooks asked to hear those who wished to speak in opposition to the variance. Jim Williams, Director of Developmental Services, came forward. He said the lots in Fairfield Subdivision were extremely small and that Mr. Randolph's home was only about 20 feet from his rear property line. To be in compliance with the law, a six foot fence would need to be placed 10 feet from his rear property line, or a four foot fence could be placed on his property line. He said during the planning of Fairfield Subdivision, the developer was repeatedly asked to increase the size of the perimeter lots, but he refused, insisting that he would provide no more than the law required.

Williams also said that a property owner in the same neighborhood had inadvertently constructed a 6-foot fence on the rear property line and subsequently had to cut it down to 4-feet when notified of the violation. He said one of the most unattractive features of some of Peachtree City's thoroughfares in the older neighborhoods was the stockade-like fences erected along the edge of the rights-of-way. He felt the combination of required greenbelts and additional fence setbacks had eliminated much of the problem in the newer platted areas.

Williams said every effort has been made to protect the greenbelt vegetation along Wisdom Road, to not only provide for privacy, but also to protect the appearance of the street scape. He felt that an approved variance would result in requests for additional variances for other similar lots. He suggested to strictly maintain the four-foot height limit for fences, and to introduce into the greenbelt whatever new vegetation may be necessary to properly complete the buffer to the satisfaction of the homeowner.

Hearing no one else to speak in opposition to the variance, Brooks called the hearing to a close and opened the floor for Council debate.

McMenamin recalled that the original site for the convenience store driveway had been closer to Highway 74, so that it was not directly adjacent to the rear lots of Fairfield Subdivision. Brooks disagreed, and explained that Mike Hyde owned a small piece of property that prevented the driveway from being closer to Highway 74. McMenamin said she was aware of Hyde's property but still felt that the City had requested the driveway to be moved to it existing location.

Brooks recommended the variance be tabled to give staff the opportunity to meet with other Fairfield homeowners who are in similar situations. He wanted to find a solution that would benefit all of them. Perhaps a variance would be needed for all of them and he felt it would be better to handle them all at once. Pace also suggested that the City Planner look into the different types of evergreen vegetation that could be planted in the greenbelt that could help provide a better screen for the neighborhood. It was suggested that the greenbelt was a good site for the City's first Tree City USA project.

Brooks made a motion to table the issue until the December 17, 1998, meeting. McMenamin seconded the motion. Motion carried unanimously.

11-98-14 Award Bid for Asphalt Roller

Basinger said the city solicited bids from three equipment dealers for the purchase of one asphalt roller for the Public Works Department. The three firms responded as follows: Burch-Lowe, Inc. Ingersoll-Rand Model DD24 at \$27,576; Yancey Bros, Co. Caterpillar Model CB-224C at \$29,984; and Stith Equipment Co Bomag Model BW 120 AD-3 at \$28,664. He said staff recommended that Council declare the 1986 Bomag 90 ADL asphalt roller, SN 1001460200104, as surplus property and allow it to be used as trade-in allowance for the Caterpillar CB-224C asphalt roller. He said staff also recommended that the bid be awarded to Yancey Bros. for \$25,484 which included a trade-in allowance of \$4,500. He said the bid would be \$484 over the budgeted amount, and to make up the difference, staff recommended that Council authorize the transfer of \$484 from the Street Repair line item in the Public Improvement Program.

He explained that only two of the three bidders complied with the specifications and that the apparent low bidder, Burch-Lowe, did not.

Fritz made a motion to approve the surplus of the 1986 Bomag asphalt roller, and that the bid for the new asphalt roller be awarded to Yancey Bros for \$25,484, which included a trade-in allowance of \$4,500 and that \$484 be transferred from the Street Repair Line item in the Public Improvement Program as recommended by staff. Pace seconded the motion. Motion carried unanimously.

11-98-15 Consider Appointments - Recreation Commission

Basinger said the selection committee composed of himself, and Council members Annie McMenamin and Jim Pace, interviewed four applicants for vacancies on the Recreation Commission. He said they recommended that Earl Spell and Daniel Wright be reappointed to serve the term of 01/01/99 - 12/31/01, and that Stephen Fox be appointed to serve as an alternate to fill any vacancy which may occur.

McMenamin made a motion to appoint Spell, Wright and Fox to the Recreation Commission as recommended by the selection committee. Pace seconded the motion. Motion carried unanimously.

11-98-16 Consider Emergency Warning System

Chief Reed said that the City had been working with Fayette County agencies on obtaining a grant for an emergency early warning system. The original amount request was \$1,015,055, with the local share being \$253,764. He explained that amount would have provided funds for the hardware, software and 23 sirens. On October 19, the County was notified that it had only received \$82,479 of the original amount requested. After reviewing the grant and discussing various options, the committee felt it would be best to accept the grant and purchase the hardware and software necessary to activate the system from the 911 center. The total cost would be \$99,993 with Peachtree City's sharing being \$3,040. He said the cost of each siren, including installation, would be an additional \$39,654 and that the original proposal included 9 sirens for Peachtree City, which would be an additional \$356,076. Reed said the committee's plan was to have the vendor make a final determination of the actual number of sirens needed and have that verified by a consultant. Reed recommended the Council approve \$3,040, which would be the City's share for the cost of the hardware and software. Reed said he would return to Council at a later date with a proposal for the number of sirens required to adequately cover the City.

McMenamin said she had heard several comments from citizens concerning the enormous expense of the project. Brooks suggested obtaining information from other communities who were already using an emergency warning system. Several citizens spoke favorably about the sirens and gave personal accounts of how warning sirens had saved their lives. Pace stated that he had recently acquired a weather radio that gave an emergency warning.

Pace made a motion to approve the funding as requested. Brooks seconded the motion. Motion carried unanimously. Pace asked that staff research various suppliers of sirens to determine the best price. McMenamin asked that staff also look into applying for another grant. Reed expressed his concern that citizens should not rely on the emergency warning system as their only means of protection from tornados. He said the sirens would be an additional safety resource, but that citizens should continue to be aware of their surroundings and to monitor weather reports on the radio or television.

Consider Appointments - Water and Sewerage Authority

Basinger said the selection committee composed of himself and Council members Carol Fritz and Bob Brooks interviewed two applicants for the vacancy on the Water & Sewerage Authority. They recommended that John Gronner be reappointed to serve the term of 01/01/99 - 12/31/03, and that Brian K. Childress be appointed to serve as an alternate to fill any vacancy which may occur.

Brooks made a motion to appoint Gronner and Childress to the Water and Sewerage Authority as recommended by the selection committee. McMenamin seconded the motion. Motion carried unanimously.

COUNCIL/STAFF TOPICS

Tree City USA - Colin Halterman said the "Tree City USA" project was underway. He said to date, staff has had two meetings to organize a committee and set goals. He anticipated the committee would address Council at the 1999 Retreat to request funding. McMenamin and Fritz thanked Halterman and commended the staff on their efforts.

Natural Gas Negotiations - Basinger explained that the natural gas industry was deregulated as of November 1, and that natural gas customers must choose one of nineteen certified natural gas marketers as their provider. He said staff had been negotiating with providers regarding rates for city facilities and that a citizen had approached staff about the possibility of the city negotiating a rate for residents. Basinger said the request was within the city's authority according to the Public Service Commission.

Basinger said, if Council agreed, staff would pursue the issue and send out Requests for Proposals to the various natural gas providers in an attempt to negotiate a reduced rate based on a volume discount. He added that citizen participation would be voluntary, but staff thought the course of action would be beneficial to all residents during the transition period. Basinger said staff would also like to ask that citizens who have not selected a natural gas provider delay their selection until it was known if the City could negotiate a better rate. If not, citizens would still have the opportunity to select one of the nineteen providers.

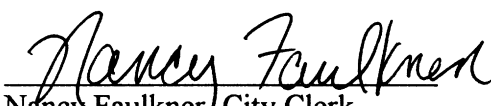
WASA Line Replacement at Drake Field

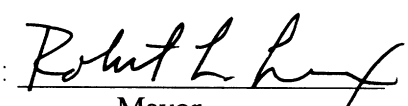
Basinger said citizens may have noticed that the Water and Sewerage Authority had begun clearing trees to relocate a sewer line on the Drake Field property next to the Library. The original line, which was further down the hill, had been an ongoing and expensive maintenance problem for WASA because it flowed uphill toward Highway 54. According to WASA General Manager, Larry Turner, the new location at the top of the hill would eliminate the problem and provide a cost savings for WASA. Basinger said the project should be completed by December 15, and should cause no disruption to Highway 54 traffic. He added that the new line was located to avoid the large oak trees at the front of the Library parking lot, as well as the peach trees along Highway 54.

Brooks made a motion to adjourn the meeting for a brief recess to reconvene into executive session to discuss a legal matter. Fritz seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action was taken. Pace made a motion to adjourn the meeting at 9:30 p.m. Brooks seconded the motion. Motion carried unanimously.


Nancy Faulkner, City Clerk

Attest: 
Mayor