

**City Council of Peachtree City**  
**Minutes of Meeting**  
**October 5, 2006**  
**7:00 p.m.**

The City Council of Peachtree City met Thursday, October 5, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

**Announcements, Awards, Special Recognitions**

Mayor Logsdon recognized Jim Kretchman of the Fire Department for 15 years of service. Logsdon recognized Carol Lavin of the Library for 10 years of service. Dennis Payton was recognized for his six years of service on the Planning Commission.

**Public Comment**

Lynda Wojcik submitted a petition to Council signed by citizens against the West Village annexations proposed by John Wieland and Levitt & Sons.

**Minutes**

Rutherford moved to approve the September 7, 2006, regular meeting minutes and the September 21, 2006, regular meeting minutes as written. Kourajian seconded. The motion carried unanimously.

**Old Agenda Items**

**09-06-03      Update and Consider Actions for Lake Peachtree Buffer Issues**

Logsdon noted that many people were present at the meeting for this topic and moved it to the top of the agenda. There was an additional document on the dais – an e-mail from City Manager Bernard McMullen to Mayor and Council dated October 4, 2006, with the subject, "Agenda Item 09-06-03." Rutherford moved to table "Update and Consider Actions for Lake Peachtree Buffer Issues" indefinitely because the City was still waiting from clarification from the Georgia Environmental Protection Division (EPD). Boone seconded. The motion carried unanimously.

**Monthly Reports**

Rutherford noted that the City's volunteer firefighters would have pumpkins on sale at Stations 81 and 83 this month. The Haunted House was scheduled on October 21-22 and October 28-29.

Logsdon noted on the Financial Services Report that 88% of the revenues had come in. He asked Finance Director Paul Salvatore if the revenues and expenses were on target for the remainder of the year. Salvatore pointed out that the report was unaudited and only went through the end of August. Nothing had drastically changed from the presentation given at the Council Retreat, and there was still another month until the end of the fiscal year. By the time everything was collected, the revenues should be approximately \$100,000 ahead. Hotel/Motel taxes had not been as good the last few months, but everything else was on target. Rutherford asked how the real estate tax collections had been going. Salvatore said they were fine.

**Consent Agenda**

- 1. Consider Approval of Condition of Sale of MAXIMUS**
- 2. Consider Surplus of Pulse Oximeters**
- 3. Consider Surplus of Survivalink AEDs**

Logsdon noted there were two additional documents on the dais reflecting the added agenda items – a memo to Mayor and Council from Fire Chief Stony Lohr dated October 4, 2006, with the subject, "Pulse Oximeter Surplus;" and a memo to Mayor and Council dated October 4, 2006, from Police Captain Stan Pye with the subject, "Surplus of Survivalink AEDs for trade-in."

Rutherford asked if, with the trade-in of AEDs, the AEDs would be consistent throughout the City. Police Chief James Murray said the new AEDs would meet the new Heart Association recommendations. They had consulted with Assistant Fire Chief Ed Eiswerth prior to making the decision. Fire Chief Stony Lohr added that the new ones were not the same model used by the Fire Department, but they were adequate.

Rutherford moved to approve the Consent Agenda items. Kourajian seconded. The motion carried unanimously.

#### **New Agenda Items**

##### **10-06-01 Consider Amendments to Sign Ordinance**

Logsdon noted there was an additional document on the dais – an e-mail from City Attorney Ted Meeker regarding his changes to the sign ordinance with the sign ordinance attached.

Meeker said the proposed amendments to the ordinance were necessitated by changes made by the state legislature that restricted cities' abilities to regulate signage, political signs in particular. There were also a few housekeeping items that staff wanted to modify, plus some language that he had added to the initial paragraphs. Meeker explained that courts were looking toward what cities and counties were trying to achieve through their sign regulations and what the purposes were, as well as whether the stated purposes were met through the imposed regulations. Rutherford referred to the addition of language on the purpose of the ordinance and clarified that it meant the community was restrictive on signs. Meeker said that the court would understand that from the wording.

Rutherford asked City Planner David Rast if everyone on staff had seen the proposed changes, and if the changes answered everyone's questions. Rast said yes.

Rutherford moved to approve the amendments as presented in the document on the dais. Meeker noted the revision was dated October 3, 2006. Kourajian seconded.

Kourajian asked if any of the amendments restricted the size of signs. Meeker said staff was still monitoring other jurisdictions to determine what the challenges were. When staff felt the size could be reduced, they would move in that direction.

Logsdon noted that politicians would be able to have signs up longer. Meeker said that one of the major changes would allow politicians to have signs up year round whether there was an election or not, which was a mandate by the General Assembly. The new statute said that cities and counties could not place restrictions on the duration that political signs could be posted.

The motion carried unanimously.

**10-06-02      Update by Peachtree City Tourism Association on October 21 Amphitheater Event – Southside Slugfest**

Lauren Yawn, executive director of the Peachtree City Tourism Association (PCTA), introduced Corey Nestlehutt, the promoter of the event who also was one of the fighters. She continued that the event was a mixed martial arts event. Ticket sales had been amazing and better than any concert at this point prior to the show, with about 400 tickets left to sell. A majority of the ticket sales were from Peachtree City, Fayetteville, Newnan, Sharpsburg, Tyrone, and Griffin, plus two tickets sold to a patron in Arkansas.

Yawn continued that the 27 tables of six and the 19 picnic tables that sat eight each had all been sold out. The attendees who purchased tables included members of the City of Newnan's Drug Task Force, the Fayetteville Fire Department, and the Douglas County Drug Task Force (one of the agents was on the card). The card included three active duty Marines and a martial arts teacher from Fort Benning. Two Fayette County martial arts schools had also purchased tickets.

Nestlehutt told Council that the biggest problem with the event was the stereotyping. The clientele include collegiate and Olympic wrestlers, plus people with a good background in martial arts. He asked the Council Members to attend an event before they passed judgment to give it a fair shot.

Yawn addressed the insurance protection and the security plan. She said they had all the necessary information. She said that Nestlehutt had to go through the Georgia Boxing Commission in order to hold the event. She continued the proposed security plan included 44 Amphitheater staff members, double the amount at concerts, working at the event, and eight would be working security. The lessee was providing 15 security officers in addition to the police officers normally working Amphitheater events. Nestlehutt said his company's security officers were from a firm in Atlanta that had worked at other events. He said it was always better to have the additional security on hand working with the local police in the event something did get out of hand.

Yawn continued that she was arranging for a shuttle company to provide transportation if needed since there was concern about alcohol. In addition, there would be two physicians, one officer, and an ambulance would be on-site. She had asked the Police Department to provide the usual coverage for the event. She was open to any recommendations. The facility's seating capacity was changed from 2,507 to 2,368 due to the configuration for the event. She also had a copy available of the security plan that she and the Fire Department had signed. There would be no pyrotechnics.

Yawn addressed some of the rumors that had been circulating about the event. Nestlehutt's last event was held at Cowboy's in Marietta. She called the Cobb County Police Department. The last call recorded at Cowboy's was on April 26, 2006, for theft by taking. Nestlehutt's event was held on April 28, with 3,700 people in attendance, and nothing was recorded. The general manager and head of security at Cowboy's both stated there had been no problems, except for an issue with a woman who was intoxicated, in connection with the event.

Another rumor was that 20 states had banned the sport. Yawn researched that claim and found that 19 states regulated the sport, and it also had to be sanctioned. There were 21 states that had not sanctioned the sport, which meant it was unregulated or left up to the local communities.

Yawn said the PCTA had received some letters of support, including a lengthy letter from an investigator from the Newnan-Coweta Crime Suppression Unit.

Kourajian asked about concessions. Yawn said that, unlike other Amphitheater events, patrons would not be allowed to bring alcohol into the facility. Patrons who purchased alcohol at the Amphitheater would be carded at the concession stand. One of the reasons for the extra staff was to keep a better watch on the crowd, as well as to maintain high staff. She said that information was in the marketing materials.

Boone asked how many rounds each fight went. Nestlehutt said the pro fights were three five-minute rounds; the amateurs had three four-minute rounds. Pros were able to use elbows, while amateurs could not. He said the fight was over when the referee stopped it. If a fighter felt like he could not continue, the fight was over. Two taps and the fights were over. He said 90% of the fights ended due to fatigue or by submission. Knock-outs were random. Kourajian asked what steps were in place so things would not get out of hand if a fight was very close. Nestlehutt said he had never seen it get out of hand. Every fight ended with a handshake and a hug. Some fighters probably felt they should have won, but both fighters were there to compete. It was a sport. Nestlehutt said every event in the area always sold out. The biggest problem was overcoming the obstacles. Yawn added that the Fox Theater would be the location for the next fight after the one at the Fred.

Rutherford said it was good to get the correct information out.

### **Council/Staff Topics**

#### **Update from Development Authority of Peachtree City**

Development Authority (DAPC) Chairman Steve Fraas introduced DAPC members Todd Strickland, David Miller, and Michael Moore. (A copy of the PowerPoint presentation is included in the official meeting file.)

Fraas went over the DAPC membership and positions. Todd Strickland served as secretary; Dave Miller, vice-chairman; Tyler P. Duffy, treasurer; Paul Schwinne; Michael Moore; Erin W. Ballentine; and Tom Lacy, alternate.

Fraas noted that the mission of the Peachtree City Development Authority was to facilitate the development of new and existing business and industry in the City by building strong relationships with various development partners, state, and local agencies in a way that stimulated economic growth, broadened the tax base, and enhanced the well being of Peachtree City citizens.

The DAPC's recent accomplishments included creating the inter-governmental agreement with the City in June and reconstituting the bylaws in July. The board reviewed proposed development projects referred by City Council and the City Planner. The members had also established the "Key Business Lunch Project" to meet with key business leaders in Peachtree City and ascertain positive and negative development aspects.

Miller explained that the Key Business Lunch Project went back to the mission statement. One of the pieces of the statement was to build an effective partnership with existing businesses. Fourteen companies were selected to take to lunch between before the end of December so the DAPC could learn from them. Miller thanked Council and City staff for their participation in this project. The pairings included:

- Michael Moore and Bernie McMullen met with Panasonic
- David Miller and Stuart Kourajian met with World Airways
- Tyler Duffy and Cyndi Plunkett met with Hoshisaki.
- Paul Schwinne and Harold Logsdon met with Sigvaris and Cooper Lighting.
- Steve Fraas and Judi Rutherford were scheduled to meet with Rinnai.

Miller reported that World Airways had a very positive view of the City from the top. They rated their ability to recruit good people very high. The airport was also a positive. Their concerns included the TDK extension development, a desire for more exposure/relationship with the Mayor and Council, and the lack of publicity for World Airways' contributions to the community. Kourajian added that World Airways did a lot for the City and were very low-key. The City should recognize them and all of the businesses that did things for the City.

Moore gave an update on the meeting with Panasonic. He and Assistant City Manager Colin Halterman met with Vince Sarrecchia, president; Michael Miller, vice-president, human relations; Larry Roach, legal. The view from the top at Panasonic was that the stronger the community and offerings of its corporate partners, the more desirable the City became. Their concerns included education and the City's youth soccer organizations to which they donate \$15,000 annually. Their suggestions included having the soccer organizations work more closely with the City to promote tournaments within the City and other counties. To improve the culture in the City, they suggested corporations and schools work together to promote learning and a sense of community. Panasonic would like to offer intern programs for high school students as well as to conduct tours through their facility. Panasonic would also like to work with other businesses to create partnerships with local schools. They felt strong community and youth programs were key to employee retention. Panasonic would like to work with the City to draw new families and to retain children after college graduation.

Fraas added that the lunch program allowed the DAPC to reach out to existing businesses and was consistent with the partnership with the Fayette County Development Authority (FCDA). The FCDA's mission was to attract business to Fayette County. The DAPC did not want to replicate or duplicate the FCDA's efforts, but wanted to work hand-in-hand with the FCDA. The DAPC's role was to retain existing business, redevelop existing land and/or real estate, develop the existing land in the industrial park, and to partner with the FCDA on activities. Fraas noted that he had a seat on the FCDA as the PCDA's chairman, along with Jerry Cobb of the Peachtree City Airport Authority.

Strickland said there was a direct relation between the character of the built environment and its effect on the people that lived within it, and the value it created. He reviewed the Project Life-Cycle. The first phase was to review the projects guided to the DAPC from the City and other sources. The DAPC acted as a liaison to proactively guide selected development/re-development projects. The second phase was DAPC coordination. The DAPC coordinated efforts on the

projects with Council, City staff, the Planning Commission, the landowners, and any other key stakeholders. In the Marketing/Visioning phase, the DAPC would subsidize the design on the conceptual site plans and exterior elevations to illustrate intent and garner consensus on the projects. The conceptual designs would be used to market proposed sites or buildings to prospective tenants or developers who would execute the agreed upon design vision.

The DAPC met with the Mayor and Council in March to receive guidance. The board reviewed several projects of varying size, complexity and use, and had met with the City (Council/staff) and landowners to discuss the projects. The DAPC selected Lexington Circle as the first project since the area had not developed as envisioned. The project was moving into the conceptual phase. The project actions included interviewing architects to find qualified participants to facilitate the project. The DAPC planned to deliver a well-designed project to the City for consideration that added value to land owners' property, value to the City tax digest, and value to quality of life for citizens of the City.

Fraas noted that Duffy had been unable to attend to go over the financial snapshot, but he pointed out that there would be less legal expense than past years. He said they would like to eventually set up quarterly or semi-annual luncheons with small businesses so they could interact with other business leaders and Council. With less legal expense, the DAPC would be able to spend money on economic development projects. He thanked Assistant Finance Director Janet Camburn for her assistance.

Fraas said the vision for the DAPC was to become a value-added resource to the citizens and government of the City, to be instrumental in attracting and retaining businesses, and that DAPC activities would result in growth to the tax digest. Nothing was more disconcerting than empty buildings in the industrial park.

Fraas said there were two things that the DAPC should focus on – attracting corporate headquarters and international businesses.

Rutherford thanked the DAPC members for their presentation. She said she was happy to see they had a focus, and they had done a lot of hard work. She appreciated their efforts. Logsdon also thanked the board, and added that the international business project had a lot of merit.

Rutherford asked if there had been any progress on what would happen with the pools next summer. McMullen said Leisure Services Director Randy Gaddo had been working with the Recreation Commission, and he would forward an update.

Rutherford asked if Peachtree Parkway paving was completed. Assistant City Manager Colin Halterman said the work was complete, and the striping would be done toward the end of the month.

Plunkett asked what the status was of the work at Huddleston Pond. McMullen said staff would be meeting the next day with a contractor to re-locate the fish. Plunkett noted that the mussels were protected. McMullen said the repairs to the dam were under design. Due to the scope of the repair work, the engineer had recommended that the pond be drained and no water be put back until the dam was reconstructed. The work should be completed by late spring or summer. Boone asked if the brush inside the pond would be cut back. McMullen said he did not know all

the details. Halterman added that all the trees had to be removed from the dam. McMullen said the trees on it had contributed to the dam's damage. Rutherford said she had expected the project to move faster. She asked what had happened and what could the City learn from this project. McMullen said staff had initially envisioned a patch job, but once the engineers had looked at the dam, it was discovered that major reconstruction was needed. The scope of the work was much greater than expected.

Rutherford suggested that Council be updated on projects after Council made a decision. They should be updated, so they would know how to respond when questioned by citizens. Plunkett agreed. She said the bridge over the railroad was an example. Once the bridge was installed, they thought people would be able to use it, but that was not the case. Either Council was not briefed on it, or she did not hear it.

Plunkett continued that there had been an e-mail from Rob Learnard concerning the TDK extension. She said she would like his questions answered as soon as possible.

Kourajian asked if the water level at Lake Kedron was going down. McMullen said it was due to lack of rain, plus what was released from Lake Kedron for water consumption and to help maintain the established level of Lake Peachtree. If Lake Peachtree did not get water from its tributaries due to the lack of rain, it compounded the problem at Lake Kedron. Kourajian asked if it was at a dangerous level yet. McMullen said no. He added that maintaining the water level in Lake Peachtree was part of the contract with Fayette County.

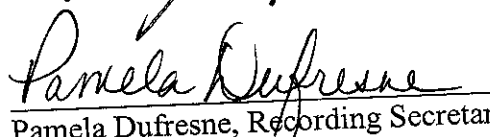
Kourajian asked when the landscaping would start on MacDuff Parkway. Plunkett said if it was not going to happen in October, then the City needed to notify the resident that addressed Council in January.

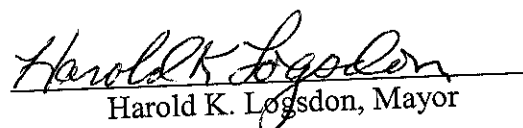
Rutherford moved to convene in executive session for threatened or pending litigation, real estate, and a personnel issue. Boone seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

There being no further business to discuss, Plunkett moved to adjourn. Kourajian seconded the motion. The motion carried unanimously. The meeting adjourned at 9:31 p.m.

  
Betsy Tyler, Deputy City Clerk

  
Pamela Dufresne, Recording Secretary

  
Harold K. Logsdon, Mayor