

**CITY OF PEACHTREE CORNERS**  
**SPECIAL CALLED MEETING**  
**August 14, 2012 @ 7:30pm**

The Mayor and Council of the City of Peachtree Corners held a Special Called Meeting on Tuesday, August 14, 2012 at 7:30pm. This Special Called Meeting was held at the Robert Fowler, YMCA located at 5600 West Jones Bridge Road, in Peachtree Corners, GA 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd - Post 1
Council Member	James Lowe - Post 2
Council Member	Alex Wright - Post 3
Council Member	Jeanne Aulbach - Post 4
Council Member	Lorri Christopher - Post 5
Council Member	Weare Gratwick - Post 6
Acting City Attorney	Bill Riley, Scott Robicheaux
Consultant	John Kachmar, John McDonough
Acting City Clerk	Joan Jones

**PLEDGE OF ALLEGIANCE:** Mayor Mason led the Pledge of Allegiance.

**OPENING COMMENTS:** Mayor Mason wished Council Member Sadd a Happy Birthday, and Counselor Riley a Happy Belated Birthday.

**MINUTES:** Mayor Mason called for any motions to consider the July 24, 2012 Special Called Minutes and the August 7, 2012 Work Session Summary. Council Member Christopher motioned, seconded by Council Member Gratwick to approve the minutes as presented. There being no further discussion, the motion carried unanimously.

**PUBLIC COMMENT:** Steve Barden addressed council about his concerns regarding the ordinances they have passed on restricting people on how and when they can operate a business. He explained he has contacted Gwinnett County and they did not know what he was talking about; he has no way to contact the city, no phone number for them, no city hall to protest in front of. He voiced concern that other people are getting licenses; stating he can't get anything done because he does not know them personally and this needs to be addressed.

Mayor Mason called for any other public comment.

**REPORTS and PRESENTATIONS:** Chuck Warbington, Executive Director of the Gwinnett Village Community Improvement District (CID) presented on the history of CID's and what it actually is, including the legislation, taxation of commercial property owners and what CID monies can be used for and the advantages of having Community Improvement Districts. He reviewed the boundaries of the CID that are within Peachtree Corners, explained the Gwinnett County Tax Commission is paid 1% of the taxes they collect (this CID has a 5mil rate), how the board is formed and the voting rights of each board member. In addition, Mr. Warbington reviewed their landscaping, road median improvements, sidewalk projects and the Buford Hwy Streetscape project. There are more projects that can be done together with the new city.

Mr. Warbington explained there is a Gwinnett Village CID Cooperation Agreement he would like this council to consider, it covers the legislation, and there is no commitment of funds or zoning issues. He asked

council to have their legal team review this and consider signing it in the next few weeks. He explained the City of Peachtree Corners would need to appoint a voting member to this CID Board who can be a resident, business owner or council member.

Pond & Company Rep. Michelle Alexander provided an update on community development events and she addressed the status and needs for the Planning Commission. She is working with Lynette Howard and John Kachmar on setting up interviews for this commission and hopes to bring back recommendations in two weeks. The goal is to have a Planning Commission meeting the first week of September, this would be an organizational meeting, to review bylaws and receive some training. A calendar needs to be adopted by council as soon as possible. Mr. Kachmar explained the clerk would present a calendar for the council to approve and this will be on the next meeting agenda for consideration. Ms. Alexander provided information on an upcoming September 7<sup>th</sup> hearing with Gwinnett County on property that borders the city limits regarding a zoning change and Special Use Permit request from a church for additional parking and commercial storage on their property and to reduce their buffer in the rear of their lot. She left information with the council and for the public.

In addition, Ms. Alexander presented information on upcoming training topics and provided a notebook to council that will be updated periodically with each educational curriculum. She reviewed the Georgia Planning Association, which is a good resource (training opportunity) and explained what is zoning and how the state zoning procedure laws establish minimum requirements. The Comprehensive Plan will be the city's vision and zoning is a tool that can be used to help fulfill this vision. The Council will have to consider their comprehensive plan when reviewing their zoning cases. She presented the minimum criteria when evaluating zoning cases (Section 1702 (b) (c)). Mr. Kachmar further explained the minimum standards that need to be adopted by council, explaining the Department of Community Affairs has to approve the city's Comprehensive Plan and "Home Rule" is very limited and it will take a while for the committees and council to learn.

Consultant John McDonough deferred to Council Member Christopher for the city hall update. She explained they are still waiting on carpet samples, office equipment bids are due in on the 17<sup>th</sup>. Mr. McDonough reported that he may have some proposals for council consideration on the 21<sup>st</sup>, more likely the 28<sup>th</sup>. The plan is to have a fully furnished city hall in October. The RFQ drafts for both Finance and Accounting Services and Information Technology should be out soon, with responses back by end of the month. GMA can offer training classes on certain dates, there was council consensus to have training session on ethics related to duties and responsibility and best practices on procurement on August 28<sup>th</sup>. There was discussion to have an earlier start time to include additional zoning training (6:00pm). Clerk Jones will reach out to the YMCA on utilizing this facility until the opening of City Hall.

Rosemary Taylor provided a report on the changes being made to the website and recommendations for future development and needs such as the availability of on-line payments and forms. The website is more user-friendly, there are new sections, updates have been made, she is finalizing a history page, working on a schools page, etc. She has updated links to the media representatives, created news release sections and links to surrounding contacts. She recommended doing a monthly newsletter, contract with Constant Contact at \$12.00 monthly, she would write the newsletter and send to Constant Contact for distribution. Council Member Sadd expressed his appreciation for Council Member Lowe for his efforts on getting the initial website launched.

#### **NEW BUSINESS:**

**TAN RECOMMENDATION:** John McDonough reported on the two proposals received on the Request for Proposals for the \$500,000 Tax Anticipation Notes. BB&T proposed an interest rate of 1.36% along with

other fees for a total cost of \$5,368.89 and Georgia Commerce Bank proposed an interest rate of 0.99% with no other fees for a total cost of \$1,870.00. Mr. McDonough explained per the RFP, the city would need to award to the lowest cost bidder and recommended council approve the proposed resolution accepting the Georgia Commerce Bank's proposal and authorizing the staff/attorney to proceed with closing of this \$500,000 tax anticipation note. Council Member Sadd motioned, seconded by Council Member Christopher to adopt a Resolution approving the \$500,000 TAN from Georgia Commerce Bank and to authorize the closing for these funds. There being no further discussion, the motion carried unanimously. **(RESOLUTION 2012-08-15)** Mr. McDonough explained he will work on this and hopes to close by the end of the week.

**MAYOR'S COMMENTS:** Mayor Mason thanked everyone for attending and asked Attorney Riley if Executive Session was still needed.

**EXECUTIVE SESSION:** Executive Session was needed for three personnel matters and one litigation matter. Council Member Lowe motioned, seconded by Council Member Christopher to go into Executive Session. Attorney Riley confirmed with Council Members Lowe and Christopher their intent was to go into Executive Session for three personnel matters and one litigation matter. There being no further discussion, the motion carried unanimously.

Clerk Jones asked Mayor to announce if there will be any action for council to consider after Executive Session. As the audience was dispersing, Mayor Mason gaveled and announced there may be council action after the Executive Session to let them know they are welcome to stay.

Council Member Lowe motioned, seconded by Council Member Christopher to come out of Executive Session and resume the Special Called Meeting. There being no further discussion, the motion carried unanimously.

Council Member Christopher motioned, seconded by Council Member Lowe to authorize the hiring of Diane Wheeler with the terms and conditions as outlined within the FY 2013 budget as the City of Peachtree Corners Community Development Director. There being no further discussion, the motion carried unanimously.

**ADJOURNMENT:** Council Member Lowe motioned, seconded by Council Member Aulbach to adjourn the meeting. There being no further discussion, the motion carried unanimously and the meeting was adjourned.

Approved,

  
Mike Mason, Mayor

Attest,

  
Joan C. Jones, Acting City Clerk