

City Council of Peachtree City
Meeting Minutes
November 3, 2016
7:00 p.m.

The Peachtree City Mayor and Council met in regular session on Thursday, November 3, 2016, at City Hall. Mayor Pro-tem Mike King called the meeting to order at 7:00 p.m. Others attending: Terry Ernst, Kim Learnard, and Phil Prebor. Mayor Fleisch was unable to attend the meeting.

Announcements, Awards, Special Recognition

Police Lt. Brad Williams was recognized for 15 years of service to the City. Mary Maud Hiestand and Beth Williams accepted the proclamation for Retired Educators Day on November 6 on behalf of the retired teachers in Fayette County.

Public Comment

Walter Bauer addressed Council concerning Stormwater Utility fees, noting that he and his wife Richarda, had lived in the City for 32 years. Bauer said he retired 15 years ago, and the monthly retirement he received was spent on their health insurance. They lived on Social Security, and their limited income and advanced age qualified them for the City's Senior Homestead Exemption. He asked that Council consider an exemption from the Stormwater Utility fee for seniors that met the criteria for the Senior Homestead Exemption. They understood the cost to maintain the stormwater system, adding their petition was very important to them.

10-Minute Talks

Peachtree City Airport Authority (PCAA)

Bryan LaBrecque, PCAA chairman, addressed Council, noting that the PCAA owned and operated Atlanta Regional Airport – Falcon Field. He introduced Hope Macaluso, airport director. He continued that the airport had been in financial trouble several years ago and changes had been made. They had been able to reduce the airport's long-term debt and were on the road to becoming completely self-sufficient. The airport had grown considerably over the last few years, and there were about 70,000 operations per year. Jets associated with businesses were a large part of the growth, which was good. Revenues came from selling fuel and leasing ground space. The airport had operated in the black for the last three years. They had spent time sprucing up the infrastructure and extending the runway, which lured more jet traffic. The runway was currently 5,700 feet, and they anticipated another extension to 6,000 feet in a few years, which would put the airport on par with any other regional airport in the area, LaBrecque said.

LaBrecque continued that wildlife and airports did not mix, and wildlife (specifically deer and coyotes) was dangerous for pilots. They had just completed fencing around the entire airport, which was less convenient for those who used and visited the facility, but it was safer. There was a problem with geese heading to Lake McIntosh. Planes were taking off and landing in flocks of geese. They were looking for a way to remove the geese from the flight path in the friendliest way possible.

Business at the airport continued to grow. There were now two flight schools located on the airport, as well as two aircraft repair businesses. The airport employees were continually training in operations and safety, and everyone was certified in safety.

There were still a few infrastructure problems. The lighting system was very old, and they hoped to replace it in the next few years with high-tech lights. The fuel system was aging and

would need replacement, LaBrecque continued. Trees too close to the runway were also an issue, as well as a leak from a water treatment plant on the northwest end of the property.

The airport team did a great job, and the tenants were very happy. Macaluso confirmed 40 were on a waiting list for space on the airport. LaBrecque concluded the PCAA would find a way for the airport to be completely self-sufficient.

Learnard asked if there were plans to open a restaurant at the airport. LaBrecque said they wanted to have one, but they did not know if there was enough demand. When the lighting and the runway were finished, they would see if they could determine the demand. LaBrecque continued that there had been a nice playground next to the FBO, but it had to be removed due to drainage issues and it had not met state codes for playgrounds. The goal was to put the playground back in since it got a lot of use.

The Great Georgia Airshow was not held this year. LaBrecque clarified that the airport had hosted the event, but did not put it on. The organization that did hold it had some issues and the PCAA did not know where it stood. They appreciated all the years the airshow had been there, but only wanted it to come back if vendors were treated properly.

Prebor asked if more hangars would be built. LaBrecque said there was an area on the opposite side of the runway, which had been structured for commercial use. There had been interest, but nothing more at this point. The area had been paved and the ramp area was in place. Electricity and water hook-ups were available. They just needed someone willing to pay a reasonable amount for it.

King noted the members of the PCAA and the Water & Sewerage Authority were volunteers, and their service was appreciated.

Peachtree City Water & Sewerage Authority (PCWASA)

Bill Holland, PCWASA chairman, introduced authority members Phil Mahler, John Dufresne, Wes Saunders, and PCWASA General Manager Stephen Hogan. Holland said the board currently had the alternate position vacant, and one member's term would expire soon. He noted that the Spencer Pass Law was now in effect, which required drivers to move their vehicles over or slow down when passing service/utility vehicles with yellow flashing lights such as WASA trucks.

Holland continued that WASA's budget in 2017 would be over \$13.5 million, including operations, maintenance, capital outlay, and renewal projects. In addition to Hogan, there were four division managers for a total staff of 24 full-time and three part-time employees. There were two water reclamation plants in the City, both on SR 74 South. The plants processed 3.1 million gallons per day (GPD) that was discharged into Line Creek and Flat Creek. WASA was permitted for six million GPD, so there was capacity available. They maintained more than 220 miles of pipe and more than 4,000 manholes. In addition, they operated 180 pumps daily. There were 36 lift stations that elevated the flow so it could get to the treatment plants. The facilities were manned by radio and computer 24 hours/day.

Loans in the amount of \$28,620,000 had been refinanced in 2013, and one loan would be paid off in March 2023. The other loan series would be paid off in March 2027. The balance on both bonds was now \$22 million. The funds were used to purchase the system from Georgia Utilities, including the plants. Holland continued that WASA's bond rating had increased from AA- to AA+. The annual audit had no significant findings or negative issues.

WASA spent \$2.5 million for treatment plant improvements in the last year. A process called pipe bursting was being used to replace old pipes that did not require digging up roads, and it was being used throughout the City. It was much less disruptive to the environment. Two hundred twenty-two manholes had been repaired that had been graded C and D, and another 200 would be repaired in the coming year. There were over 4,000 manholes in the system per the Red Zone Robotics evaluation that had been done. Two lift stations had been added, #37 which would serve Heritage Assisted Living and #38 for Everton and Wilksmoor Village. Over one-half mile of 30-inch main lines were replaced.

WASA's Collection division received silver recognition from the Georgia Association of Water Professionals, missing gold by 0.05 point. Holland noted that more than 460 organizations applied for the award, and only 10 received recognition (two were silver and eight were gold). Keisha Lisbon-Thorpe, manager of WASA's Technical Services division, was recognized for her service as president of the Georgia section of the American Water Works Association. Xavier Davis, GIS specialist and Fats, Oils, and Grease (FOG) Program coordinator, was recognized by the Georgia FOG Alliance for his work in ensuring those companies that had to remove fats, oils, and greases, had the proper equipment in place. About 400 were monitored annually in the City. WASA also participated in a water tower design competition at Booth Middle School, and Holland served as one of the judges. The underlying idea of the competition was to interest students in the water business.

Learnard asked if the request for sewer capacity from Tyrone would be a win/win situation. Holland said it would, adding it would bring more than 300 new customers, which could mean rate increases would not be needed. He said Council should seriously consider the request, adding he had been involved in the discussion for two years, but had not heard anything for a while. He would like to see a resolution.

Prebor asked if WASA did maintenance for Tyrone on its system. Holland said WASA did provide maintenance for Tyrone. Prebor also asked for an update on the Heritage Assisted Living connection, and if there were any plans to reduce the number of lift stations. He noted that the system had been called a "developer's grade system." Prebor understood fewer lift stations should be needed.

Holland said WASA was ready to go with the connection to Heritage. The lift station was in place. Holland said the lift station on Sumner Road was for the Foot Pain Clinic, Heritage, and approximately 60 acres along Sumner Road. It had been in service since April. Hogan said there were no plans to reduce the number of lift stations. It could not be done without significant cost and digging up a lot of backyards. Perpetual care was required for the mechanical and electrical systems. Holland said a line along SR 74 had been engineered to bring sewage from Tyrone. It would be a force main. Hogan clarified that WASA provided internal maintenance for the stations and emergency services to Tyrone for approximately \$4,000 per month plus costs for equipment or maintenance. If sewer was extended to Tyrone, it was estimated that WASA would receive an additional \$25,000 per month.

Prebor asked if there were any way to lower the sewer rates if Tyrone and connection fees were applied to the principle of the debt. Hogan said the \$26 base bill helped pay the debt service, but the bond could not be refinanced at this point due to tax implications and other issues. Paying the bonds off early would cost WASA. If Tyrone connected to the system, the answer to reducing rates was that WASA might not need to increase the rates.

Prebor noted the rates provided enough funds for operations, maintenance, and capital improvements, asking if an influx of funds would be needed for capital improvements if it was

already budgeted. Hogan said WASA rates were based on Peachtree City. Additional work would be required in Tyrone, and Tyrone rates would be used for what was going on there. Part of the base rate would go to WASA's debt service, which was an ongoing situation until 2023. At that point, WASA could look at reducing the debt service load. He could not answer Prebor's question based on an influx that was yet to happen. Hogan said he had first discussed sewer with Tyrone in 2010, and that still had not occurred. The West Village was originally planned for construction in the 2005 time frame, and customers were just now coming onboard.

Prebor asked how the City could help with Tyrone. Holland said WASA supported the connection. Mahler said he was surprised by that question, adding that WASA understood Tyrone had sent something to Council recently regarding the agreement. WASA had not prepared the intergovernmental agreement, the City had done that. Prebor said discussions between the City and Tyrone were stagnated. Mahler said Council WASA could take care of the agreement, then Council could decide yes or no. The City decided if WASA went outside the City. Holland said WASA would talk to the City whenever they were ready.

City Manager Jon Rorie noted he had been involved in the Tyrone sewerage discussions for a year, and there was some stagnation. The City had extended two acceptable offers to Tyrone, and there had been no response. Those offers had not been done in absence of WASA. He did not recommend doing what Tyrone had sent back. Mahler said the decision to go outside City limits was Council's, but WASA's job was to be good stewards of the ratepayers' money.

Rorie said what had been proposed was that Tyrone would become one large customer with a capacity of 350,000 gpd. They would own, operate, and maintain their own system, or contract with WASA. Under those circumstances, he would clearly recommend bringing Tyrone in as a large customer. King said the City had extended an olive branch. They wanted to be good neighbors, but to have a good business sense as well. Mahler agreed, but he believed the conversations had alienated both sides, and WASA might be able to settle it. Ernst said it was not WASA's job to do Council's job. When Council made the decision, they would come to WASA. Mahler said the agreement should be between WASA and Tyrone, and Council would decide if the agreement was good or not. Ernst said he understood, but disagreed.

Holland said he could speak with Tyrone's Mayor, but he did not want to do anything contrary to the City's wishes. King said this discussion brought things out in the open. He did not think Tyrone really understood the costs involved. It was Tyrone's responsibility to connect to the City's system. Mahler said that was correct.

Ernst said he wanted be clear about what had happened with Heritage Assisted Living's request to connect to the sewer system, asking what the problem was. He added that Dufresne had provided some information at the last meeting. Hogan said the City required annexation for connection. The system was prepared to accept Heritage's sewage. The annexation was the hang-up. Mahler added that Heritage had to hook into the system, and they had not hired a contractor to that. Ernst asked who had been recommended, saying he understood WASA's position that they could not tell Heritage what contractor to use. Hogan said they advised Heritage to use the contractor who put in the lift station since they were already there and to negotiate a separate cost. WASA did not build the system for customers.

King asked WASA to consider redevelopment within the City and to look at their policy regarding hook-up for a property that had already connected to sewer. He specifically sited Palmer's and the cost for the sewer connection. The fee was to have been \$24,000 for an entity that was already hooked up. Mahler said the use of the property had changed from fast food to a sit-down restaurant. The owner had been given credit for the number of seats the fast food

restaurant had, so the fee had been reduced. King said Palmer's paid \$14,000. Mahler said WASA gave Palmer's credit for the seats already paid for, and they only paid for the additional 50 seats. King asked how much more pipe was put in, saying he asked that WASA consider reducing connection fees when no labor or construction was needed for connection. Prebor said Council did not want to hinder new businesses from opening. Holland said they would discuss the matter.

Prebor said he understood about annexation and serving Heritage. He asked if WASA served Mountbrook subdivision, which was outside the City limits. Hogan said WASA serviced The Chimneys subdivision, which was part of the system's sales agreement, as well as the Starr's Mill School Complex, Shiloh Mobile Home Park, and a few other sites purchased in 1997. Dufresne clarified that Council had approved Heritage's connection outside of the annexation in a separate action.

Minutes

September 1, 2016, Regular Meeting Minutes – Amendment

October 20, 2016, Regular Meeting Minutes

Learnard moved to approve the amendment to the September 1, 2016, regular meeting minutes and the October 20, 2016, regular meeting minutes. Ernst seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Alcohol License – NEW – Goto, 100 Commerce Dr, Suite 273**
- 2. Consider Mutual Aid Agreement with Multiple Agencies**
- 3. Consider Renewal of MOU with Southern Crescent Technical College**
- 4. Consider Purchase of Additional Data Storage – IBM Corporation**
- 5. Consider Cancellation of December 15, 2016, City Council Meeting**

Learnard moved to approve Consent Agenda items 1 – 5. Ernst seconded. Motion carried unanimously.

Old Agenda Items

10-16-04 Public Hearing – Consider Variance, Stormwater Runoff Requirements, Midwest Food Bank

City Engineer Dave Borkowski addressed Council, saying that Midwest Food Bank currently had two buildings and associated parking at 220 Parkade Court. There was an existing detention pond that served the development. The applicant, Midwest Food Bank, wanted to add two additional buildings, as well as re-do the asphalt. Staff came across the stormwater issues while reviewing the plans. The variance request was for Section 1011(b)(3)g.iv. and Section 1011(c)(3) of the stormwater management for new development and redevelopment section in the Land Development Ordinance.

One of things engineers looked at was whether the flow rates onto adjacent property would increase when impervious surface was added, Borkowski said. While the applicant had been able to keep the post-development stormwater run-off rates at or below pre-development conditions when discharging from the pond located at the property line, there would be a slight increase in run-off rates at the 10% point (the confluence with Flat Creek) in the watershed. There were no increases in the flow out of the pond onto adjacent properties, but there would be an increase in the flow rates into Flat Creek when all the run-off into the creek was combined. The applicant tried to do several things to alleviate the increase, including making the pond larger. The increase would be seven gallons per second more flowing into Flat Creek.

There was no variance criteria outlined in the stormwater redevelopment ordinance similar to the one in the floodplain ordinance, Borkowski said. It was good if an applicant could show no impact in the 100-year flood elevation of Flat Creek, and there was none. There were small increases for smaller storms, possibly 1/8 inch, which was well within the error of the model. There was no downstream impact, Borkowski said. Staff recommended approval of the variance request for the ordinance sections, which would allow the slight increase in flows.

Learnard asked if mitigation would be required if Council were to deny the request, and what would be needed. Borkowski said the engineer had tried all of the mitigation steps with the pond, and Borkowski did not know what else could be done.

Steve Gulas of South-Tree Enterprises spoke on behalf of Midwest Food Bank, saying their hydrologist had identified some flows during the design that were slightly over what was allowed in the discharge from the pond. They had raised the level of the weir for the pond and the freeboard (freeboard is a factor of safety usually expressed in feet above a flood level for purposes of floodplain management, FEMA.gov). It was a concrete wall pond, so they could not dig around the pond to make it bigger. By raising the weir and the freeboard, they were reducing the discharge off the site. After the additional building was constructed, the situation would be improved. The 5,000 square-foot building would be built over existing asphalt, which did not add any impervious surface. The 3,600 square-foot building would be constructed over a graveled area. Overall, less than 5,000 square feet of impervious surface would be added, but the way the ordinance was written for redevelopment projects, everything was counted. They would be at 15 cubic feet per second for flow leaving the pond, and they were only allowed 14.2 cubic feet per second. The variance was for one cubic foot per second, and the hydrology would actually be improved.

King opened the public hearing. No one spoke for or against the variance request.

Learnard moved to approve the variance for the stormwater runoff requirements as presented by Midwest Food Bank. Ernst seconded. Motion carried unanimously.

New Agenda Items

11-16-01 Public Hearing – Multi-family Moratorium

Planning & Development Director Mike Warrix asked Council to reaffirm the Multi-family Housing Moratorium that was adopted in 1999. The moratorium prohibited staff from taking applications to zone or re-zone property to a designation that would allow it to be developed as multi-family. The moratorium expired each year in November, and Council was required to reaffirm the moratorium annually. Warrix added that staff had not been approached by anyone regarding multi-family projects and recommended approval.

King opened the public hearing. No one spoke for or against the public hearing.

Learnard moved to continue the multi-family moratorium. Ernst seconded. Motion carried unanimously.

11-16-02 Public Hearing – Consider Text Amendments to Zoning Ordinance, Section 916.1 Transition Yard Standards

Warrix said the proposed amendment allowed the City to authorize removal of infected, infested, or damaged trees in transition yard buffers. The trees would be those that posed a threat to life and/or property. The Planning & Development Director would approve or deny the requests on a case-by-case basis. The Planning Commission reviewed the proposed amendment on October 10 and recommended approval.

The proposed changes to the ordinance included:

(916.1) *Establishment of transition yard.* Within each zoning district, minimum building and parking setbacks have been established to separate development from the property line. These setbacks are not meant to be "build to" lines but to simply define the area in which structures and other development may occur. The city recognizes the importance of separating property zoned GC, LUC, OI, LI or GI from residentially-zoned property. In those areas, the setback requirements shall be increased, such that a natural buffer shall be provided between dissimilar zoning districts. This buffer shall be referred to as a transition yard on the conceptual and final site plan submittal. Absolutely no unapproved clearing and/or grading, except for perpendicular utility crossings, shall be permitted within the transition yard unless prior written approval is granted by the city for the removal of infected, infested and/ or diseased trees that pose a threat to human life and/ or property as determined by the Planning and Development Director. Stormwater detention and/ or water quality features shall not be located within the transition yard

King opened the public hearing. No one spoke for or against the proposed amendment. The public hearing closed.

Prebor moved to approve New Agenda item 11-16-02. Learnard seconded. Motion carried unanimously.

11-16-03 Public Hearing – Consider Variance, Encroachment into Required Front Parking Setback, 264 S. Peachtree Parkway, Goddard School Tract

Warrix said the variance request was to encroach into the front parking setback, which was 20 feet in GC General Commercial zoning. The tract was Lot 4 of the Braelinn Office Park. The Planning Commission had included the variance request as a condition in its approval of the conceptual site plan. The request was to have seven to eight spaces in the front parking setback.

Jefferson Brown of Jefferson Browne Architect spoke on behalf of the property owner, Goddard School, saying the plan that was submitted had 28 spaces, but the school had wanted 30. They had worked through several variations to try to get all the spaces in, and had gotten 27 spaces. The school had staged the parking away from the children's drop off. They also did not want drivers from adjacent properties to be able to go through the parking lot. Copies of letters of support from adjacent property owners had been included with the application.

Brown said they had looked at trying to acquire additional property so they could move the building, but a WASA lift station and stormwater structures prevented that. The site was as tight as they could get it.

King opened the public hearing. No one spoke for or against the variance request. The public hearing closed.

Learnard asked how it had come to decimating the 20-foot setback so there would be concrete on concrete. She asked if there was a requirement for a number of parking spaces. She did not like the plan at all. Warrix said based on the size of the building, the ordinances required 29 parking spaces and the request was for 27.

Brown said they were using every bit of property they could. There was a reason similar lots were not being developed. The lots were very difficult. The people who would be impacted by the variance were fine with their request. They were trying to make the building friendly and acceptable, as well as complement the buildings in the office park. They also wanted it to be

transitional between the residential area behind the office park and the commercial area adjacent to the office park. If there was another way to get the spaces they needed, they would have found it. Learnard asked what kind of school Goddard was. Brown said it was a Montessori school, and there would be 35 students.

Learnard said she did not like the variance, and she could not support the request.

Ernst asked what the options were if the request were denied. Warrix said one of the conditions of approval for the concept plan was Council's approval of the variance. They would have to come back with a different proposal. Brown said that Goddard would go away.

Prebor said the purpose of the setback was foliage, asking if there could be some landscaping so the area that would meet the intent of the setback. King said he understood Learnard's point, but felt the current plan would be better than the empty lot that was there. Learnard asked how much buffer would be left. Brown said six feet would be left at the narrowest point, and it would remain 20 feet at the widest point.

Warrix said a landscape plan was required as part of the development review process, if the variance were approved. Learnard asked if there would be more variance requests for this project. Warrix and Brown said they were not aware of anything.

Prebor moved to approve New Agenda item 11-16-03, the variance to encroach into the required front parking setback for 264 S. Peachtree Parkway, Goddard School tract. Ernst seconded. Motion carried 3-1 (Learnard).

11-16-04 Consider Brand Name Purchase of Custom Rescue Engine

Fire Chief Joe O'Connor said a committee of 18 people had spent time researching the firetruck. Their only charge had been to find the best firetruck for the City, and they had come back with the brand name recommendation for a Supthen fire truck. The City was able to utilize a cooperative buying agreement through the Houston-Galveston Area Council's cooperative purchasing program that accepted bids on a national basis. They found a great price for a truck design to meet the City's needs. Public Works personnel that would work on the vehicle were pleased with the construction. The bid price was \$586,650, with a guaranteed delivery 330 – 360 days from receipt of the order. He asked Council to authorize the purchase.

Rorie said the truck had a front line lifespan of 13 – 15 years based on information from end users.

Ernst moved to approve New Agenda item 11-16-04, the purchase of a custom rescue engine. Learnard seconded. Motion carried unanimously.

Council/Staff Topics

Rorie said there were a lot of projects being worked on at a staff level. A workshop would be held December 6 regarding the fiscal outlook for the City, and Finance was working on getting unaudited numbers for that workshop.

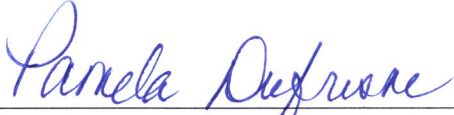
Ernst said he had been very impressed with how hard City personnel had been working when he had been out and about in the City recently. He specifically cited Public Works, Police, and Fire. The citizens were getting their money's worth.

Executive Session

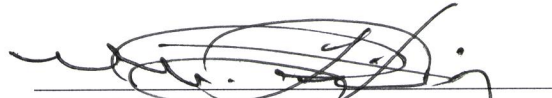
Learnard moved to convene in executive session to discuss real estate and personnel at 8:39 p.m. Ernst seconded. Motion carried unanimously.

Learnard moved to reconvene in regular session at 9:07 p.m. Ernst seconded. Motion carried unanimously.

There being no further business to discuss, Ernst moved to adjourn the meeting. Learnard seconded. Motion carried unanimously and the meeting adjourned at 9:08 p.m.



Pamela Dufresne, Deputy City Clerk



Mike King, Mayor Pro-tem