

MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
September 19, 1991

The City Council of Peachtree City met in regular session on Thursday Night, September 19, 1991, at 7 PM in the City Hall Council Chambers.

Mayor Brown called the meeting to order and led those in attendance in the pledge of allegiance. City Council members present were: Mayor Frederick Brown, Jr. and Council members Edward Bradford, Annie McMenamin, Robert Brooks and Rich. Parlontieri.

No items were added to the agenda.

Announcements, Awards, Special Recognitions

Mayor Brown announced that the City Council would have a called meeting on Wednesday Night, September 25, 1991, at 7 PM to consider an appeal to the Planning Commission approval for the expansion of the Methodist Church parking lot. The appeal was filed by residents living in the area of the church.

Mayor Brown recognized members of the ABWA and read a Proclamation establishing September 22, 1991 as American Business Woman's Day in Peachtree City. The proclamation called upon the citizens to join in recognizing the achievements and contributions of working women in Peachtree City.

Mayor Brown presented the Employee of the Month Award for the Month of August to Leigh Ann Tucker, Secretary in the Building Department.

Department Reports

Mayor Brown called attention to the monthly department reports and urged the citizens to review them from time to time. He reported the population to be 20,651.

Minutes

Motion was made by Parlontieri that the minutes of special called meetings held August 22, 1991 and August 24, 1991 be approved as published. Motion was seconded by McMenamin. Motion carried unanimously.

New Agenda Items

9-91-8 City Election Resolution

A Resolution was read by Frances Meaders, Elections Superintendent, calling for a General City Election on December 3, 1991 to elect a Mayor and Council Member for Posts 3 and 4. The Resolution set qualifying to begin on October 14, 1991 at 8:30 AM and closed on October 25, 1991 at 5 PM. Voter registration for said election will close on November 15, 1991 at 5 PM. Copy of Resolution on file in the office of the City Clerk.

Motion was made by Parlontieri that the Resolution be approved as read. Motion seconded by Bradford. Motion carried unanimously.

9-91-9 Braelinn Village Residents

Mayor Brown explained that a number of residents in the Braelinn Village area of town were concerned about the convenience store being built at the intersection of Robinson Road and Peachtree Parkway and were in attendance to express their concerns to the City Council. Approximately 200 residents were in attendance and a number of them had picketed at the intersection of Willowbend Road and Highway 54 near the City Hall prior to the meeting protesting the location of the store.

Mayor Brown established ground rules before opening the floor to the public. He stated that he understood there were designated spokesmen for the group and he would recognize them first. After that he would allow others to speak but they would need to be recognized and go to the podium before speaking. Those wishing to speak were asked to give their name and address before speaking. The Mayor asked that there be no applause or outbreaks of emotion during the discussion.

Mr. Jonathan Tovani, one of the designated spokesmen for the citizens organization, addressed Council. He explained that the group wanted to state their objections to the convenience store/gas station at the intersection of Robinson Road and Peachtree Parkway and to also ask the City Council to consider rezoning the remaining two lots in the commercial area to reflect the desires of the neighborhood adjoining those properties.

Mr. Tovani reported that a meeting had been held on Tuesday Night, September 17th, attended by a large number of residents, the owner of the commercial property, Mr. John Sherrill, representatives of PCDC, City staff members and members of City Council. At that meeting he felt areas of concern had been identified and he wanted to go through those concerns. They were as follows:

Safety: It was felt that the convenience store/gas station presented a hazard to the children walking or riding bikes to the Braelinn Elementary School and to those attending the pre-school adjacent to the proposed store.

There was an environmental concern due to the location of flammable material at the gas station which was also a safety hazard due to the close proximity to the school and daycare center.

There was concern about the increased traffic of vendors supplying the store, particularly that of the tanker trucks carrying fuel to the gasoline tanks.

Also, there was concern about automobile traffic causing congestion at the intersection causing more cut through traffic in the neighborhood subdivisions.

The group was also concerned about the store selling alcoholic beverages with the possibility of drinking and driving problems in the area. Also, the probability of the store being a relatively easy crime target.

Mr. Tovani addressed concerns regarding zoning. He expressed the opinion that the placing of general commercial property in the midst of a residential community was poor planning and he would hope that in the future this would not happen again. He felt the zoning of an area should serve the residents and he felt it was evident that the majority of the residents in this residential neighborhood opposed the development of the commercial area.

Another area of concern expressed by Mr. Tovani, that came out of the residents meeting, was the lack of information regarding development. He felt the group would be proactive regarding the other two lots in this commercial area but he felt there should be more information regarding the roles of the City versus Peachtree City Development Corporation and the City Planning Commission and the City Council. He stated that the group had heard countless stories from people who had made an attempt to obtain information and failed in that attempt or obtained erroneous information. He felt that when people were new to a community or area it was difficult to know where to go to obtain the actual facts and truths. Mr. Tovani explained that many of the residents had known that commercial was planned for that area but were told it would be more in keeping with office institutional zoning with offices such as doctors, dentists etc. and they never expected to have a commercial gas station located there.

Mr. Tovani expressed interest in working with the city officials and others interested in resolving the informational problems. He stated that he had been impressed by the willingness of all involved including Mr. Sherrill, the builder, to try to work out the problems involved with the convenience store and the other commercially zoned lots in this center. He thanked the Mayor for the opportunity of addressing Council.

Mr. Donald Maughan, Topaz Trail, Morallion Hills Subdivision, spoke next representing the citizens. He too expressed appreciation for the opportunity of speaking to the Council about this situation. He stated that he and his family liked the community and want to stay but they were opposed to this commercial center, although they were not opposed to development. He realized that the convenience store was going to look nice but due to the close proximity of the elementary school and the pre school and the probability of an alcoholic beverage license, he objected to the store locating in this area. Mr. Maughan noted that the alcoholic beverage ordinance prohibits an alcoholic beverage license within 200 yards of a school campus and he didn't believe the owner would be able to obtain a license. He felt that without the license the business might not be successful. He stated that he and the other residents would oppose the issuance of an alcoholic beverage license.

Mr. Bill Anthony, Gateway Point resident, pointed out that this situation reminded him of the Ruby Tuesday protest by he and his neighbors. He commented that he thought this was a planned community but he was not sure where the planning was coming from. He thought probably PCDC was planning and the Mayor and Council and Planning Commission were in charge of damage control. He suggested taking the issue to the voters in the next election.

A number of comments from residents followed these presentations. Most of the comments were from residents of the Braelinn area who were, as Mr.

Tovani pointed out, concerned about the safety of their children in getting to school after the convenience store was built fearing increased traffic at the intersection, traffic going in and out of the commercial center, increased crime in the area due to people not from the neighborhood utilizing the gas station and store. Some expressed the opinion that there was no need for a commercial center so near the Braelinn Shopping Center where there were still empty stores. There was mention about the quality of life and that property was purchased with the idea in mind of peace and quiet and convenience to schools. Point was made that there was never a sign on this property advertising the future site of a commercial center. One resident explained that the reasons for moving to Peachtree City was they felt there was controlled development but this commercial area had led them to believe differently.

Point was raised about the denying of commercial zoning at Walt Banks Road for a mini mall because of the proximity of the property to the McIntosh High School and the Catholic Church comparing it to commercial property near the school property in their area. Mayor Brown explained that the zoning at Walt Banks Road was denied because it did not comply with the Land Use Plan primarily.

Councilman Brooks pointed out also that one of the reasons for denying the Walt Banks zoning was the development would have attracted traffic from other areas outside the city rather than serve the community and would have caused traffic problems through the city.

Questions were raised about why this store was being built in light of all the objections and the fact that the neighborhood was planning to boycott the business should the store be built.

Mayor Brown explained that the property was zoned in 1986 for an entire village and this included the Braelinn Shopping Center property. At that time there was nothing, including roads, in the area and there was no way for the Council to know what would be built. The Mayor pointed out also that at the time of the zoning the commercial site was planned for General Commercial but Council limited it to the Limited Commercial zoning which limited the use and size of a building that could be built. The fact was the zoning had been in place for the small commercial area since 1986.

Parlontieri explained that the City Land Use Plan calls for Village Centers and smaller Neighborhood Activity Centers within the Village. The NAC were planned for small commercial activities for the convenience of the neighborhoods. This plan had been in effect since the beginning of the City and was defined in the 1985 Land Use Plan and the area in question is shown as commercial on the land use map on display in City Hall.

John Setlock brought up the recently denied rezoning of property at the intersection of Walt Banks Road and Highway 54 for a "mini mall" questioning why, if traffic was an issue, that zoning was denied and the convenience store was allowed to continue.

Brooks commented the difference in the property under discussion and that of the Walt Banks Road property was the Walt Banks Road property was under consideration and discussion for rezoning. The property under discussion had already been zoned some time ago. He explained that the Council does

not routinely become involved in development once property is zoned because that was a function of the planning staff and Planning Commission. He pointed to the fact that residents of the area were aware of the commercial nature of the property and did not raise a question until things were already under development. Brooks agreed with some of the comments regarding the safety issue and said that he would be willing to work on those issues but that once a person had spent time and money on a project relying on the zoning it would be very difficult to stop the project. If an attempt was made to do so the matter would wind up in Court. He did not think that was good government. He would rather work on the issues that could be resolved and hopefully have a positive resolve to the situation.

Brooks also stated that he realized there had been misunderstanding by new residents regarding the information center and he felt it had become obvious that those new to town thought the information center was the place to obtain information regarding the government. He felt steps should probably be taken to make it clear that the information center belonged to the developer, not the city, and that a better way of communicating to the citizens be developed.

John Setlock asked that the record show he questioned whether or not a condition of sale of the property for the convenience store was predicated on the obtaining of an alcoholic beverage license. Council assured him that they had no idea of the conditions of sale. Setlock stated that he wanted to make sure that someone had not guaranteed an alcoholic beverage license.

The comments from residents continued on for approximately two hours with residents expressing individual situations and concerns regarding childrens safety, aesthetics, environmental hazards, crime, traffic, flammable materials danger and the problems with obtaining information regarding developments. Mr. Maughan questioned the Planning Commission minutes where it seemed that flammable materials were prohibited when the site plan was reviewed for the Kids R Kids site. Mayor Brown explained that the City Attorney had advised the Planning Commission that they did not have the authority to place those type conditions at site plan review and that conditions placed on property were a function of zoning.

There was conversation regarding the misunderstandings by the public in obtaining information about the City and about agendas and functions of the Planning Commission and City Council. McMenamin asked that the citizens provide the City Council with ideas and suggestions on how to better inform the public about meetings, hearings, etc. and how people can be encouraged to attend the meetings or read the announcements so that they will be informed. She pointed out that the meetings are all public meetings and are advertised in the newspaper and the city newsletter.

In response to the request by McMenamin, Mr. Ike Isacson made several suggestions. He felt that advertisements should be more specific so that the layman could understand the proposal; the agendas should be placed in the newspapers in their entirety as a standard advertisement, not as a story and that more detail be placed in the monthly newsletter, The Update. Mr. Isacson at the same time encouraged the public to become involved in the homeowners association that has been established as a result of this situation and to take responsibility themselves to find out about things

going on in the community. He felt if the homeowners organization was successful it would be a way of communicating with the citizens and keeping them informed.

Mayor Brown stated that he certainly endorsed an association of this sort and he encouraged each neighborhood to have such an organization. He felt it would not only help the residents stay informed but would give the city government contact people when there is a need to provide information to a certain area.

After hearing from all who wished to speak the Mayor closed the item. He offered to work with any and all who wanted to try to work out a solution to this situation.

After a brief recess the Mayor called for the next agenda item.

9-91-10 Annexation and Zoning of Equitable Property

Mayor Brown called to order a public hearing to consider an application submitted by The Equitable Life Assurance Society of the United States, Peachtree City Development Corporation acting as agent, for the annexation and zoning of approximately 365 acres north of Georgia 54 and west of Georgia 74. The Mayor explained the procedures for the public hearing, copies of which were available to the public, and called upon the applicant to present the request. The Mayor allotted forty five minutes to the applicant and also to those wishing to debate the issue. City Manager Basinger was asked to keep time.

Mr. Jerry Peterson of Peachtree City Development Corporation presented the proposal to the Council. Mr. Peterson explained that the area being proposed for annexation had been discussed a number of times informally as part of the proposed fifth village. He pointed out that during 1990 the City conducted several public hearings to provide the public with information regarding proposed plans for this area for potential annexation. He stated that important issues were raised during those hearings which had been addressed. Also, the City in the past year had meetings with the major landowners in that area. Mr. Peterson explained that the land in the proposed Village had several landowners and they had discussed proposals for traffic circulation, utilities, phasing and scheduling. The City also had discussions with Fayette County and Tyrone about the area.

The property under discussion at this time was a portion of that entire fifth village acreage and was in the unincorporated area of Fayette County surrounded by Peachtree City and Tyrone and Coweta County. Mr. Peterson stated that the County did not have a problem with the City annexing the property because it could be better serviced by the City. Peterson stated that the City had had conversations recently about the pedestrian connections for the existing residents of the area and he felt that plan could be expanded to include this area.

Mr. Peterson stated that this village would be quite a bit smaller than other villages in town but that there had been consideration given to recreation, greenbelts, carpaths, industrial area, business area etc. and that it had been discussed as an entire village. Mr. Peterson stated that

sewer would be made available to the area when it was in Peachtree City. He explained that the property being considered at this time would be 364 acres and would be the first step in implementing some of the plans that had been talked about for years for this area. He explained that this parcel was the only property, except for a couple of small parcels, that Equitable owned in this area outside the city. He stated that out of the 364 acres there were approximately 100 acres of wetlands, approximately 15 acres would be taken up by the proposed collector road and easement leaving approximately 250 acres of buildable property. The request was for a limited use residential zoning based on the Single Family R-10 category in the zoning ordinance with several modifications having to do with lot size, lot width and setbacks. All other restrictions under the R-10 would be acceptable as established. Mr. Peterson stated that would produce about 650 lots on the 324 acres. He stated that the gross density would be approximately 1.7 units per acre and 2.6 units per acre net density. Peterson stated that their typical deed restrictions would be placed on the property and there would be a variety of minimum square footages for homes ranging from 1200 square foot to 1600 square foot with cost ranging from \$80,000 to \$100,000. which would transfer to income levels of about \$36,000.

Mr. Peterson stated that there were a number of builders interested in building in this area so there would be a good mix of house styles and they would be developed over a period of about five years.

Mr. Peterson pointed out on a map displayed of the area, the 100 year flood plain running along Line Creek and stated that they were staying out of that area completely. The wetlands were also shown on the map and he said they were also staying out of that area. He reported that the scheme had been reviewed by the Corp of Engineers and they liked the scheme and supported it. Peterson stated that the Corp of Engineers had also reviewed their detention ponds and had approved them. He stated that the paths tie into the major paths proposed in the Village Plan and there would be paths within the neighborhoods. The recreation area for this parcel is proposed to be east across the collector road with pedestrian underpasses leading directly into the recreation area.

Peterson stated that the major entry would be an extension of Kedron Drive, across 74 Highway into the area to tie into the proposed north/south collector road. Peterson reported that some time ago PCDC had the Traffic Engineering Firm of Moreland Antobelli perform a corridor study for Highway 74 from the northern city limits to the southern city limits. They have been called on again to do an engineering detail design for the interchange at the entry to the development. A copy of the design was submitted in the package provided with the application. Peterson reported that they planned to continue the same type landscaping as is at the Kedron Entrance. He stated that there would be a second entry to Highway 54 and they had been working with the adjacent property owners, the Katz properties, and with the owners of Phase IV of the Wynnmeade Subdivision. Both property owners and developers plan to submit their application for annexation immediately following this one so they would be developing at the same time and the second entrance could be developed across their properties.

Peterson felt this development would allow for a loop line to the water system improving the service to the existing area. He reported the

surrounding area to the north and south would be developed in single family development and the area to the east, which was inside the City, was zoned Limited Industrial, and although they owned a very small part of that it might be the area to be looked at next.

Peterson stated that they felt if this 364 acres were not annexed and developed along the plans presented, then nothing would happen in this area. He didn't think any circulation system would be started, he didn't think the utilities, especially sewer, would be extended to the area and he didn't see any additional retail being developed along Highway 54. Peterson felt that most people would be in favor of having this land in the City so that it could be developed in the same manner as Peachtree City.

The application submitted by PCDC included a package containing detailed information regarding the proposed development and is part of the official file in City Hall.

Mayor Brown asked if there was anyone wishing to speak in favor of the application and Jim Williams, representing the Planning Department addressed the Council. He stated that the city staff wished to endorse the idea of annexation. He stated that there was a feeling that this particular area was not being served by County services and City services that could be available would be from Peachtree City and Tyrone. He stated that Tyrone had shown an interest in annexing property to the northern property line of the property under discussion and that Mayor Davis of Tyrone had asked him to state their interest at this meeting. Williams said that he understood, although there was no legislation to that effect at this time, that the State would like for islands of property such as this area be serviced by a City. He felt that it would be good planning to do so.

Williams explained that if this area were to be divided between Tyrone and Peachtree City, Peachtree City would be interested in the parcel under discussion and the approximately 80 acre parcel known as the Katz property. Builder Jerry Ballard was representing the Katz family and it was Williams understanding that they planned to submit their application for annexation immediately following this hearing. Williams stated that Mr. Ballard was unable to attend this meeting but asked that his interest in annexation be expressed.

Williams felt there were two issues involved in this plan. One was that of annexation and the other was zoning. He stated that the 1985 land use plan states that this area should be examined for possible annexation but it did also say that the land could give the City additional potential industrial areas. Williams stated that the staff recommendation differed from the request regarding the zoning issue in that they wished to recommend the property be annexed but zoned agriculture reserve to allow time to resolve issues that are outstanding. One issue in particular was that of access to the property. Williams stated that staff was firm in its belief that there can't be a major population area in Peachtree City, at the quality of life level that is expected, if there is only one access point and that is across a railroad track. He felt there could be as many as 4000 families moving into the area eventually and he wouldn't be willing to have even 400 families located there if the only way in and out was across the railroad track. He stated that a bridge was an alternative but that would cost

approximately two million dollars. Williams stated that the staff felt there should be two major access points to this area that do not require crossing railroad tracks and he would like that to be a condition of the agriculture reserve zoning should that be approved. Williams agreed with Mr. Peterson that a development such as this would "pick up" that area of the City and there was no reason a viable project could not be done. Williams recommended the annexation of the property with the agriculture reserve zoning with the condition mentioned regarding access.

Mayor Brown called for anyone else favoring the annexation and Mr. Howard Morgan expressed the opinion that the City should take control of this property so that it could control the development in the area.

Mr. Clyde Sheffield also spoke in favor of the annexation. He felt that affordable housing was needed for those who work in Peachtree City and he objected to those who opposed that type of development.

There were no others wishing to speak in favor of the proposal and Mayor Brown closed the applicants portion of the hearing. He then called on those wishing to speak against the proposal.

Mr. Dan Lakly, Fayette County Commissioner, addressed Council as a parent and resident, taxpayer and citizen. He noted that the County was contacted but the Commissioners did not wish to exert their influence on a City matter, inasmuch as the City had the right to annex if they wished to do so. His personal objection to the proposal was in part due to the effect it would have on the schools. He pointed out the problem of the development adding to the overcrowding of the school system which was already overcrowded in some areas. He pointed to the safety issue regarding the railroad and pointed out that this area had not been planned for residential. He expressed concerns about all City services being over extended should this property be developed as residential.

Mr. Ike Isaason stated that he was against annexation of any kind. He was an environmentalist and would like to see the trees left. He suggested that the property was suited for industrial and should it be annexed that it be zoned for industrial development.

Other residents addressed Council with objections to the annexation citing problems with traffic, school, safety, environment, water and sewer, City services such as police and fire, density, and quality of life as reasons for denying the request. There was concern also that approving this would set a precedent for other requests for annexation.

Mayor Brown interrupted the meeting at this point to explain that the City had an ordinance prohibiting a new item to be taken up after 10:30 PM and there was still another item on the agenda that should be heard at this meeting. Because there were people still wanting to speak to this issue and Council had not yet addressed the issue, a motion was made by Mayor Brown that the Council extend the time limitation from 10:30 PM to 11:00 PM. for a new item to be taken up. Motion was seconded by Parlontieri. Motion carried unanimously.

After allowing several other speakers and allowing Mr. Peterson to answer questions the Mayor closed the public comment portion of the meeting and

called upon the City Council for their comments.

Parlontieri stated that he compiled a list of questions that he wanted to ask the applicant. He addressed Mr. Peterson regarding safety and asked if he had any documentation from the railroad stating that they would support an at grade crossing. Peterson responded that he did not have any documentation but that in meetings with the DOT and the railroad the railroad representatives had indicated no problem with signalization of the railroad. The only problem was that they required that the highway be signalized at the same time to be able to empty the tracks and DOT has been objecting to the signal on the highway. Peterson explained that a second access to the property would be built from Highway 54 with cooperation from other property owners involved but that initially the second entrance would tie into the Wynnmeade subdivision not Highway 54.

Parlontieri asked if Peterson had heard anything from the school board and Mr. Peterson stated that he had not heard anything from them. He stated that they had talked to school officials earlier in the process but had not heard anything from them regarding this meeting.

Parlontieri questioned Mr. Peterson regarding the extraterritorial impact and asked if they had solicited any response or comment from Tyrone or the County officials. Mr. Peterson stated that the City had contacted them. Parlontieri asked if PCDC had asked for any comments from the other governments and Peterson said he had not.

Parlontieri referenced the city annexation policy and stated issues that should be considered during annexation proposals such as water and sewer, road and street access, fire and police protection. Parlontieri expressed disappointment in what had been brought forth by PCDC and felt the plan was incomplete. He felt the reason the city planner was wanting to place the property in a holding pattern was because of the issues that had not been addressed. Parlontieri stated that he didn't know how the City could allow one house to be built with the accesses presented in the plan pointing to police and fire protection problems as an example.

Peterson felt the criteria for annexation had been addressed in the report submitted to Council including that of utilities, both water and sewer, access, location of education facilities, recreation, tax base, and emergency services.

Parlontieri said that he didn't find anything from the school board supporting the proposal and Peterson acknowledged that there was not a report from the school board but that he had talked to them about the development. Their questions centered around whether or not there would be sufficient school population to require an additional school or whether they could attend schools already planned for the Kedron area. Peterson felt there would be approximately 900 houses including the Katz property and Phase IV of Wynnmeade which he didn't think would create the problems for the school system that had been suggested at this hearing.

Parlontieri stated that he was not convinced that there were benefits to the City in this development. He did not see a fifth village being a benefit to the City, particularly with all the unanswered questions about traffic in and out of the development relating to safety and pointed out

that a fifth village was not in the land use plan.

Brooks stated that he had discussed the school questions with several educators and he found that there would probably be a bond referendum within the next two years for the north area of Peachtree City. The only problem with that was that it would be a countywide referendum and it could be possible that the voters would not support it. Brooks stated that the school on the north side was basically full at this time and he felt the school issue could be a significant problem. Brooks also mentioned the problems in providing essential services to this area and felt it was totally unacceptable to have an entrance across railroad tracks, particularly that of emergency services. He pointed to traffic problems already existing in Wynnmeade and felt it would be wrong to divert traffic from this development through Wynnmeade adding to their problems.

Brooks disagreed with the recommendation to annex the property and zone it agriculture reserve because a significant amount of control over development would be lost. Brooks also reported that he had not found a single person who supported annexation and he did not feel he could support this proposal. He felt it was incumbent upon him to represent the overwhelming majority of the citizens who did not want annexation.

McMenamin stated that she would prefer the property be within the City for development control. She also felt the development could provide Wynnmeade with amenities available to other areas of Peachtree City that are not available to Wynnmeade at this time. She felt, however, that those plusses were far outweighed by the serious problems that were yet to be addressed or answered.

She called attention to the fact that the land use plan showed this area as potential industrial development. She did not feel an entrance to a subdivision across a railroad track with approximately twenty trains a day traveling along the tracks, was safe. She also mentioned a major power transmission line crossing the property feeling that electro magnetic fields could cause a health risk to the residents of the area. She stated that she supported planned economic development but she believed that if the area was developed as an industrial business district some solution would be found to crossing the railroad tracks to prevent the at grade crossing from being the only viable entry to the development. She also felt it was essential that agreements be reached with the other property owners regarding the construction of a bridge before development was considered and she felt this plan was totally unacceptable at this time for annexation. She also agreed with Brooks that the agriculture reserve zoning would leave Council vulnerable to what happened in the development.

Bradford commented that he agreed with the statements of those speaking before him and that he had an additional comment to make regarding density. He stated that he realized there were going to be varied house and lot sizes but he felt the setbacks should also be revised. He too did not agree with using Wynnmeade as an access point and disagreed with the agriculture reserve zoning because he wanted to have a say in the zoning if he approved property for annexation. Bradford pointed out that there was approximately 60% of industrial land still available for development and residential is approximately 50% built out. He felt there was still quite a bit of room for expanding the City and for that reason he would not

support the annexation.

At this point Mayor Brown made a motion that the time deadline for taking up a new agenda item be extended indefinitely for this meeting. Motion was seconded by Brooks. Motion carried unanimously.

Mayor Brown made comments regarding the annexation at this time. He stated that he was a strong proponent for Village Five because he supported development of starter homes. He reported that in 1990 the Atlanta Constitution ran an article they called "the working poor" and defined the working poor as those with a family income of less than \$31,123 per year. He stated that in spite of a recent pay increase for city employees only seven out of the 122 employees exceed the \$31,123.

The Mayor stated that he was looking for homes that police, school teachers firefighters etc. could afford without giving up the quality of life that is enjoyed by residents of Peachtree City. He felt this area could provide this type housing but he did not feel the plan answered those needs. The Mayor stated that he too had questions about traffic, the entrance and all the others mentioned. He felt the staff's recommendation to annex the property and zone it agriculture reserve was an excellent recommendation and was one that he could support.

Mayor Brown reported that the General Assembly is considering legislation that will require islands of unincorporated areas surrounded by one or more municipalities to be annexed by the municipality with the longest city limit line adjacent to the property. If that legislation is approved Peachtree City will be mandated to annex not only this property but all the property being discussed as Village Five. The Mayor stated that he would much prefer that Peachtree City develop this property rather than the County or Tyrone or even Coweta County. He then called for action on the proposal.

Motion was made by Brooks that the annexation request be denied. Motion was seconded by McMenamin. Parlontieri commented that at no time did he ever get the feeling that this village would look like the other villages in the City. Brooks responded to the low or affordable income housing statement that the cost of this housing was approaching \$80,000 which did not meet the criteria the Mayor spoke of. He pointed to the fact that there was affordable housing just over the County line in Coweta County and that he did not see this development providing housing for those the Mayor was concerned about.

Motion to deny the annexation request was approved with Mayor Brown voting nay.

9-91-11 Employee Pay Plan - Atlanta Regional Commission

Mayor Brown reported that the City is now a member of the Atlanta Regional Commission and that ARC had been asked to prepare a pay and classification plan for the City. He introduced Mr. Tony Landers Director of Governmental Services for the ARC, Ms. Sue Malone and Ms. Carol Powell who all worked on the development of the pay and classification plan to be considered at this time.

Mr. Landers explained that approximately three months ago he and his staff began working with the city staff on a plan by submitting questionnaires to all employees for them to complete explaining what their job consisted of. From that point those questionnaires were reviewed by supervisors, division directors and the city manager. The material was returned to them for review and from that ARC returned to the city and performed job audits talking to about 80% of the city employees. Job descriptions were then prepared which were reviewed by the City Manager and Directors. To his knowledge there were no outstanding problems with that portion of their plan.

The other component of the plan was the pay for each position. He stated that portion of the plan was submitted as a recommendation from ARC after considering competitive salary information they gathered specific to jobs in the city. He stated that what was meant by competitive was what it would take to attract and retain qualified employees at all levels of employment within the city. Also recommended was a process for implementing the recommendation to bring every employee to at least the minimum in the recommended salary ranges and at the same time guaranteeing exempt employees a 2 1/2% guaranteed minimum increase and non exempt employees a 5% guaranteed minimum increase. There was also a process to recognize the tenure of those employees within their current classification to buffer compression. The plan also captured the agreement between the paramedics and the Council made at the time their salaries were increased several months ago which essentially exempts them from the implementation of the process because of the increase they had already received.

Mayor Brown called for questions and hearing none called on the City Manager for any comments he wished to make. City Manager, Jim Basginer, called attention to several changes to the personnel policy necessitated by the new plan. He explained that the changes were:

1. Establishment of maximum salaries in the pay plan
2. Implementation of the pay plan in lieu of the standard salary adjustment and merit increase
3. Establishment of the effective date for the implementation of the new plan as October 1, 1991
4. Establishment of date of October 1 for annual evaluations for all regular status employees

Basinger recommended Council approve the amendments to the personnel policy as outlined along with the pay and classification plan.

Motion was made by Bradford that proposal #2 of the Pay and Classification Plan as submitted by the Atlanta Regional Commission be approved. Motion was seconded by Parlontieri. Motion carried unanimously.

Motion was made by Parlontieri that the amendments to the Personnel Policy be approved as submitted. Motion was seconded by Brooks. Motion carried unanimously.

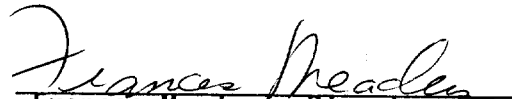
Mayor Brown expressed appreciation to Mr. Landers and his staff at ARC for this plan and stated that it was a pleasure for the city to be a member of the Atlanta Regional Commission. Parlontieri echoed those sentiments and stated that the ARC had saved the City \$15,000 - \$20,000 in preparing this

pay plan at no charge to the City.

Motion was made by Mayor Brown that the meeting be recessed to be reconvened in executive session to discuss lawsuits. Motion was seconded by Parlontieri. Motion carried unanimously. The meeting was recessed at 11:25 PM.

Executive Session

No action was taken in executive session and motion was made by Mayor Brown that the meeting be adjourned. Motion was seconded by McMenamin. Motion carried unanimously. Meeting was adjourned at 11:45 PM.


Frances Meaders, Director
Administrative Services


Mayor Attest