

City Council of Peachtree City
Minutes of Meeting
November 4, 1999
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, November 4, 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

Mike Morgan and Mike Young from Cooper Lighting presented a check to the Police Department for two bulletproof vests.

George Giddens and Pam Dufresne from the Kiwanis Club presented a check to the Police Department's DARE officer.

MINUTES

McMenamin made a motion to approve the minutes of October 21, 1999, as presented. Pace seconded the motion. Motion carried unanimously with Brooks abstaining.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

Mayor Lenox said the first five agenda items would be conducted as public hearings, and he explained the rules for conducting such.

11-99-01 Public Hearing - Consider Revision to Traffic Impact Ordinance

Jim Williams said a traffic impact ordinance was adopted by Council several weeks ago. At that time, several comments and criticisms expressed the feeling that improvements should be made to the ordinance. Williams felt there was a mistaken impression that the ordinance was seriously flawed. For the record, Williams said members of City Staff and the City Attorney did not feel the ordinance was seriously flawed, but they did feel that it could be improved. Williams said he would like to propose amendments to the ordinance to make such improvements, but he did not want to give the impression that the previously adopted ordinance was inadequate.

Williams said most of the suggested changes were relatively minor. He suggested clarifying the scope of the corridor because it was not clear to many people. He suggested the corridor be defined as the area that ran 6,000 feet north and south of the Highway 54 and not from the east or west. Williams also recommended the term “development/building permit” should be changed to “development permit.”

He said the first substantial change defined a “traffic impact study.” He suggested that if a traffic impact study was required, it should be performed in accordance with the general guidelines recommended in the ITE publication, Traffic Access and Impact Studies for Site Development, unless otherwise specified in the ordinance or as directed by the City. He explained that the ITE publication contained information on exactly what a traffic impact study would be.

He recommended a traffic study must include the projected traffic from all previously approved projects that were not yet in place at the time of the study. He said the extent of the study area should be clearly defined by the developer and approved by the City before actually initiating the study. He also suggested the study include a thorough analysis of the a.m. and p.m. peak-hour traffic over the entire corridor.

He said the most significant changes recommended by staff dealt with the analysis of the traffic study. He said if it were established that a development did not comply with the ordinance, there would be three alternatives. The first alternative would be for the developer come to an agreement with the City on a plan to mitigate the negative impact of the project. If an agreement could not be made, a second alternative for the developer would be to delay implementation of the project until the thoroughfare capacity could be increased by DOT construction. He said the third alternative would be a variation of the second alternative. He said the developer could delay implementation of the project until traffic is reduced by other capital improvements to the point that the proposed project would be able to comply with the established minimum standards. He suggested the extension of TDK Boulevard into Coweta County would greatly reduce the amount of traffic at the intersection of Highway 54 /74.

Williams said the proposed amendments had been thoroughly reviewed by the City Attorney, the Traffic Engineers, and several developers that would be affected by the ordinance. He felt the proposed amendments would strengthen and clarify the ordinance.

Mayor Lenox asked if there were any questions for comments from citizens. There were none. He called the public hearing to a close and opened the floor for Council discussion.

Jim Pace was concerned about how the ordinance would affect the industrial park. He asked if Council wanted to continue attracting industry similar to Cooper Lighting to Peachtree City. Williams felt the whole purpose of the ordinance would be to stimulate a fast-track process to solve some of the industrial park problems rather than allowing the traffic problems to get worse. He felt the adoption of the ordinance would cause the extension of TDK Boulevard to take place sooner, which would meet the needs of the industrial park. He explained that not only would the extension of TDK Boulevard reduce the amount of traffic that was currently at the intersection of Highway 54/74, but it would also handle traffic generated by new industrial developments. He felt the City simply could not continue to allow development to take place without responding to the traffic problems. He felt the ordinance would cause the development in the corridor to slow down, and to take place in a positive manner for the community, while not being too burdensome for the developers. Williams did not feel anyone had the desire to limit development in the industrial park.

McMenamin thought it was interesting that Pace used Cooper Lighting as example. She said Cooper Lighting came to Peachtree City with the understanding that Highway 74 would be widened and highway improvements would be made. She questioned whether Cooper Lighting would have located in Peachtree City if they had known the traffic situation would be in its current condition. She felt any industry the size of Cooper Lighting would certainly consider the impact of the traffic problems before making a decision to locate in Peachtree City.

Jim Pace wanted to know how Council felt. He was thrilled with the industry that had been attracted to Peachtree City. He felt it was important to continue developing the industrial tax base in order for the City to continue to pay for services without increasing taxes for the citizens. He did not want to put the word out to industrial developers that the City was not interested in continuing to develop the industrial park, unless that was truly what Council intended. He said he was confused and felt the ordinance affected the industrial park. He wanted Council to speak with a clear voice, and he did not know how they really felt. Pace said he felt the City should continue to attract clean industry to the industrial park. He was sympathetic to the traffic problems on Highway 54, but he did not feel the ordinance addressed the current traffic problems. He preferred the City to be proactive and move forward with some of the road improvements that could be made. He said the extension of TDK Boulevard was something that could easily be done. He also felt the extension of turn lanes at the intersection of Highway 54/74 could be done easily, as well. He wanted to know what impression Council, as a whole, wanted to give to prospective industrial clients that wanted to come to Peachtree City. Pace said when he came into office he wanted to stick to the plan, and the plan called for the development of

the industrial park. He did not want the development of the industrial park to stop because he felt it had a huge economical impact on the future of Peachtree City. He felt the amendments to the ordinance were an improvement, but he asked the City Attorney if it was a constitutional ordinance.

Rick Lindsey said they would find out in court. He said there had never been a similar ordinance in the State of Georgia. Lindsey said the ordinance addressed all of the constitutional issues that he knew would be brought concerning due process, proper notice, and the opportunity to be heard. He also felt the proposed amendments would address the vagueness of the previous ordinance. Lindsey said Council obviously had to balance the safety and welfare concerns of its citizens with the vested rights of landowners. He said balancing the rights of citizens with the rights of landowners was questionable and where "the rubber would hit the road" as the City implemented the use of the ordinance. He said America was a free country built on the constitutional rights of property owners. He said Council needed to balance those rights with the safety and welfare concerns of its citizens. He felt they needed to be very careful because the ordinance would be difficult to maneuver through the court system.

McMenamin felt the City was being held hostage by the Federal Government and Council needed to address the problem. She said they were being denied their rights as a local municipality. She agreed that it had never been tested in court, but felt the City had an unsafe situation that needed to be addressed immediately. She felt Council should do everything possible to provide safety for its citizens. She felt if the ordinance was challenged in court, then it needed to be challenged. She did not feel the ordinance was stopping development and she did not feel the ordinance was fuzzy. She felt it asked everyone to be part of a plan. She said that if developers wanted to build in Peachtree City they would have take part in the plan.

Pace said he understood the Master Plan, but he did not understand to which plan McMenamin was referring. McMenamin said the City had always asked the developers to provide proper infrastructure before developing. She said proper infrastructure should allow the safe and clear movement of traffic and should not impede safety vehicles.

Pace felt the ordinance required the last person in to assume the burden of the infrastructure. He said traffic problems would not be brought about by the next developer, but by collective actions over the last thirty years. He felt the cost of maintaining the infrastructure in Peachtree City should be uniformly shared. He felt the ordinance literally stated that if the next development tipped the scales to the unacceptable level, then it would be up to that individual developer to correct problems that had been created over the past thirty years. He did not feel it was fair and he did not feel it was right. It was his

opinion that Council would be enacting an unfair ordinance. He felt the burden should be uniformly shared by all. He was willing for the City to pay for the extension of TDK Boulevard, the additional lanes at the intersection of 54/75 and, if necessary, the construction of another bridge over the railroad tracks. He did not want to have the attitude that he was a victim of the Federal Government, and there was nothing he could do as a City administrator. He said Peachtree City was a perfect example of a community that was environmentally conscientious. He said Peachtree City had electric cars and more greenbelt than any other community. Yet, he agreed the City was being harmed by the EPA. He said Peachtree City was not creating the problem, and he agreed the Federal Government created the problem. However, he felt it was essential not to pass the problem on to the next developer who wanted a permit. He agreed that something needed to be done, but he did not believe the proposed ordinance was the best solution that could be found.

He said he had an industrial prospect that was interested in coming to Peachtree City, who asked him to explain how the ordinance would affect their development. The prospect asked if they would be welcome in Peachtree City. Pace said from his prospective, industry was welcome, but he could not speak for the rest of council.

Carol Fritz did not feel the ordinance intended to stop development in the industrial park. She said she certainly did not feel that way. She felt Council found themselves in a difficult situation. She said the traffic task force was looking at things that could be done to correct some of the traffic problems. She was willing for the City to do whatever was necessary to make necessary improvements. But, she did not feel there was an immediate solution. She said the extension of TDK Boulevard would take almost two years to complete. Mayor Lenox agreed. Fritz said if someone had an immediate solution or a better idea, she would love to hear about it. However, for now, she felt a combination of things that needed to be done. She felt the implementation of the ordinance and making road improvements could help alleviate some of the traffic problems. She said she certainly did not want to discourage industry from locating to Peachtree City.

McMenamin reminded Council the extension of TDK Boulevard was not a new idea and the City had been working on it for a long time. However, she explained it would take a cooperative effort with Coweta County. She felt if the City could have done it on its own, it would have already been done.

Pace agreed the City needed cooperation from Coweta County. He said many of Coweta County's citizens were being inconvenienced. He also said Coweta County citizens were also causing an inconvenience for citizens who lived in Planter Ridge. Pace said the traffic consultant had suggested that the traffic situation would be improved if the traffic

lights were synchronized. He asked if that action had been taken.

Lenox said he had met with the traffic consultant, Dames and Moore, earlier that day. He said Dames and Moore were working as hard as they could, but Peachtree City was not their only client. He said that over the next two weeks they would be preparing an overview of all of the things that could be done to improve the traffic situation within the corridor. He said it was difficult to piecemeal things. He felt it was better to get an overall idea of what the impact of each decision would be. He said traffic problems took thirty years to create and they could not be solved in two weeks. He felt the City needed to determine what needed to be achieved and what was the likelihood of actually achieving it.

Pace felt if someone wanted to develop in accordance with Peachtree City's plan, he should be allowed to do so without being taxed unfairly. He did not feel a developer should have to provide infrastructure when that infrastructure should already be in place. He did not feel it should be up to an individual developer to build bridges and roads or to fix the City's problems that had been created by the growth of the City. He felt the ordinance placed a financial hardship on developers, which would prevent them from building the type of facilities that the City desperately needed for its long-term viability. He wanted Council to understand what statement it was making by enacting the ordinance. He said it was important to understand how it would be viewed by the outside community, industrial prospects and the GA Department of Economic Development.

Fritz said, based on the number of letters the City had received from attorneys, she felt Council was quite clear how others felt about the ordinance. She agreed with Lenox. She felt it was important not to have piecemeal solutions. She felt they needed to slow down and look at the overall solution. She did not feel the ordinance intended to send a message to developers that they should keep out of Peachtree City. She felt that if Pace had a client interested in developing in Peachtree City, they should come into City Hall and talk to Jim Williams, because they needed to understand how the ordinance would affect them.

Lenox said they were discussing an issue that was not particular to Peachtree City. He said development efforts throughout the entire Atlanta area had been hammered by the Federal Government. He said companies from all over the country have shelved plans to relocate to the Atlanta area because of it. He felt Peachtree City was at least trying to do something about it. He said the City had always been fully committed to the development of the industrial park, and in his mind, he had a very clear idea of what the situation was. He felt if another industry like Cooper Lighting wanted to come into Peachtree City, the City would welcome them with open arms. He said he personally would take great pains

to make sure they understood exactly what the traffic situation was because he felt an obligation to them. He explained that the industry would be making a \$25 million investment in the community and they would need to know what was going on. He said he would expect an industry that would make that kind of investment to conduct a traffic study to justify its expenses. He felt the City had never been unequivocal about its desire to have a certain type of industry located in Peachtree City. He said the only real thing the City could do for the industrial park would be to move forward with the extension of TDK Boulevard. He felt it was something the City could achieve entirely within its own control during a reasonable period. He said the City was committed to moving forward with the project as fast as it could, at any cost. He said the extension of TDK Boulevard would benefit the entire industrial park, as well as the property owners along the corridor. He said it would improve the situation for everyone. He did not know how to tell industry that if they wanted to come into Peachtree City that they would not have to follow the rules of the ordinance. He said they should not be exempt from the ordinance, but he did not want to send a message that they were not welcome. He felt the City was doing a better job than most places in the Atlanta area because they were trying to do something. He said industrial prospects needed to know about the traffic problems and the ordinance because they needed to make informed decisions. Lenox said he felt awful because when Cooper Lighting located in Peachtree City they were giving a commitment from the highest level of State Government that Highway 74 would be widened in a timely manner. He said if he were an industrial prospect wanting to locate in the State of Georgia, he would question the state's "word" based on that commitment that was not kept. He agreed with Pace. One developer should not be responsible for all of the problems that everyone else had a part in contributing. He said the City had obligations, but he felt the overriding factor was that there was a major shift in rules. He said the City was precluded in meeting its obligations, so they needed to do what it could to solve the problems another way. He felt the ordinance would be a major contributor in solving the problem.

Pace said he had diligently tried to make sure he did not have a conflict of interest in this matter. He reminded Lindsey that he asked for his clarification on the issue when the ordinance was previously discussed, but he wanted to ask again if he could vote on the issue. He wanted to know if his opinion would change based on the fact that he (Pace) now had a prospective client that could be affected by the ordinance.

Lindsey said if Group VI had an industrial prospect, then Pace would need to abstain from voting. He said that was not the case four weeks ago. Pace said he was one of the city's biggest proponents in terms of industrial development. He said he did everything he could think of to bring the right kind of industry into Peachtree City, as did Lenox and some of the other Councilmembers. Lindsey said all Councilmembers owned property in

Peachtree City and three Councilmembers had businesses located in Peachtree City. He said every decision made by Council could have some impact on their property values or business viability. He said the Ethics Ordinance could be taken to ridiculous extremes, but if Pace had a prospective client that could be affected by the ordinance, he should abstain from voting.

McMenamin made a motion to approve the amendments to the Traffic Impact Ordinance as presented. Fritz seconded the motion.

McMenamin said she had talked to city staff about different things the City could do to try to reduce the traffic problems. She said she asked them to look at a four-day workweek for City employees. She said a four-day workweek had worked well for other government entities, as well as industry. She said it would extend the hours the city offices would be open and available to its citizens. She did not intend the four-day workweek to impact public safety. Brooks said he was not opposed to a four-day workweek, but he pointed out that there were several unique employee positions in the City. He used the City Clerk as an example. He asked who would perform the City Clerk's duties on Friday, if the Clerk worked 40 hours from Monday through Thursday. Morton said staff's next step would be to evaluate those types of situations. McMenamin recommended a trial period for the four-day workweek. She hoped it would set an example for industry and other companies to take similar actions to help the City with the traffic problem.

Motion carried with Pace abstaining.

11-99-01 Public Hearing - Review Multi-Family Moratorium

Rick Lindsey said Council adopted a multi-family rezoning moratorium last year and that it was to be reviewed on an annual basis. He said it did not affect any property currently zoned for multi-family use, but it would prevent the rezoning of property for multi-family use. Lindsey recommended that if Council wanted to continue the moratorium, they adopt an ordinance to do so. Lenox asked if there were any public comments or questions concerning the moratorium. There were none. Brooks felt nothing had changed since the original moratorium was enacted. He felt it was a housekeeping item and made a motion to renew the moratorium as presented. Pace seconded the motion. Motion carried unanimously.

11-99-02 Public Hearing - Reaffirm Annexation Moratorium

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Lenox said a moratorium on annexation had been around since October 1991. He said the City had approved an exception to the moratorium mid year 1999 relative to the proposed west village to permit the developer to talk to City staff. He said that had not happened. Lindsey said it was a good idea to codify the annexation moratorium as an ordinance so the moratorium would be clear. Lenox asked if there were any questions or comments from the public.

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Jerry Peterson, Pathway Communities, addressed Council and asked that they take no action on the moratorium as it applied to the proposed West Village. He said Council lifted the moratorium to allow discussions between property owners and staff, and they were finally at a point where they could do that. He said the major property owners and developers were in agreement as to how the area should be developed. He said the agreement covered how the property owners would share the cost of planning and engineering expenses, the construction of the collector road, the railroad bridge, the sewer system, and the school site. He said their next step would be to conduct traffic and wetlands studies. Peterson said they would like to continue having discussions with staff and the Planning Commission. He said the West Village was comprised of land located north of Cedar Croft and Wynnmeade and west of the railroad tracts. He said it involved 900 acres that would be subject to annexation, and 200 acres currently within Peachtree City's limits that was zoned for industrial use.

Steve Brown spoke in favor of the annexation moratorium. He was concerned about traffic issues. He was also concerned about Council only thinking about the worst case scenario. He felt the worst case scenario could apply to the entire perimeter of Peachtree City. Lenox said Council was consistent over the years and sent the message they were not interested in annexation except for housekeeping issues and the West Village.

Phyllis Aguayo was not in favor of any annexation unless it caused a better development. She said having a moratorium in place did not mean Council could not approve annexation in the future. She felt the moratorium relieved pressure to consider annexation that does not benefit the city. She hoped the moratorium would stay in place until something better was presented

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Lenox said no developer could sue the City to force annexation. He said Council could be completely arbitrary. He did not feel the moratorium was in place to keep pressure off council because Council did not feel any pressure. He felt it was put in place so staff would not have to discuss annexation with developers.

Brooks said he made the motion to enact the moratorium in 1991. He said at that time,

the City received several annexation requests regarding property south of Peachtree City. He said the moratorium was intended to send a message that Council was not interested. He said because the West Village was a high profile development situation, he felt it was better to have applicants come to City Council prior to meeting with staff and the Planning Commission. He said it would allow Council and citizens the ability to give input very early in the process, which was beneficial to the landowner, as well. He said it would eliminate spending hours with staff and then have Council reject the plan. He said it was important for Council and citizens to get input right up front so no one wasted time.

He said every plan he had seen for the West Village was far too dense. He felt it was proper for the applicant to come before Council to discuss their plans and receive input, and then, if things were moving in the right direction, Council could permit conversations to take place with staff.

Lenox asked if there were any comments or questions from citizens. There were none.

McMenamin agreed with Brooks. She said at the time when Council approved lifting the moratorium for the West Village for staff discussion, the City had not been impacted by the Clean Air Act. She questioned the timing of Peterson's request that night. She said she innocently suggested the building moratorium that resulted in the traffic impact ordinance, and then, all of a sudden a large regional shopping center appeared ready for development. (Wal-Mart and Home Depot) When she asked to have the annexation moratorium put back in place for the West Village, all of a sudden, the property owners on the west side magically appeared with a cohesive plan. She questioned the timing.

Pace said he was fully in support of any effort to control annexation, but he was unclear as to Council's intentions for the West Village. He thought it was their opinion that they wanted to annex the West Village, so that it could be developed in a standard consistent with the rest of Peachtree City. He felt the bridge was an essential element to the plan and he did not know how it would be built without a coordinated master plan effort of all property owners. He said he never felt pressure regarding annexation, but felt the West Village had been discussed for a long time. He said it was a county island bounded by Peachtree City, Tyrone and Coweta County.

Brooks wanted to close down annexation discussions with staff. He said Council could accept annexation, but by leaving the moratorium in place, it would set up a procedure for Council and citizens to have an opportunity to give input on the issue up-front. He said he was probably in favor of annexing the West Village, but every plan he had seen to date was too dense.

Lenox said he had a problem with Brooks' proposed procedure. He felt the City had staff

that was qualified to discuss annexation with developers. He did not want to deal with it in raw form. He felt staff was capable of helping developers come up with plans that were appropriate and acceptable.

Brooks disagreed. He wanted input in raw form. He explained there had already been significant input from staff on this issue in the past. He was not interested in having several meetings on the issue, only a briefing on what the developer was proposing. He said if the initial plan made sense, Council could lift the moratorium and let the application move forward. Lenox said Brooks made a good point. He said it might be a good idea for Council to see the general layout and find out how many houses were being proposed.

Pace did not want to give citizens the impression that Council would never annex land if they actually intended to annex the West Village. He said he had no interest in annexation except possibly using the creeks as natural boundaries, and possibly the West Village.

McMenamin made a motion to enact the annexation moratorium ordinance. Brooks seconded the motion. Motion carried unanimously. McMenamin asked the ordinance to be placed in front of the annexation section of the ordinance.

11-99-03 Public Hearing - Variance - Runkle, 200 Meadow Run

Ms. Erica Rundle addressed Council and requested a variance to install a six-foot privacy fence in her back yard. She said she lived on a corner lot and the fence would be located behind a greenbelt and a large stand of trees. She said the fence would be at least 5 to 10 feet inside her property line. She also did not feel it would interfere with traffic. Rundle said several neighbors had written letters supporting the variance.

Jim Williams spoke in favor of the variance, stating that the purpose of ordinance was to keep fences from crowding streets. He said there would be a significant greenbelt and vegetation between fence and road.

Hearing no one else speak in favor of the variance, Lenox asked if someone would like to speak in opposition to the variance. Hearing no opposition, Lenox asked if there were any questions. Hearing none, Lenox called the hearing to a close and opened the floor for council debate.

McMenamin made a motion to approve the variance as requested. Pace seconded the motion. Motion carried unanimously.

11-99-04 Public Hearing - Variance - Wheeler, 226 Masters Drive South

Mr. Wheeler addressed Council and requested a variance to allow a sunroom to encroach into the setback area a distance of two feet. Jim Williams spoke in favor of the variance. He said the homeowner's association endorsed the variance. He also pointed out the president of the homeowner's association lived directly behind property and would be affected by it more than anyone else would. Williams said the encroachment was not dramatic.

Hearing no one else speak in favor of the variance, Lenox asked if someone would like to speak in opposition to the variance. Hearing no opposition, Lenox asked if there were any questions. Hearing none, Lenox called the hearing to a close and opened the floor for council debate.

Brooks made a motion to grant the variance as requested. Pace seconded the motion. Motion carried unanimously.

11-99-05 Consider Bid - Wynnmeade Connector Road Project

Joe Morton said the proposed road would provide a connection from the Wynnmeade Parkway to the Line Creek Parkway in order to provide Wynnmeade residents access to the new traffic signal at SR-54. He said the existing signal at the Wynnmeade/54 intersection would be removed, requiring a need for access to SR-54 from Wynnmeade.

He said bids were opened on October 26, 1999, with two construction contractors submitting bids. Couch Construction submitted a bid of \$298,978.68 with a construction period of 125 days, and McCoy Grading submitted a bid of \$153,691.00 with a construction period of 90 days.

Morton said earlier in the year Council had allocated \$151,000.00 for the project from the Council Contingency Fund including \$35,000 for entrance improvements, engineering services, and contingency. He said \$7,818.70 had already been spent, leaving a balance of \$143,181.93 in the project account. Therefore, the bid exceeded available funds by \$10,509.07, not including entrance improvements and contingency. To provide for the shortfall, entrance improvements, and a small contingency, he said additional funds in the amount of \$50,000 would be needed.

He explained the increased cost of the road could be attributed to the poor soil conditions and resultant soil-reinforcing material that had to be installed to stabilize the sub-grade. He said staff was confident that the sub-grade conditions would not introduce any

substantial contingencies.

Morton recommended that Council award the construction contract to the low bidder, McCoy Grading Co., Inc. for \$153,691.00. He further recommended that \$50,000.00 be transferred from the Council Contingency Fund into the project account to cover the contract and the entrance improvements, and to provide a small 3% contingency for the construction phase.

Fritz was concerned about sub-grade soil conditions. She asked how drainage might affect the surrounding area. She reminded Council the issue had been brought up before by a citizen. The City Engineer, Troy Besseche said the word "drainage" was a broad term. He said there were wetlands upstream and downstream, but none on site. He said the soil conditions were such that it needed soil stabilization. He said the flood plain was a very small area just west of Wynnmeade Parkway and that they provided additional drainage capacity just north of the proposed road. Fritz just wanted to make sure it would not affect the homeowners. Lenox asked if drainage problems were adequately being addressed, and if the City would be creating problems that would later be regretted. Besseche said the City was not improving the drainage situation, but it was not making it worse.

Brooks made a motion to award the contract to McCoy Grading Company for \$153,691, and that the City transfer \$50,000 from Council Contingency Fund to cover the shortage, landscaping enhancement and 3% contingency fund. Pace seconded the motion. Motion carried unanimously.

11-99-06 Consider Resolution - Authorizing Notice of Sale of the Proposed Police Station Site to GMA for the Bricks & Mortar Program

Morton said staff was working with the Georgia Municipal Association (GMA) and First Union Bank to finance the new police station. As such, the City was required to advertise and convey the police station site to GMA for the specific purpose of constructing the new police station. GMA would then convey the property and police station to the City through an installment sale agreement. He said sealed bids would be opened on November 24, 1999, with a recommendation awarding the sale presented to City Council at the December 2, 1999, City Council meeting. He said staff would also schedule a Public Hearing at that meeting to approve the financing plan. He said staff planned to close the loan on December 3rd with funds being held in escrow during construction.

Morton said staff and the City Attorney recommended that Council approve a resolution

authorizing the notice of sale of the site by sealed bid for the new police station.

McMenamin made a motion to approve the resolution authorizing the notice of sale of the proposed police station site to GMA for the Bricks and Mortar Financing Program. Fritz seconded the motion. Motion carried unanimously.

COUNCIL/STAFF TOPICS

There were no council/staff topics.

EXECUTIVE SESSION

Lenox made a motion to adjourn the meeting into Executive Session to discuss two legal matters. McMenamin seconded the motion. No action was taken in executive session. The meeting adjourned at 9:00 p.m.


Nancy Faulkner, City Clerk

Attest: 
Mayor