MINUTES OF MEETING
City Council of Peachtree City
October 7, 1993
7:00 p.m.

The Mayor and City Council of Peachtree City met in regular session on Thursday Night October 7, 1993 at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those in attendance in the Pledge of Allegiance. Present were Mayor Robert L. Lenox, Councilmembers Annie McMenamin, Edward Bradford, Robert Brooks and Caroline Price.

Announcements, Awards, Special Recognitions

Mayor Lenox recognized members of Girl Scout Troop 85 and presented them with certificates for painting the mural displayed in the lobby of City Hall. Leader Sue McEwan and many of the scouts were present.

Mayor Lenox proclaimed October 23rd and October 24th as "Kendo Days" in Peachtree City. Present to receive the proclamation were several members of the Kendo group and Mr. Jim Totten.

Department Reports

Mayor Lenox announced that Department Reports would be available at the next City Council meeting.

Minutes

McMenamin made a motion to approve the minutes of the September 16, 1993 City Council meeting as presented. Price seconded the motion. Motion carried unanimously.

Old Agenda Items

9-93-10 1993 Ad Valorem Tax Millage

City Manager Jim Basinger reported that the digest from the tax commissioners office reflected an 11.25 percent increase based on growth and development over 1992. Basinger stated that staff had calculated the revenues to be realized from the digest based on the current 4.31 mill rate. Basinger went on to say that the 1993 estimated digest versus the actual 1993 digest and revenues would generate $166,771 more than the budgeted amount of $2,204.575. Basinger recommended that the additional revenue be held in the Council Reserve Fund. Basinger went on to say that the state required that ad valorem property taxes be reduced or rolled back by the millage equivalent to the amount of Local Option Sales Tax (LOST) projected to be collected. Basinger recommended that, based on the 1993 official digest and the projected LOST revenues, the gross millage be 8.17 with a rollback of 3.86 mills resulted in a net millage of 4.31. Basinger stated that staff recommended

Council approval of the 1993 millage rate. Price made a motion to approve the 4.31 net millage and that the overage be placed in the Council Reserve Fund. McMenamin seconded the motion. Motion carried unanimously.

New Agenda Items

10-93-1 Americans With Disabilities Act

City Manager Jim Basinger stated that for the past year staff had been working on an Americans with Disabilities Act (ADA) Plan for the City. Basinger stated that a committee composed of Jane Miller; Employment, Curtis Benson; Facilities and Frances Meaders and Angie Stevens; Programs and Services was formed to assure the city's compliance with the ADA. Basinger stated that a citizen's committee was formed composed of residents with disabilities to gain input into what was needed. Basinger went on to say that during meetings held with the committee, several items were identified and have been implemented such as curb cuts, ordered playground equipment for Pebblepocket Park and a pool lift. Basinger reported that all hot water pipes have been wrapped under sinks, all handicapped parking spaces have been re-marked and that all new City facilities would be built in compliance with ADA requirements. Basinger stated that a TDD machine for the hearing impaired had been installed at City Hall, a job line had been implemented and a resource list had been compiled. Basinger stated that the City would make any reasonable accommodation possible and that procedures had been developed dealing with reasonable accommodations, infectious diseases and grievance procedures. Basinger stated that staff recommended that Council adopt the Americans with Disabilities Act Plan.

Price asked Jane Miller about the dates in the self evaluation checklist in the ADA plan. Miller stated that a City Administrative Regulations (CAR) had been written, was attached to the plan, and would be done when the plan was adopted. Price stated that much work had gone into assuring that the City was in compliance with the ADA and made a motion that the Americans with Disabilities Act Plan be adopted. Brooks seconded the motion. Motion carried unanimously.

10-93-2 Alcoholic Beverage License - El Ranchero, Braelinn Village
Change in License Representative - El Ranchero, Westpark

Mayor Lenox stated that El Ranchero would be opening a new restaurant in Braelinn Village and was requesting an alcoholic beverage license to sell distilled spirits, malt beverage and wine as a retail consumption dealer with Mr. Salvador Gonzalez as the licensee and license representative. Lenox stated also that El Ranchero was requesting a change in license representative from Mr. Salvador Gonzalez to Ms. Lydia Gonzalez, currently the licensee, for the existing restaurant in Westpark. Mayor Lenox asked to hear from the applicants.

Mr. Harold Karp, attorney for El Ranchero, came forward and stated that the El Ranchero would implement a training program at the new location to assure that all employees were in compliance with the alcoholic beverage license ordinance. Mr. Karp stated Mr. Gonzalez would be the licensee and license representative in the new location in Braelinn Village and that Ms. Gonzalez would be the licensee and license representative in Westpark. McMenamin and Lenox both congratulated the Gonzalez's on the expansion of their business and McMenamin made motion to approve the alcoholic beverage license for El Ranchero in Braelinn Village and approve the change in license representative at the location in Westpark. Price seconded the motion. Motion carried unanimously.

10-93-3 Change in License Representative - The Classic Cue II

Mayor Lenox stated that The Classic Cue II had requested a change in license representative and asked the applicant to come forward. Ms. Michelle Vaughn, licensee, and Mr. John Marcus Grunden came forward. Ms. Vaughn stated that she was the licensee and current temporary license representative and that due to a termination of a manager The Classic Cue was requesting a change in license representative to Mr. John Marcus Grunden. Bradford asked Mr. Grunden if he was familiar with the alcoholic beverage laws of Peachtree City and Mr. Grunden stated that he was. McMenamin stated that all paperwork appeared to be in order and made a motion to approve the change in license representative for The Classic Cue II. Bradford seconded the motion. Motion carried unanimously.

10-93-4 Architectural Proposals for Recreation Facilities

City Manager Jim Basinger stated that since the approval of the bond referendum, the staff had been working on the preparation of design programs for the recreation facilities and the selection of appropriate design firms. Basinger stated that an extensive list of potential design firms was prepared and that the firms were asked to submit letters of interest and statements of qualifications for the Senior Center, the Field House and the Swimming Pool. Basinger stated that 23 firms responded and 12 were invited to interview with the city. Basinger reported that of the 12 firms interviewed, 7 were selected to submit price proposals. The following proposals were received for each facility:

Senior Center	Cobb Associates	$ 21,800
	Leo A. Daly	25,350
	Chegwidden Dorsey Holmes	26,500
Field House	Foley Design Associates	$ 78,200
	Leo A. Daly	82,330
	Chegwidden Dorsey Holmes	101,400
	Sizemore Floyd Architects	107,850

Basinger stated that two bids were received on the swimming pool but that staff recommended that Council table the architectural proposals on the pool so that staff could gain additional input from the committee.

Lenox made a motion to table the architect proposals on the swimming pool. Brooks seconded the motion. Motion carried unanimously.

Price stated that Cobb Associates had done work for the City in the past and made a motion that the architectural design of the Senior Center be awarded to Cobb Associates for the amount bid of $21,800. McMenamin stated that it was always nice to be able to give business to companies in Peachtree City and seconded the motion. Motion carried unanimously.

McMenamin stated that while Foley Design Associates was not located in Peachtree City, Mr. Foley was a resident of Peachtree City and made a motion to award the bid for the design of the Field House to Foley Design Associates in the amount bid of $78,200. Bradford seconded the motion. Motion carried unanimously.

10-93-5 Survey of Kedron Recreational Property

City Manager Jim Basinger stated that the City solicited bids from surveying firms for a field run topographic and tree survey of the twenty acre recreational site in Kedron Village, which was needed for the design of the proposed facilities. Basinger stated that two firms had responded as follows:

Armstrong Land Surveying	$12,000
Kenneth E. Presley	$19,500

Basinger stated that staff recommended that the bid be awarded to the low bidder, Armstrong Land Surveying, for the amount bid of $12,000 and that bond project funds would be used. Price asked if there was a reason for the difference in bid prices. Amos stated that both firms were given the same specifications and that he did not know why there was such a difference. Price made a motion that the bid for surveying the Kedron Recreational Property be awarded to Armstrong Land Surveying for the amount bid of $12,000. Bradford seconded the motion. Motion carried unanimously.

10-93-6 Resolution - Consolidation of Communications

City Manager Basinger stated that the staff of the county government and local municipalities had met to discuss the feasibility of consolidated communications. Basinger reported that funds had been made available through a state grant from the Department of Community Affairs to research, plan and implement consolidated services. Basinger stated that the grant application requests $25,000 from the state with matching cash funds from the applicant of $5,700. Basinger reported that Peachtree City's portion would be approximately $2000 and that the grant would be applied for by the County but needed supporting resolutions from each municipality. Basinger read a proposed resolution supporting the grant application, which becomes a part of the minutes, for the benefit of the public. Basinger stated that staff recommended that Council approve the resolution and matching grant funds of approximately $2000.

McMenamin asked Basinger if there would be a backup if anything should happen to the main center. Basinger stated that if Fayette County would be down that they would be backed up by Clayton County as they were currently. Bradford stated that Peachtree City had a mobile unit that could be used if anything were to happen to the Communications Center. Price asked where the funds would come from for the City's portion of the matching grant. Basinger stated that he recommended that the funds be taken from the Police Department Computer Aided Dispatch (CAD) Fund. Price asked when state funds would be available and when the grant would be applied for. Basinger stated that Fayette County was the first county to apply for the grant and that the process would begin soon. Price stated that it was always wise to plan for the future and made a motion to approve the resolution and matching grant funds of $2000 to be taken from the Police Department CAD fund. Brooks seconded the motion. Motion carried unanimously.

10-93-7 <u>Amendment to Development Impact Fee Ordinance</u>

Mayor Lenox stated that an amendment was proposed to the Development Impact Fee Ordinance and that Mr. Jim Fulton, Development Impact Fee Committee member, would present the proposal.

Mr. Jim Fulton came forward and stated that as a part of the overall impact fee program, the special impact fee committee met on a continuing basis to review the program and make recommendations as necessary to keep it up to date. Fulton stated that recently the committee had made recommendations to include two new service areas in the north Aberdeen area and on the west side in the Line Creek neighborhood. Fulton stated that new development as a result of those neighborhoods would be the Highway 74 Bicycle Bridge and the pedestrian underpasses proposed to be constructed on Georgia Highway 54 West. Fulton stated that the recommended new impact fee for North Aberdeen over and above the established city-wide fee of $1,083.00, should be $107 per new dwelling unit. Fulton stated that the recommended new impact fee for the Line Creek, over and above the established city-wide fee of $1,083 should be $231.00 per new dwelling unit. Fulton stated that it was the committee's recommendation that Council approve the amendment to the ordinance authorizing the new fees.

Price asked Mr. Fulton to clarify the North Aberdeen area of development. Fulton stated that it would consist of the new construction on Wisdom Road, Preston Chase and Fairfield. Price asked if that was the last area of North Aberdeen to be developed and Fulton stated that it was. Price made a motion to adopt the amendment to the Development Impact Fee Ordinance. McMenamin seconded the motion. Motion carried unanimously.

10-93-8 Capital Improvements Element

Mayor Lenox asked Mr. Cam McNair, City Planner, to present the Capital Improvements Element of the Comprehensive Plan to Council.

Mr. Cam McNair stated that the draft they had of the Capital Improvements Element would be sent to the state and if approved would become a part of the Comprehensive Plan of Peachtree City. McNair stated that several public hearings were held by the Planning Commission as were required by the state and that the Planning Commission recommended approval of the Plan. McNair stated that staff had worked closely with the Atlanta Regional Commission and the State on the review and stated that staff recommended Council endorsement of the Capital Improvements Element which when approved by the State would become part of the Peachtree City Comprehensive Plan.

Price commended McNair for the work done on the plan and stated that the Capital Improvements Element would create a link between the Comprehensive Plan, the Development Impact Fee and the Recreation Master Plan. Price made a motion to authorize submission of the Capital Improvements Element to the Atlanta Regional Commission and the Department of Community Affairs for their approval. Bradford seconded the motion. Motion carried unanimously.

There being no further business to come before Council Mayor Lenox made a motion that the meeting be recessed to be reconvened in executive session to discuss a real estate matter. Price seconded the motion. Motion carried unanimously.

Executive Session

A motion was made by Brooks that the Mayor be authorized to execute the contract, or amend and execute the contract, with the State DOT regarding the Rockaway Road Bridge replacement. Bradford seconded the motion. Motion carried unanimously.

Angie Stevens

Angie Stevens, Asst. City Clerk

Robert L. Lenox

Mayor Attest